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June 2022

President's Message

June is here already!!!

Time certainly fly's when you are having fun. May was truly memorable in so many ways. Thank you all who assisted in making our RPAC Event so successful. Kayla and the committee truly made it fun and the food, well the food and venue were truly amazing also. Because of your support, we raised more than \$12,000 and we hit our established goal set forth, for our board, by Ohio Realtors.

My first Breakfast in the Park was such a treat. Seeing all the members and affiliates working together for a common goal of supporting Home Ownership and Private Property Rights. Thank you to Trisha Adams and your team for creating such an inviting event. When REALTORS® and Affiliates come together, we are invincible.

Recently, Realtor.com published an article on which states had the most affordable housing cost, and Ohio ranked #2. I know interest rates have inched higher but owning your own home and building equity is and has always been the goal. I can recall when interest rates were in the 20% range for a fixed rate and we did not even have fixed rate mortgages,



Marlin Palich
2022 STAR President

but adjustable-rate mortgages. The market is still affordable and home ownership is still obtainable. Just like past history, all things will adjust and hopefully the inventory will increase giving everyone the chance to own a home or should I say: "Everyone can experience homeownership" Lets remember to pursue and create affordable housing, whether it is building new homes, rehabbing older existing homes, or taking existing commercial buildings and revitalizing them into housing. Home ownership should be available to everyone. Tell your local, state, and national leaders to work in unison to create homeownership opportunities for all.

Upcoming Classes & Events

23
JUNE

3 Hour Continuing Education | 6:00 pm – 9:15 pm
Core Law | Defects, Disclosures, and Duties
w/ Toby Hoy at N Canton STAR Office
7110 Whipple Avenue, NW, Suite B
North Canton, OH 44702

28
JUNE

STAR Shaker sponsored by the STAR Affiliates
Beginning at 5:00 pm at Jerzees Café in Downtown Canton
330 Court Avenue NW
Canton, OH 44702

30
JUNE

Community Blood Drive Beginning at 10am at the
North Canton STAR Office - Information Coming SOON!
7110 Whipple Avenue NW, Suite B
North Canton, OH 44720

4
JULY

STAR Offices Closed

7
JULY

3 Hour Continuing Education | 9:00 am – 12:15 pm
Core Law | Legal Updates for Ohio REALTORS
w/ Attorney Mark Rodio at Kent State Trumbull

30
JULY

HOF Balloon Classic w/ BIA
Beginning at 5:00 pm at BIA of Stark & East Central Ohio
4344 Metro Circle NW
North Canton, OH 44720

President's Message...cont

In closing, the merging of the Stark, Trumbull, and Carroll Boards has been exciting, fun, and a blessing. I'm honored to be part of an extraordinary group of REALTORS®, Affiliates, and Staff. All of us have created a flagship for other Boards of REALTORS® to strive for. Take care, be safe, and be well!

SAVE the date and watch for information for these upcoming CORE CE Classes in Stark & Trumbull Counties:

June 23 | 3 Hour Core Law
@ North Canton STAR Office

July 7 | 3 Hour Core Law
@ Kent State Trumbull Campus

August 25 | 3 Hour Ethics
@ North Canton STAR Office

September 8 | 3 Hour Ethics
@ Kent State Trumbull Campus

November 3 | 3 Hour Fair Housing
@ Kent State Trumbull Campus

December 1 | 3 Hour Fair Housing
@ North Canton STAR Office



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Kim Ricci
Division Regional Manager
330.352.4157



NMLS# 270262

3918 Clock Pointe Trail Ste 105 - Stow, OH 44224





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



Thursday, June 23, 2022
6:00 pm - 9:15 pm

at the North Canton STAR Office
7110 Whipple Avenue, NW Suite B
North Canton, OH 44720

FREE FOR STAR MEMBERS!



This Class will be LIVE and IN-PERSON at the North Canton STAR Office.
STAR Members may register via our website www.STAR.Realtor.
Seating is Limited to 45 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





The GAD's Corner...

Kayla Atchison

Government Affairs Director (GAD)

Committee Involvement

RPAC Committee
Legislative Affairs Committee
Community Outreach Committee

katchison@STAR.Realtor
mobile (330) 631-4147
office (330) 494-5630

Primary Office
Warren & N Canton

Despite efforts from Government Affairs Staff, STAR Members, and local property managers, the City of North Canton passed Ordinance 43-2022 which imposes evasive rental registration and licensing on rental property owners within the City who own 8 units or less. In an attempt to table the ordinance, STAR presented empirical national data on how rental registrations deter investment and infringe on private property rights. In neighboring Canton, rental registrations have proven ineffective in mitigating property blight and have created a strain on the City's building department. Canton has now moved away from annual inspections and towards a complaint-based inspection system.

