



STAR Monthly News

STARK TRUMBULL
AREA REALTORS®

Powering REALTORS® Across Stark, Carroll, and Trumbull Counties...

Arden Lingenhoel
2024 STAR President

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Contact Us

Collene Burgess
Chief Executive Officer
cburgess@STAR.Realtor

Trisha Adams
Communications Director
tadams@STAR.Realtor

Rich Cosgrove
Government Affairs Director
GAD@STAR.Realtor

Candice Likely
Administrative Assistant
membership@STAR.Realtor

President's Message

2024 | December

Here we go—the final article of the year! A big thank you to Trisha for keeping me on track with these monthly reminders. Once I start writing, I truly enjoy it! Connecting with you through these messages has been a highlight of my year.

What a year it has been! Despite the challenges, including navigating the NAR lawsuit, we made it through stronger than ever. Our resilience and adaptability have allowed us to thrive in this market, and I'm so proud of what we've accomplished together.

STAR is an incredibly social organization, and I love how we came together for outstanding meetings and events this year. From 30 Hours of FREE Education, Numerous well-attended after-hours gatherings to expertly organized RPAC events, the energy and engagements were inspiring. A heartfelt thank you to everyone who worked tirelessly on committees and planning—you made all the difference. I'm truly grateful for each and every one of you.

Our STAR staff deserves special recognition. They are not only professional and well-organized but also a joy to work with. Thank you for making this year both enjoyable and seamless—I couldn't have asked for a better team!

As REALTORS®, it's essential to keep a close eye on the market, and the outlook for 2025 is incredibly promising. With Amy McConnell stepping in as your 2025 President, I'm confident we're in for an exceptional year. Don't forget to sign up for her installation on January 16, 2025—it will be a fantastic way to kick off the New Year!

As I wrap up this article and my term as your 2024 President, I want to leave you with a simple reminder: don't take anything for granted. Cherish the people around you, appreciate each day, and prioritize yourself. This business can be all-consuming if you let it—so don't!

I wish you all a joyful holiday season and an amazing 2025. Merry Christmas!

Arden Lingenhoel
The Beef Man

Classes & Events

Scroll through the newsletter for FLYERS for all our events which provide the MOST INFO for you!

DECEMBER

- DEC 9 [REGISTER NOW](#)
In Person 3 Hour Ethics at STAR North Canton Office
This class is FULL but there is a waiting list in case of cancellations. Remember if you do not cancel your registration 24 hours prior to the class you will be billed the No-Show Fee.
- DEC 14 [REGISTER NOW](#)
Breakfast with Santa at MAPS Air Museum in North Canton
- DEC 24-25 STAR Offices Closed
- DEC 31 STAR Offices Closed - through January 1, 2025

JANUARY

- JAN 16 [REGISTER NOW](#)
President's Installation at Pro Football HOF Village
- JAN 20 STAR Offices Closed

2025 COMMITTEES First Meeting of the Year

If you would like to be involved in one of our STAR Committees - please plan to attend the first committee meeting of the year and get involved from the start! Contact the STAFF Liaison listed to get put on the committee list!

JAN 8	WED 9:30 am WED 10:30 am	Legislative Affairs RPAC Subcommittee	Rich Cosgrove Rich Cosgrove
JAN 9	THURS 10:00 am	YPN Committee	Candice Likely
JAN 10	FRI 9:15 am	Affiliate Committee	Collene Burgess
JAN 13	MON 10:30 am	Growth & Connection	Trisha Adams

DUES BILLING BREAKDOWN

State & National Dues

\$521
Billed Nov 4
2024

Due December 31, 2024
\$25 Late Fee Applies on January 6, 2025
Membership & MLS Access will be suspended on February 7 for non-payment of dues.

\$295 = Ohio Realtors
\$201 = NAR
\$156 Dues +
\$46 Mandatory Consumer Ad Campaign Assessment
\$25 = Optional STAR RPAC Contribution

Local (STAR) Dues

\$225
Billed May 5
2025

Due June 30, 2025
\$25 Late Fee Applies on July 7, 2025
Membership and MLS Access will be suspended on August 4 for non-payment of dues.

