



STARK TRUMBULL
AREA REALTORS®

STAR Network News

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

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Two Locations to BEST SERVE our Members!

North Canton Office

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Phone: (330) 494-5630

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March 2022

President's Message

March is here and Spring is just around the corner. Spring brings warmer weather, sunshine (of course), new hope and growth (beginnings). Our Board of REALTORS®, STAR, reminds me of Spring. Opportunity for "new" beginnings and ideas to create an inclusive Board of REALTORS® that answers and listens to the needs of its members.

We have assembled an amazing and talented staff who work hard, are forward-thinking, and create a welcoming atmosphere. Please participate and attend the many educational opportunities and events planned for all of us. We are always looking for your thoughts, ideas, etc.

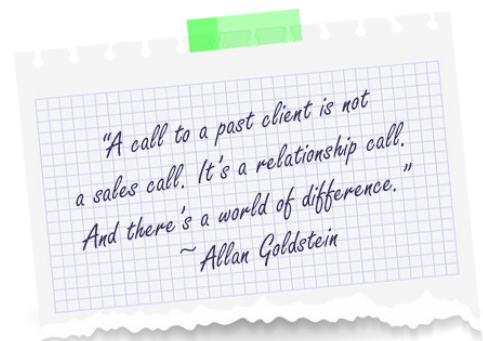
Our recent RPAC/Legislative Event, Conversations with your Congressman, was so well attended and very informative. Please engage and be part of the REALTOR® Experience. Remember STAR is YOUR Board of REALTORS® and we are here



Marlin Palich
2022 STAR President

to support and create a learning experience and to meet the needs of our wonderful members.

Please be safe and kind and together we can assist customers and help our clients achieve the "American Dream".



Upcoming Classes & Events

16
MAR

Wine Wednesday YPN Kick-off & Wine Giveaway 6pm – 8pm at The Barrel Room in North Canton
7110 Whipple Ave NW Ste B
North Canton 44720

6
APRIL

3-Hr Core Law Class
6:00pm – 9:15pm at the Warren Office
311 Niles Cortland Rd NE, Lower Level Suite C
Warren, OH 44484

13
APRIL

STAR Affiliates Adult Egg Hunt
Check in at 10:45am at Jackson Park
7660 Fulton Rd, NW
Massillon, OH 44646

26
APRIL

SHAKER at Jerzees Cafe
5:00pm – 7:30pm
330 Court Ave NW
Canton, OH 44702

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- Verify current assets (properties and vehicles)

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- 15 Phone Records
- 27 Address History
- 7 Possible Criminal/Infraction Records (Higher confidence matches only)
- 3 Possible Criminal/Infraction Records (Lower confidence matches)
- 0 Possible Court Records (Bankruptcies, Liens, Judgments)
- 6 Property Records
- 3 Vehicle Records

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STAR

Shaker

5:00 pm - 7:30 pm

Complimentary Food & Drinks

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FREE for STAR Realtors® \$20 for STAR Affiliates

Rumble in Trumbull

**Locations & Dates
to be announced SOON!**

After Dark in Stark

February 22 at MBAR

5260 Dressler Road, Canton, OH 44718

April 26 at Jerzees Cafe

330 Court Ave NW, Canton, OH 44702

June 28 at Jerzees Cafe

330 Court Ave NW, Canton, OH 44702

October 18 at MBAR

5260 Dressler Road, Canton, OH 44718



RSVP TODAY! www.STAR.Realtor



Kayla Atchison

Government Affairs Director
(GAD)

katchison@STAR.Realtor

mobile (330) 631-4147

office (330) 494-5630

Primary Office | Warren & N Canton

Committee Involvement

RPAC Committee

Legislative Affairs Committee

Community Outreach Committee

The GAD's Corner...

