



Letter from the Board President

Membership Meeting & CE with Tim Reed

Date: **Tuesday, December 10, 2024**

Time: **11:30 am CST**

Place: **Portofino Grill In La Porte**

Cost: **\$18 w/reservations: \$20 for walk-ins**

Course: **License Law—2 CE Hours**

2 CE Hours for all Indiana Brokers! CE will follow our membership meeting. CE free of charge for all LPCAR members. \$20 for non-members.



CE Attendees must register online at:

<https://www.laportecountyrealtors.com/membershipmeetings>

For meeting only reservations: Please contact the board office no later than Friday, December 8, 2023 at 219-324-8120 or via email.

Never Miss a meeting or CE announcement! Join our email list at: <http://eepurl.com/cEb4pf>

Happy Holidays to all! I hope you all enjoy this holiday season with those you love and care about.

Thank you to everyone who attended, donated to, or helped with the Deserving Children's Charity Auction. It was a pleasure co-chairing the committee with Whitney VanAsdall, Holly Welsh, Stephanie Stout, and Lyz Lukac. They were absolutely amazing and I'm very thankful for them. The event was a huge success. Thank you to everyone for your efforts. If you're interested in

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LPCAR RING DAY-DECEMBER 6, 2024: 10 A.M. UNTIL 2 P.M.



Join us for our "REALTOR Ring Day" on Wednesday, December 6, 2024 and help our community raise funds for the Salvation Army.

To sign up please contact Randy Novak (Michigan City) at randallnovak@comcast.net or Robin Umphrey (La Porte) at galpal1106@yahoo.com

Locations: Kroger in La Porte (exit/entrance door) and Hobby Lobby and Kabelein Ace Hardware Michigan City. Shifts are one hour in length and we encourage everyone to ring with a partner!

You may also contact the Board Office if interested.



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- Water Tests Update
- 2025 Dues Information
- December Calendar



Deserving Children Shopping Tour—December 3-4, 2024

We had a wonderful and successful Charity Auction Event in November—But the work it not over yet.

The Deserving Children Charity Shopping Tour Event takes place on **December 3-4, 2024** in La Porte and Michigan City.

Children will start the evening with a meal provided by a local

area restaurant, a meet n” greet with Santa and given a stocking full of goodies, treats and supplies.

Volunteer Shopping Chaperones will then take the kids shopping at either Walmart or Meijer with a \$150 voucher to spend on needed items such as coats, coats and even a toy.

To participate in this event,

please contact Robin Umphrey (219)363-9330, Allison Dent (630)967-8773, Miranda Sebesta (219)229-8355 or Kim Kimiel(219)575-1712. Volunteers have the option to shop with a child or to shop for them.

Let’s help make this season a great one

2025 Committees now forming—Volunteer this coming Year!

Ready to elevate your involvement in our association? Join one of our LPCAR committees in 2025. Whether your expertise lies in events planning, advocacy, community outreach, or member engagement, there’s a place for you to make a meaningful impact. As a committee member, you’ll collaborate with like-minded individuals to drive projects and initiatives forward, and

foster a stronger sense of community among our members.

Step up, share your skills, and let’s work together to achieve our goals.

To join one of our committees in 2025 please contact our 2025 Board President, Julie Wagner or the board office.

Please indicate from the fol-

lowing committees:

- *Food Drive*
- *Deserving Children’s Charity*
- *RPAC (training required)*
- *RPAC Trustees*
- *Membership*
- *Safety*
- *Governmental Affairs Group*
- *Professional Standards (training required)*

For more information contact the office at 219-324-8120.

Code of Ethics Reminder

REALTORS® are required to complete ethics training of not less than **2 hours, 30 min.** of instructional time within a [three-year cycle](#). **The training must meet specific learning objectives and criteria established by the National Association of REALTORS®.**

Any course taken through our association, through another REALTOR association (local or State) or through NAR are automatically approved. However, if you choose to take the course from a third-party provider, please make sure this course will be approved by contacting our office.