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membership@STAR.Realtor
(330) 494-5630 12:30 pm - 4:30 pm Mon - Fri

how to PAY

FROM YOUR INVOICE

Open the Invoice attached to your dues billing email and scroll down to the bottom for a pay link.

FROM THE MEMBERPLUS APP

Open the MemberPlus App on your phone and pay the balance due from the Billing section on the Dashboard.

ON OUR WEBSITE

Log in to the InfoHub by clicking on Member Login on our website and pay the balance due. Your Username is your email address on file (unless you have changed it).

IN PERSON

Drop payment or mail a check to our STAR Offices.
Mailed payments should be sent to:
Stark Trumbull Area REALTORS
7110 Whipple Avenue NW, Suite B
North Canton, OH 44720

OVER THE PHONE

Card Payments can be made over the phone during business hours. A \$5 Administrative Fee will apply to phone payments.



www.STAR.Realtor

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A Note from the CEO

Reflecting on a Remarkable Year with STAR

As 2024 ends, we reflect on a year of milestones, achievements, and growth for STAR and our members. Together, we've faced challenges, celebrated successes, and built a stronger foundation for the future.

One significant challenge was navigating the NAR lawsuits and implementing necessary compliance changes. Our industry responded with professionalism and adaptability, preparing for the road ahead. Staying proactive by reading NAR communications is vital to understanding these changes and their potential business impact.

This year, we proudly honored **Eric Henry** as REALTOR® of the Year and **Jamie Haren** as Affiliate of the Year. Their dedication to the industry and commitment to excellence inspire us all. Join us in celebrating their achievements at the 2025 Installation of our new President, **Amy McConnell**, on January 16, 2025.

We also commend the **2024 Board of Directors: Arden Lingenhoel, Amy McConnell, Kyle Oberlin, Emily Levitt, Scott Killy, Antonio Valdez, Arbutus Downing, Kara Kirkbride, Eric Henry, Jamie Haren, Marlin Palich, Donna Pugh, and Amanda Talkington.** A special thanks to our 2024 President, **Arden Lingenhoel**, whose leadership has guided us through an exceptional year. I look forward to collaborating with 2025 President **Amy McConnell**, whose energy will lead us to new heights.

We also owe our success to our dedicated staff. **Trisha Adams**, our Communications Director, has been beyond anything I could have ever asked for—not just in her professional role but as a truly great person and friend. **Candice Likely**, our Administrative Assistant, has become invaluable in managing Membership and providing tremendous support to me personally. I deeply appreciate both of them and all they contribute to STAR.

This year brought remarkable achievements. **Antonio Valdez** graduated from ORLA, **Marlin Palich** earned the 2024 Ohio Political Coordinator Award, and **Rich Cosgrove** was elected as an NAR Director for 2025, showcasing STAR's leadership excellence.

Our Affiliate Committee has been a cornerstone of STAR's success. These professionals excel as volunteers and partners, supporting our



Collene Burgess
Chief Executive Officer

cburgess@star.realtor
office: (330) 494-5630

mission and ensuring success in every transaction. Choosing them reinforces STAR's strength and promotes trusted collaboration.

We strengthened our community through successful events, impactful networking, and advocacy efforts at all levels. We advanced initiatives like remodeling plans for the STAR Suite and expanded the Young Professionals Network (YPN) to promote diversity and broader representation.

As we move into 2025, we carry the momentum of this remarkable year. Thank you to our members, leadership, and staff for making STAR a thriving community dedicated to excellence. Here's to continued growth, collaboration, and success!

With Deepest Sympathy



Ronda J. Egert
April 16, 1967 – November 15, 2024

Ronda J. Egert, 57, of Massillon, passed away peacefully at home at the side of her devoted husband, John Egert, on November 15, 2024 after battling brain cancer for 13 months. Ronda was a beloved Affiliate and member of our Affiliate Committee. We offer our deepest sympathy to her family and friends will miss her greatly. [Read Obituary](#)

CONTINUING EDUCATION

In Person 3-Hour

ETHICS

To Boldly Go Where No Ethics CE Class Has Gone Before...