On February 24th, Stark Trumbull Area REALTORS® had the distinct pleasure of hearing from Congressman Gibbs at the *Conversations with your Congressman* event in Canton. Congressman Gibbs discussed the work he is doing on behalf of the region as it relates to the housing industry. This includes his work on regulatory reform and water infrastructure. We are grateful for Congressman Gibbs continual leadership in Washington. Our region is prime for growth and with REALTOR® party champions, like Congressman Gibbs, we will be well-positioned to seize opportunities.

Thank you to the STAR Legislative Affairs team for sponsoring this educational event. As the REALTOR® Party we seek to vote, act, and invest in our communities and clients. At STAR



we hope you will stay engaged and look forward to providing future opportunities for advocacy.

Contact Kayla Atchison, STAR Government Affairs Director at katchison@star.realtor with questions or concerns

Shakin' Things up at the Shaker!



We had a great turnout at the Shaker event held at The Mbar in North Canton on Tuesday February 22nd! The event was sponsored by our STAR Affiliates.

REALTOR® Members in attendance enjoyed a FREE drink/food while they networked and socialized.

Shawna Byer & Blagica Zdravev were our prize winners. The prizes were a \$25 gas card and a quarter-page ad in the Canton Repository.

Join us at our next Shaker event in April at Jerzees Café in Downtown Canton!



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STAR Membership Report | February 2022

Heather Pyers

Membership & Communications Administrator

membership@STAR.Realtor
office (330) 494-5630

Primary Office | N Canton

Committee Involvement

YPN

New Salespersons

- Aimee Harris, *eXp Realty*
- Austin Bates, *eXp Realty*
- Beth Ann Sanders, *BHHS Stouffer Realty*
- Breann Bianco, *Crandon Hill Realty*
- Christina Mook, *RE/MAX Crossroad Properties*
- Gary Burden, *Kiko*
- Justin Hagler, *BHHS Stouffer Realty*
- Kaitlyn Shepherd, *Keller Williams Legacy Group Rlty*
- Macey Hull, *RE/MAX Edge Realty*
- Robert Knepper, *BHHS Stouffer Realty*
- Taylor Prather, *DeHoff Realtors*
- Victoria Thompson, *BHHS HomeServices Professional*
- Zachary Kulow, *BHHS Stouffer Realty*

Office Transfers

- Alyssa Kingzett, *Keller Williams*
- Annabelle Lakota, *Keller Williams*
- Annie Buff, *eXp Realty*
- Brandon Fleming, *Keller Williams*
- Brian Jones, *Keller Williams*
- Brianna Breadling, *Keller Williams*
- Carolyn Horvath, *Keller Williams*
- Cindy Carpenter, *Keller Williams*
- Delbert Schlabach, *Keller Williams*
- Joanne Tarle, *Keller Williams*
- Jose Medina, *Keller Williams*
- Julie Day, *Keller Williams*
- Kaitlyn Erb, *eXp Realty*

Office Transfers - continued

- Kaitlyn Riggle, *Keller Williams*
- Kevin McCaulley, *Keller Williams*
- Laura Brown, *Keller Williams*
- Laura Vandervaart, *RE/MAX Trends Realty*
- Lorri Amstutz, *Keller Williams Legacy Group Rlty*
- Melinda Muzi, *BHHS Stouffer Realty*
- Melissa Sanford, *Keller Williams*
- Michael Walls, *RE/MAX Edge Realty*
- Nicole Burke, *Keller Williams*
- Patty House, *Keller Williams*
- Patrick Traynham, *Keller Williams*
- Rachel Ecker, *Keller Williams*
- Rachel K. Hogue, *Keller Williams*
- Rachel Hogue, *Keller Williams*
- Rachel Sudhakaran, *Keller Williams Legacy Group Rlty*
- Russlyn Kahl, *Keller Williams*
- Shannon Bragg, *Keller Williams*
- Stacy Gouge, *Keller Williams*
- Tamika Moss, *Howard Hanna*
- Tiffany Pepper, *Keller Williams*
- Tim Miller, *Keller Williams*
- Traci CiCe, *Cutler Real Estate*
- Tracy Graber, *Keller Williams Chervenik Realty*
- Valerie Espenscheid, *Keller Williams*