As REALTORS®, you invest in our local communities and prioritize efforts to maintain a healthy housing market. In an effort to maintain safe and habitable properties, STAR offered reasonable solutions to City Council to include support of exterior inspections,

enforcement of current ordinances, including one from 1978 that required all property managers register their tenants with the City's tax official, and the use of NAR's land use initiative to gage the validity of their concerns.

It is clear that the passage of Ordinance 43-2022 is an effort to limit the use of private properties and to increase the City's income tax revenue. STAR will continue to the monitor the implementation and enforcement of the new rental registration system and will work proactively with neighboring communities to prevent further infringement of private property rights.

RECAP – Breakfast in the Park!

On Wednesday, May 18, STAR held its annual Breakfast in the Park at Dogwood Park Shelter in North Canton.

REALTORS® and Affiliates who attended were treated to a fabulous breakfast of eggs, sausage, pancakes (*sponsored by Dave Dolan & his crew from The Commercial Savings & Bank*), donuts, fruit salad, and more! The STAR Affiliates sponsored the beautiful hanging basket doorprizes, and one lucky member won the 50/50 raffle!

A big THANK YOU goes out to the STAR Affiliates, Volunteers, and the Education & Events Committee for planning and executing this fun event year after year.

If you missed this years event, plan to attend in May of 2023!



2022 STAR Affiliates in attendance at Breakfast in the Park - our Affiliates are the BEST!



Egg Cooker Volunteers, working hard!



STAR Staff: Trisha Adams, Education & Events Administrator with our fabulous volunteer MC Marcus Layton



Our Lucky 50/50 winner with STAR Affiliate Nancy Douglas



STAR Membership Report | May 2022

Heather Pyers

Membership & Communications
Administrator

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

Primary Office | N Canton

Committee Involvement

YPN

New Salespersons

Annamarie Buckingham, *BHHS Stouffer Realty*
Ashley Cyphers, *Keller Williams Legacy Grp*
Cierra Jones, *Howard Hanna*
Cynthia Young, *Cutler Real Estate*
Garrett Long, *Cutler Real Estate*
Heather McArthur, *Cutler Real Estate*
Jessica Young, *eXp Realty*
Jillian Sutton, *CB Schmidt Realty*
Julia Collins, *McDowell Homes Real Estate*
Valerie Coleman, *RE/MAX Edge Realty*
Megan Maerean, *Century 21 HomeStar*
Milton Williams III, *eXp Realty*
Rachel Sabella (Shonce), *Cutler Real Estate*
Roy Chism, *Appraisal Comp Valuations*
Ryan Grim, *Geisler Realty*
Shani Aulizio-Maderitz, *BHHS Stouffer Realty*
Tanner Rich, *BHHS Stouffer Realty*

New Salespersons...cont.

Tiffany Truitt, *BHHS Stouffer Realty*
Zeven Zemrock - van der Meer, *Cutler Real Estate*

Office Transfers

Melissa Kollar, *High Point Real Estate*
Krista Hoover, *RE/MAX Edge Realty*
Valeria Glean, *BHHS Stouffer Realty*

Reinstatements

Kara Naples-Chamberlain, *P.J. Naples Realty*

New Secondary Member

Sarah Ford, *eXp Realty*

New Affiliate Members

Colonial Title Agency, LLC
Austin Thompson

Membership Cancellations

Amanda McWilliams
Bryan Garra
Emma Murphy
Hayley Sunquist
Kelsey Swogger
Kerry Leeman
Mark Martin
Olivia Crain
Richard Croasman
Sara Rubles
Sharon Cain
Sherry Butcher
Skylar Snode
Stephanie Polonus
Sylvia Halt
Tiffany Severson



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BUILDING, SELLING & GRILLING A GOOD TIME!



Annual Balloon Classic & Fireworks Cookout

A joint event for members of STAR and the BIA of Stark & East Central Ohio partnering with STAR Affiliate and Community Outreach Committees

When: Saturday, July 30, 2022

Where: BIA of Stark & East Central Ohio, 4344 Metro Circle NW, North Canton

Time: 5:00 PM

Featuring a Classic All-American Cookout of Hamburgers & Hot Dogs!



All members are invited to our annual Balloon Classic & Fireworks cookout.