MON Dec 9, 2024

1:00 PM to 4:15 PM

STAR North Canon Office

**7110 Whipple Ave NW, Suite B
North Canton, OH 44720**

FREE

FOR STAR MEMBERS

\$20 for Non-STAR Members

Registration Deadline: Fri, December 6, 2024

STAR NO-SHOW POLICY: You will be charged a \$20 No-Show Fee if you do not cancel your reservation 24 hours prior to the event.

QUESTIONS? Contact Trisha Adams
tadams@STAR.Realtor | 330.494.5630

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Course Instructor
KATIE McCARTNEY
REALTOR®, CRS, & SRES®



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FREE Annual Event for STAR Members & their Families

Breakfast with **Santa**

Sponsored by the Stark Trumbull Area REALTORS® Affiliate Committee

Sat, December 14 at Maps Air Museum

2260 International Parkway, North Canton, OH 44720



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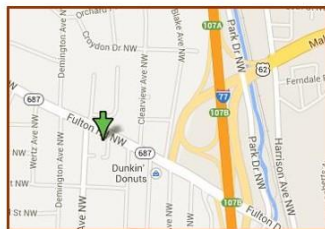
Danette Stone – Title Processing
dston@mckinley-title.com

Attorney Michael Gruber
mgruber@aghattorneys.com

Attorney David Thomas
dthom@mckinley-title.com

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Congrats

Eric Henry
Stark Trumbull Area REALTORS®
2024 REALTOR® of the Year

Congrats to our
Special Award
Winners for 2024!

Join us on December
16 at the Installation
Event to honor Eric &
Jamie!



SCAN to Register Today!

Congrats

Jamie Haren
Stark Trumbull Area REALTORS®
2024 Affiliate of the Year

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Lori Fetter
VP, Branch Manager
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OH: MLO.040203.000
330.715.1320



Brittany Adams
Senior Loan Officer
NMLS: 2299851
OH: MLO-OH.2299851
216.704.0615



Christi Nichols
Senior Loan Officer
NMLS: 1927253
OH: MLO-OH.1927253
330.631.4181



Dan Logan
Senior Loan Officer
NMLS: 172913
OH: MLO.021625.001
440.336.3173



Josh Pick
Senior Loan Officer
NMLS: 134546
OH: MLO.031660.001
330.760.2254



Sarah Cole
Senior Loan Officer
NMLS: 79345
OH: MLO.021156.003
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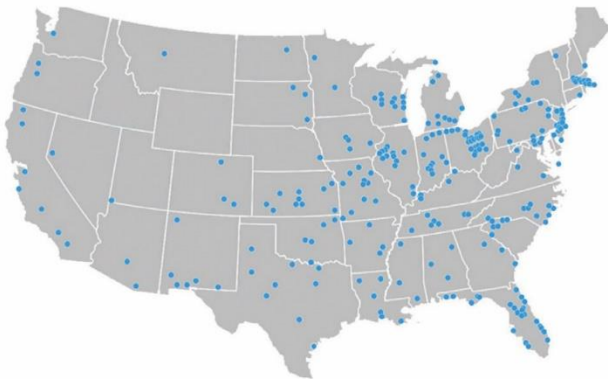
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- 01 **A GLOBAL COMMUNITY & LOCAL CONNECTIONS**
With nearly 28,000 members, RRC provides opportunities to build your network with exclusive peer-to-peer interaction.
- 02 **CREDENTIALS THAT MEAN MORE**
Earn the CRS Designation and/or obtain advanced certificates in trending niches and special skills.
- 03 **EDUCATION EXCELLENCE**
12+ free member benefit webinars, and learn from CRS certified instructors in various formats
- 04 **JUST IN TIME INFORMATION**
Stay in-the-know with The Residential Specialist, member-sourced magazine and complimentary subscription to Inman Select

<https://crs.com/membership>

December GAD Report

Here is some information that we are following:

Fannie and Freddie will back homes costing nearly \$1 million as prices surge: Fannie Mae and Freddie Mac, the mortgage guarantors linked to the federal government, will back mortgages up to \$806,500 starting in 2025, their regulator said Tuesday. That's an increase of 5.2%. Assuming a down payment of roughly 20%, the most expensive homes financed by those mortgages will cost nearly \$1 million. It's another milestone in a market that already feels sharply divided between Americans who own homes and those struggling to break in.