Membership Cancellations

- Alaina Fiorini
- Anthony Collins
- Ashlee Stanley
- Bruce McElroy
- Chantal Meighen
- Cynthia Miller
- Daniel Miller
- Dominic Marino
- Emerson Woodyard
- Janine Furrie
- Jennifer Nofer
- Justin Calabris
- Mackenzie Fout
- Matthew Raballo
- Mary Shaw
- Omar Mahmoud
- Paige Loychik
- Patrick Traikoff
- Robert Ray
- Sandra Kerry
- Sandra Manges
- Skylor Williams
- Stephanie Owens
- Tommy Riggle

Affiliate Cancellations

- Chatfield Drilling & Watercare
- K-9 Property Inspections
- Ohio Advantage Home Inspections
- The Title Company of Warren

Monthly Market Snapshot | February 2022 MLS Statistics for Stark, Carroll & Trumbull Counties

New Listings



451 - Stark
27 - Carroll
181 - Trumbull

Average Sales Price



\$ 211,257 - Stark
\$ 271,997 - Carroll
\$ 134,440 - Trumbull

Average Days on Market



42 - Stark
75 - Carroll
57 - Trumbull

Homes Sold



326 - Stark
16 - Carroll
152 - Trumbull



Stark Trumbull Area REALTORS® Education & Events Committee invite you to attend our..

3-Hr CORE LAW

Defects, Disclosures, and Duties...

Instructor Toby Hoy, Residential Bancorp
Director of National Operations



Wednesday, April 6, 2022
6:00 pm - 9:15 pm

at the Warren (Howland) STAR Office
311 Niles Cortland Rd NE, Lower Level Suite C
Warren, OH 44484

FREE FOR STAR MEMBERS!



This Class will be LIVE and IN-PERSON at the Howland STAR Office.
STAR Members may register via our website www.STAR.Realtor.
Seating is Limited to 25 Attendees, so please register early!

The Registration deadline is NOON on Tuesday, April 5. Non-Members may register by calling Trisha Adams, Education & Events Administrator at (330) 494-5630. You may be charged a \$20 No Show FEE if you do not cancel your reservation 24 Hours prior to the event.

QUESTIONS? Contact Trisha Adams STAR Education & Events Administrator
tadams@STAR.Realtor | 330.494.5630



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Sam Lephew

Business Development

330-323-9617

sam@stonegatetitleagency.com

Andrea Hyatt

Partner

330-858-4476

andrea@stonegatetitleagency.com



Trisha Adams

Education & Events Administrator

A BIG Congratulations to Amanda Talkington who was a Recipient of the Norma L Good Scholarship in the amount of \$500 for the Ohio REALTORS® Leadership Academy (ORLA). Amanda was also a 2021 STAR ORLA Tuition Recipient.

Please Join us for the 3-Hour CORE LAW CE on April 6 at the Warren Office. Please register early, as we have limited seating available.

Please reach out if you have questions on how you can be sponsored to attend the 2023 ORLA, or if you would like to be considered for a Norma L Good Scholarship of up to \$1,000!



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Toby Hoy FID, REALTOR, MHA5, BO003, BO004
Director of National Operations
NMLS: 210849
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Collene Burgess

Chief Executive Officer
cburgess@STAR.Realtor

Kayla Atchison

Government Affairs Director
katchison@STAR.Realtor

Heather Pyers

Membership & Communications
Administrator
membership@STAR.Realtor

Trisha Adams

Education & Events Administrator
tadams@STAR.Realtor



Collene Burgess

Stark Trumbull Area REALTORS®
Chief Executive Officer
cburgess@STAR.Realtor

Have questions or ideas to share? Don't hesitate to get in touch with me at cburgess@star.realtor or give me a call at (330) 494-5630. My door and ears are always open.

From the Desk of the CEO...

Hello STAR Members!