Enjoy a relaxing summer evening with family, friends, fellow members and good food!

We have a great view of the balloons and fireworks from our parking lot. Balloon lift-off usually starts around 6:00pm and fireworks begin after sunset (both weather permitting).

There is no charge to attend the cookout, but please bring a side dish or dessert of your choice!

Please RSVP to the BIA at 330-494-5700 or info@biastark.org

PLEASE PARK IN THE LOT BEHIND TARGET AND BRING YOUR OWN FOLDING CHAIR!



STAR

Shaker

5:00 pm - 7:30 pm

Complimentary Food & Drinks

Join the STAR Affiliates for a Fun & Relaxing Networking Event!

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



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Monthly Market Snapshot

May 2022 MLS Statistics for Stark
Carroll & Trumbull Counties

New Listings



637 - Stark

50 - Carroll

285 - Trumbull

Average Sales Price



\$ 216,148 - Stark

\$ 205,572 - Carroll

\$ 156,167 - Trumbull

Average Days on Market



30 - Stark

64 - Carroll

57 - Trumbull

Homes Sold



390 - Stark

29 - Carroll

178 - Trumbull



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NMLS: 210849
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Obituaries

Stark Trumbull Area REALTORS® extends its deepest sympathies to our recently departed members...

Dale Wayne Marks

May 13, 2022

Dale retired in 2009 as the owner of Marks & Taylor Realtors after 50 years in business. He served as Past President of both the Stark County Association of Realtors and the Ohio Association of Realtors, Past Regional Vice President of the National Association of Realtors, State of Ohio Real Estate Commissioner for 10 years, and a member on many other local, state, and national real estate committees.

Donald "Don" Fatobene

September 20, 1944 - May 8, 2022

Don had an extensive work career, first working for VanHuffle Sheet & Tube for 15 years and then as owner and broker of Principi Realty for over 30 years. Respected in his career, he belonged to the Warren Board of Realtors, the Cortland Rotary Club and Trumbull Country Club.

Deborah Kay Esber

May 3, 2022

Debbie was a long-time member of the Canton Baptist Temple and was involved in the McDowell Acres Garden Club for many years. She was an avid reader, loved her flower garden, camping and being in the outdoors. She delighted in being with her grandchildren and she will be greatly missed by them.

David E. Vogel

August 18, 1947 - April 9, 2022

David Vogel was a STAR Member and a self employed property appraiser. Survived by his wife, Bonnie (Michel) Vogel, daughter, Laura (Tom) Vogel, stepsons, Mike (Missy), Steve (Sara) and Dave (Haley) Schaub and grandchildren, Jessica, Andrew, Gavin, Gabby, Dylan, Logan, Ellie and Millie. Preceded in death by a son, Bryan Vogel.

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FREE 3-Hr Continuing Education Offering

LEGAL UPDATE for Ohio Realtors

with Attorney Mark Rodio, Frantz Ward LLP



Stark Trumbull Education & Events committee invite you to attend our FREE 3-Hr CE Offering!

Registration deadline is Wed, July 6, 2022!
STAR Members may register on our website at www.STAR.Realtor, non-members should contact:

Trisha Adams
Education & Events Administrator
tadams@STAR.Realtor | (330) 494-5630

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Thurs, July 7, 2022

Kent State Trumbull

**Room 117 in the
Technology Building**

REGISTRATION BEGINS

8:45 am

**please arrive prior to the
start of INSTRUCTION TIME**

9:00 am - 12:15 pm

**QUESTIONS? Contact Trisha Adams
(330) 494-5630 | tadams@STAR.Realtor**



www.STAR.Realtor

PROGRESSIVE AUTO GROUP



Progressive Auto Group & the BIA present a



Cruise-in

Tuesday, June 28
3:00-7:00pm



**Location: Progressive Auto Group
8000 Hills and Dales Rd NE
Massillon, OH 44646**

Bring out your new, classic, or muscle car and enjoy a fun and relaxing social gathering of friends and fellow BIA and STAR members.



Don't have a 'cruise-in car?' No problem! Come out and enjoy the evening. Have food and refreshments from the food trucks and enjoy live entertainment (**CASH FOOD & BAR**).

Admission is FREE to participants and spectators.

We are also seeking donations (tickets to sporting events, rounds of golf, gift cards and more!) for a **Charity Raffle** that will take place at the end of the evening. All proceeds will be donated to the Aultman Timken Family Cancer Center, Cleveland Clinic Mercy Hospital, and the BIA Foundation "Build My Future" Chapter.