Governor DeWine Announces Nearly \$25.9 Million to Support Housing Growth Across Ohio: Ohio Governor Mike DeWine, Lt. Governor Jon Husted, and Ohio Department of Development Director Lydia Mihalik today announced nearly \$25.9 million in grants and planned tax credits to create opportunities for more Ohioans to achieve their dream of homeownership.

Ohio cities fight landlords over who should pay overdue water bills: Ohio lawmakers are considering legislation that would let landlords off the hook for unpaid water bills when their tenants move out – a bill that municipalities are fighting. House Bill 93 would shift the burden for paying utility bills from landowners to tenants.

NAR's Cycle 7 Code of Ethics

92.20%

of STAR Members have completed their NAR Cycle 7 Code of Ethics...Have You?

The National Association of REALTORS® (NAR) requires its members to complete Code of Ethics training 1 time every three years. The Current Cycle began January 1, 2022 and runs through December 31, 2024.

Remember that in many cases your Ohio Ethics course will work for your NAR Requirement as long as the class was taken between January 1, 2022 and current date.

If you want to take the module based FREE NAR Ethics, you can do so on the [NAR Website](#).

If you have any questions on your Ethics Status, or are unsure if a class meets the requirements, please Email or call Trisha Adams tadams@star.realtor.

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Rich Cosgrove
Government Affairs Director

Contact for: Legislative Affairs, RPAC

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Membership Report | November 2024

New Salespersons

Jake Newcomer, *KW Legacy Group*
Carole Stahler, *Ryder Realty*
Jo Anna Villanueva, *KW Chervenik Realty*
Jackson Palombo, *BHHS Stouffer Realty*
Justin Deck, *Coldwell Banker*
Hannah Chumney, *KW Legacy Group*

New Offices

Ryder Realty

Office Transfers

Nicolette Ranalli, *eXp Realty*
Michael Ranalli Jr, *eXp Realty*
Amanda Mercier, *eXp Realty*
Adriana Downing, *KW Legacy Group*
Melissa Smith, *KW Chervenik Realty*
Aaron Gluth, *eXp Realty*
Chassity Staten, *High Point Real Estate*

Transfer from Another Board

Merle Miller
Sara Eddy
Jason LaCourt
Patricia Baswell
Anna Hogan-Broadbent
Sandy Rains
Erin Kaye
Brady Miller
Jean Farinacci

New Secondary Members

Della Smith, *eXp Realty*

Dropped Members

Lori Diorio
William Boy
Daniel Smithberger
Angela Wilson
Annmarie Buckingham
Bonnie Scarpino
Alexandria Givens
Evelyn Miller
Kanisha Jackson
Sara Peters
David Childers
Jacqueline Jackson
Shari Probst
Rene Oliver
Kay Schaffer
Margaret Fearon

Monthly Market STATS

October 2024

[CLICK HERE](#) to check out our Blog for shareable assets and watch social media for November STATS soon!

Market UPDATE

STARK COUNTY

Stark Trumbull Area REALTORS®
Single-Family & TownHome Listing
Analysis of Stark, Trumbull, &
Carroll Counties



NEW Listings
530



SOLD Listings
324



Average SALE Price
\$245,136



Average MARKET TIME
34 Days

OCTOBER 2024

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Market UPDATE

TRUMBULL COUNTY

Stark Trumbull Area REALTORS®
Single-Family & TownHome Listing
Analysis of Stark, Trumbull, &
Carroll Counties



NEW Listings
212



SOLD Listings
324



Average SALE Price
\$196,331



Average MARKET TIME
45 Days

OCTOBER 2024

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Market UPDATE

CARROLL COUNTY

Stark Trumbull Area REALTORS®
Single-Family & TownHome Listing
Analysis of Stark, Trumbull, &
Carroll Counties