One of my duties as CEO is to seek out ways to help the Association run more efficiently. After many years of operating under our current Association Management Software (AMS), we have decided to move forward with a new platform called GrowthZone. This new AMS is a suite of powerful and user-friendly tools designed to boost the productivity of our day-to-day operations and allow STAR more time to focus on our members.

What is GrowthZone?

GrowthZone is a modern, cloud-based platform that will help STAR reach new levels of service and create additional value for our members.

GrowthZone's Real Estate Association Edition provides an all-in-one solution with built-in NAR integration and FREE Staff and Member Apps, saving STAR time and money. It allows Staff to easily manage agent and office contacts, memberships, events, billing, and so much more.

Your STAR Staff is busy making these changes and training to launch our **NEW WEBSITE** and **APP**. We are anticipating the launch of GrowthZone at the end of April.

We are excited to show you the **VALUE of being a STAR member!**



CONGRATS!

Amanda Talkington
\$500 Scholarship Recipient

"...the Ohio Realtors Leadership Academy was the best thing I could have done. The sessions helped me grow personally and professionally. The sky was the limit! I encourage everyone and anyone to apply next year! I would be happy to chat with anyone thinking about it or if they have any questions I can answer!"



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“ I was selected for ORLA Class of 2022 and have become more involved with our local STAR board, the Legislative and RPAC committees. I have a goal of helping others understand the importance and the impacts we can make in our industry and in our communities. I also believe most agents don't take advantage of what our board offers to us so I would like to help be a voice in that way.

... I want to ask you *what are you doing to help our local STAR office, your brokerage, and your peers to be the best they can be?* We all must work together make our transactions work and to hold our standards



Congrats to Eric Henry

2022 Ohio Leadership Academy STAR Tuition Recipient

Congratulations on your selection for ORLA Class of 2022, we are looking forward to supporting the future of your business!



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 Jeff Boccuti
Owner/Manager


 Scott J. Orille
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Class of 2022 is closed.
2023 Class application coming
Summer 2022.

The Ohio REALTORS Leadership Academy is an intense nine-month, five-stage program focused on goal setting, communication, business relationships, meeting management and time management. The leadership development retreats are designed to guide each participant through their own self-discovery process, which will enable them to become a more positive influence within their own communities and within the industry as a whole.

© 2022 OHIO REALTORS Read more at:
<https://www.ohiorealtors.org/apply-for-the-leadership-academy/>

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FEATURING:

Christina Fritz CEO of Numinous Bookkeeping
www.NuminousBookKeeping.com



Thursday,
March 10, 2022

Check In 11:15
11:30 - 12:30
Networking & Lunch

Tickets: \$20.00

Location: La Pizzeria
3656 Dressler Rd NW,
Canton, OH 44718

Register Online By Visiting: www.WCRSTARK.ORG

WCR Hall of Fame Recap

The Women's Council of Realtors Stark County hosted an amazing event on February 10th at the Hall of Fame Rooftop Terrace. The evening began with networking, We had over 70 people in attendance, 10 new Realtor members joined and we had several Realtor members renew their membership. Anne Graffice, Executive Vice President of Public Affairs at the Hall of Fame Resort and Entertainment Company educated us on the updates and future plans for the Hall of Fame Village. We ended the evening with a guided tour of the stadium, it was eye opening to see all the Hall of Fame offers. We hope to see you at our next event of March 10th at La Pizzeria in Canton at 11:15 where Christina Fritz, CEO of Numinous Bookkeeping will share the path to a Realtor's financial success...come ready to learn how to build wealth and how to run your business to get you back to where your passion lies.



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Quote Notes...
because we all need a little motivation & encouragement sometimes!

“A forever real estate agent understands that the concept of home is predicated on the many changes life can bring, and it doesn’t start—or end—with the transaction.”

- Gino Blefari, Berkshire Hathaway Home Services CEO

“Keep calm and trust your REALTOR.”

- Anonymous

“The most important asset you can own in your business is the attention of your customer. If you don’t own it, someone else does.”