RSVP to the BIA at 330-494-5700 or info@biastark.org.





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Lifetime Achievement Award Nominations

It's nomination time!

Nominees for the Lifetime Achievement Award are recognized as members or former members of the Association who have distinguished themselves as leaders whose efforts have benefited the Association and the community and are/were members of the STAR (former Stark County and Warren Area Associations) for at least 25 years. Nominations must be researched thoroughly, so committee members have a complete picture of the nominee.

[CLICK HERE](#) to access the nomination form. Return the completed form to Collene Burgess (cburgess@star.realtor) no later than July 1, 2022.





Dave Dolan, vp
Retail Lending Manager
dave.dolan@csb1.com
330.818.7037
NMLS ID# 684492



Steve Struckel
Mortgage Loan Originator
steve.struckel@csb1.com
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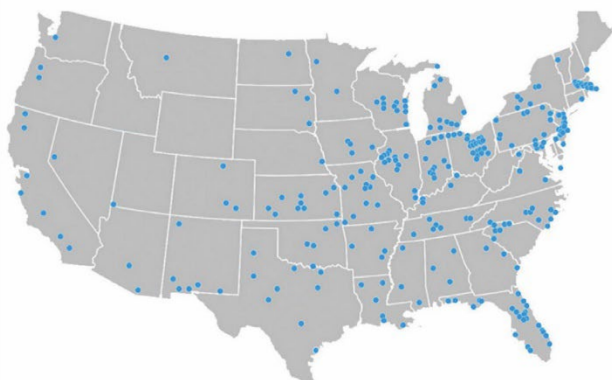
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Contact STAR Staff!

Office Hours: 8:00 am - 4:30 pm
Phone: (330) 494-5630

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

On July 6, 2022, a new Ohio law will take effect that exempts employers from paying overtime to employees for certain activities. This new law comes out of concerns related to the substantial increase in work from home employees. Employers will no longer be required to compensate employees for any time spent:

1. Walking, riding, or traveling to and from the actual place of performance of the principal activity or activities that the employee is employed to perform;
2. Activities that are preliminary or postliminary to the principal activity or activities that the employee was hired to perform;
3. Activities requiring insubstantial or insignificant periods of time beyond the employee's scheduled work hours. Some examples of activities that require "insubstantial or insignificant periods of time" are checking a schedule, listening to voicemails, or reading emails.

This bill will affect employees who are paid hourly and its purpose is to clarify the otherwise "blurred line" that has been created by the increased number of employees that now work from home. Another aim of the bill is to avoid unnecessary lawsuits. Under existing Ohio law, a plaintiff employee was permitted to pursue class action suits, which automatically includes all employees into the class unless an employee expressly opts out of the action. This typically resulted in large classes. Under Senate Bill ("SB47"), any wage-and-hour lawsuits must be brought as collective actions and each class employee must give written consent to opt in to the action. This change is expected to result in much smaller classes when such actions are brought.

SB47 includes language that mirrors the federal Portal to Portal Act of 1947 ("PPA"), which grants immunity to employers when they do not pay overtime for certain activities. There are, however, a few differences. SB47 and the PPA allow employees to be compensated for activities that are employer directed. The PPA requires that such employer directed activities must meet the "integral and indispensable" test. Under SB47, however, all that is required in order for the activity to be compensated is that it be employer directed.

Opinions regarding this bill are split, with some thinking that this will be a significant benefit for

businesses and others thinking that it is an "assault on workers." Regardless of these split opinions, employers are encouraged to prepare for the change that is coming in July. It is recommended that employer's begin monitoring activities that employees perform before and after they clock in and out. If those activities are directed by the employer and not excepted, they should be tracked and paid. Additionally, updating company handbooks to specifically state which activities will and will not be compensated is suggested. It is important to clearly lay out expectations with your employees and explain the changes that are coming.

If you have question or would like your company handbook reviewed for compliance, please give Michael S. Gruber, Jason Bing or Jamie Haren a call. The attorneys at Gruber, Haren, Thomas and Co. will continue to monitor developments in this area and advise our clients of any updates.

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Quest Title Agency, Inc.

TK Home Inspection

Wagoner Moving Systems



AMIRA ZAYED

Business Development Specialist

M: 216.253.1826

azayed@emailmc.com

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Brenda Carpenter - Escrow / Closings

bcarp@mckinley-title.com

Danette Stone - New Orders / Title Processing

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Amy Upton

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