NEW Listings
34



SOLD Listings
34



Average SALE Price
\$315,682



Average MARKET TIME
48 Days

OCTOBER 2024

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Candice Likely, Administrative Assistant

Contact for: Membership & Dues Inquiries,
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Stark Trumbull Area REALTORS®



2025

PRESIDENT'S INSTALLATION



Amy McConnell

2025 STAR President

THURS Jan 16, 2025 from 4 - 6 pm

Event Schedule

4:00 pm Cash Bar

4:30 pm Hors d'oeuvres

5:00 pm Installation

FREE for STAR Members

\$15 for Non-Member Guests

**Join us for the Installation of our next
STAR President. We will also honor the**

recipients of our Special Awards

2024 REALTOR® of the Year

2024 Affiliate of the Year

**Tom Benson Hall of Fame
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Judge Approves NAR Settlement in Sitzer/Burnett Case

Published November 26 | By: Eliana Block

The court granted final approval of NAR's proposed settlement agreement to resolve class action claims related to broker commissions.

The National Association of REALTORS®' settlement resolving antitrust claims brought against NAR and others in the Sitzer/Burnett case has been granted final approval. The court heard from all parties as well as objectors and the Department of Justice. Once arguments concluded, the court quickly ruled to grant final approval. The court is expected to soon issue a formal written order.

NAR's class-action settlement was granted court approval Tuesday, securing a release of liability for over 1.4 million NAR members, all state/territorial and local REALTOR® associations, REALTOR® multiple listing services (MLSs), NAR's affiliate organizations and all brokerages with an NAR member as principal that had a residential transaction volume in 2022 of \$2 billion or below. The settlement also releases MLSs and brokerages that chose to opt-in to the agreement.

A judge for the U.S. District Court for the Western District of Missouri delivered its decision following the final approval hearing earlier in the afternoon. As REALTOR® Magazine [reported last week](#), parties who object to the settlement agreement still have the right to appeal.

"NAR's goal throughout this process was to protect as many NAR members and their businesses; state, local, and territorial associations of REALTORS®; and multiple listing services as possible while preserving choice for consumers in their approach to buying or selling a home," says NAR President Kevin Sears. "The principles of transparency, competition and choice are core to the settlement agreement and empower real estate professionals and consumers to negotiate the services and compensation that work for them. Preserving this optionality, including whether to offer compensation, is important to NAR's efforts to support first-time home buyers and those from marginalized communities."

In addition to a settlement payment, NAR agreed to institute two key practice changes: Barring offers of compensation from being shared on MLSs and requiring NAR members who work with buyers to sign written buyer agreements prior to touring a home. Those changes took effect Aug. 17.

"As consumer champions, NAR's members have been working tirelessly to implement the practice changes required by the settlement and shepherd consumers through this period of transition," says Sears. "The principles of transparency, competition, and choice are core to the settlement agreement and empower real estate professionals and consumers to negotiate the services and compensation that work for them."

The settlement makes clear that NAR continues to deny any wrongdoing in connection with the Multiple Listing Service (MLS) cooperative compensation model rule (MLS Model Rule).

"NAR is committed to empowering REALTORS® to help home buyers and sellers successfully navigate what is often the most important financial transaction of their lives," NAR CEO Nykia Wrights says.

"Today and every day, NAR is focused on demonstrating the importance of REALTORS® in the marketplace, creating a transparent and inclusive home buying and selling process, and advancing the right to real property for all."

For complete information on the settlement and the approval order once available, please visit facts.realtor.

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Membership & MLS Access will be suspended on February 7 for non-payment of dues.

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\$201 = NAR

\$156 Dues +
\$46 Mandatory Consumer Ad Campaign Assessment

\$25 = Optional STAR RPAC Contribution

Local (STAR) Dues

\$225
Billed May 5
2025

Due June 30, 2025

\$25 Late Fee Applies on July 7, 2025
Membership and MLS Access will be suspended on August 4 for non-payment of dues.