- Adam Contos, RE/MAX CEO

“Work like there is someone working 24 hours a day to take it away from you.”

- Mark Cuban

“Do not let any obstacles stop you. Where there are obstacles, there are also great opportunities.”

- Dottie Herman

*Have a favorite quote?
Email tadams@STAR.Realtor*

MARCH 2022 | PAGE 11

Ohio enacted its original LLC Act in 1994. Since the first enactment, the number of limited liability companies has sky rocketed. In the first ten months of 2021, approximately 130,000 limited liability companies formed in Ohio. Given the number of limited liability companies that are formed every year, limited liability companies have become the preferred entity used by Ohio lawyers. The original Act has gone without a comprehensive revision since its passage in 1994. Since the limited liability company is the entity of choice for most new business owners and investors, a revision was necessary to keep the Ohio LLC Act in tune with the evolving needs of Ohio clients.

On January 8, 2022, Governor DeWine signed the Ohio Revised Limited Liability Company Act. The revised Act contains important changes to the original Act with the intent of modernizing it. Since the passage of the first Ohio LLC Act, limited liability companies are utilized in many ways that the original Act did not contemplate. The changes contained in the revised Act will ensure that it is up to date with this evolution in the use of the limited liability companies. Along with those revisions comes an administrative change. The original forms used to file LLCs will no longer be accepted after February 11, 2022. There are new forms that are now required for the formation of an LLC.

The new Act will take effect on February 11, 2022 and the changes focus on three main areas: 1) the authority of members, managers, and operating agreements, 2) penalties for failure to maintain a statutory agent, and 3) establishment of Series LLC. The language used in the revised Act will remain the same as in the original act to avoid confusion that would follow by changing the terms in the LLC Act as has been done in other states. For example, terms such as Operating Agreement, Articles of Organization, Membership Interests and Statutory Agent will remain the same.

The first of the major changes which will take effect on February 11, 2022 is the elimination of the member-managed and manager-managed distinction and statutorily conferred actual and apparent authority of the members or managers. The revised Act provides that a person's authority to bind the LLC must be determined by referencing decisions of the members in accordance with the Operating Agreement or the LLC Act's default rules. Therefore, an individual's ability to act as an agent and bind the LLC will be authorized in the provisions of the Operating Agreement, by the decisions of the members, in accordance with language of the Operating Agreement, and as contained in a Statement of Authority or by the statutory language in LLC Act's default rules.

The second major change comes with penalties for failure to maintain a statutory agent. Failure to maintain a statutory agent under the revised LLC Act will result in the cancellation of the LLC's Articles of Organization by the Secretary of State. Reinstatement is possible once the LLC appoints a new statutory agent and files this information with the Secretary of State. If there is a change in an LLC's statutory agent, the LLC must file a change of the agent's name and/or address. If this is not done, the Secretary of State will notify the LLC of this failure and the LLC then has thirty days from the date of the notification to update



the Secretary of State's office with the new statutory agent's information.

Finally, the revised Act allow an LLC to establish a series LLC. The power to create the series LLC is to be included in the operating agreement. A series LLC allows unlimited segregation of membership interests, assets and operations into independent series but under the umbrella of one LLC. The independent series will have their own name, bank account and separate records. The series may enter into contracts, sue or be sued, hold title to real and personal property, and grant liens and security interests in assets of the series. The series must be associated with at least one member and must have its own rights, powers, duties, liabilities, purposes or investment objectives. The allure of the series LLC lies with the other series LLCs being protected from the liability incurred by just one of LLCs in the series.

It is important to be aware of the changes that have been made to Ohio's LLC Act and having an attorney that thoroughly understands the changes that have been made and will ensure that these are complied with in the forming and operations of an Ohio LLC. Michael S. Gruber and Jamie M. Haren at Gruber, Haren, Thomas & Co are well-versed in this area of law and are happy to assist with any questions or concerns you have regarding Ohio's revised LLC Act.

Please visit our website for more information or call us at (330) 497-2886.

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