Current cycle runs from **1/1/2022 to 12/31/2024**. Please send a copy of your certificate of completion to the office so we may update your record with NAR.



Membership Update

Please help us welcome our newest LPCAR members.

Phillip Jordan - McColly Real Estate

Mike Montoya - REMAX Diamond Properties

Steven Hampton - National Property Inspections (NPI) Michiana

Gene Eigenmann - La Porte County Realty

Managing Brokers—please remember to notify the board office with any changes at 219-324-8120 or via email:

lpcar@lpcar.comcastbiz.net



New members are invited to attend their first general membership meeting on us to be inducted and meet your colleagues. Please contact the board office for more information at 219-324-8120.

Member Benefit



FOREWARN®

FOREWARN is a revolutionary application that allows agents to have instant due diligence on prospects. In seconds, with as little information as a phone number or name, LPCAR members can verify a prospect's identity, criminal records, bankruptcies, liens, judgments, address history and property records (state laws vary) all in one place, leading to safer and more productive interactions.



This is not only critical for your personal safety and efficiency, but also a benefit to your listing homeowners, providing an added layer of protection for their homes and families through your vetting of prospective buyers. Haven't set up your account yet? Please contact the board office for more information at 219-324-8120.

Mark Your Calendar! January Installation of 2025 Officers and Directors

The 2025 Installation of Board Officers and Directors will take place on **January 21, 2025 at 11:30 am CST at Portofino Grill in La Porte**. 2025 IAR Past-President Jennifer Parham will be our guest and conduct the installation. She will also provide updates from the State Association and what we can look forward to in 2025!! Reservations will open toward the end of the month.



Start your 2025 year with the first meeting of the year!

Letter from Board President—Continued

(Continued from page 1)

helping with shopping night, please reach out to Allison Dent, Kim Kimiel, Miranda Sebesta, or Robin Umphrey to sign up.

December 10 will be the next general membership meeting. It will take place at Portofino Grill from 11:30-2:30 and CE will be offered by Tim Reed. Please sign up to attend.

Samantha Greenwood

2024 LPCAR Board President

Deserving Children's Charity Auction - Thank you from the committee

Your Auction Committee would like to thank each and every one of you that helped make this year's auction a success.

We are pleased to announce that approximately **\$50,000** was raised on the night of the auction. This money will be used to take approximately 600 kids shopping this month for needed items such as hats, coats, gloves, boots and even some toys for the holiday. Thank you all!

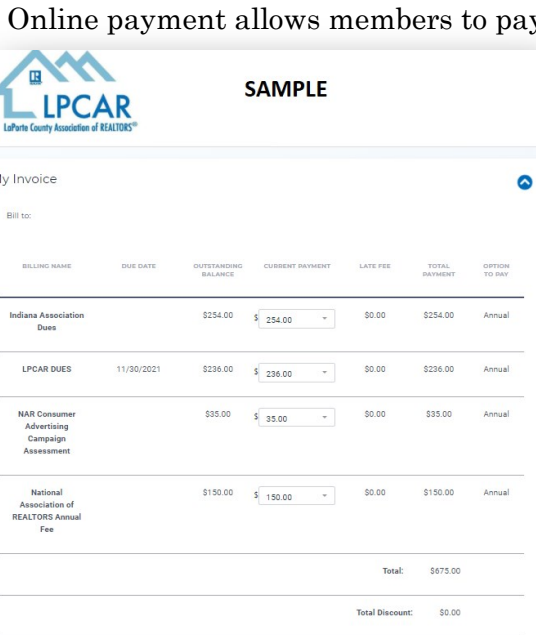
2024 Deserving Children Charity Auction!



2025 Association Dues and payments

Please note: Individual Invoices were sent to your managing broker at the end of October. If you have not received a copy of that invoice, please contact them for a copy.

The deadline for the 2025 Association Dues is **November 30, 2024** with a grace period that runs through **December 15, 2024**. All REALTOR members can access their invoice and pay their dues online at www.nar.realtor. Log in is required so please make sure you are able to access your account.

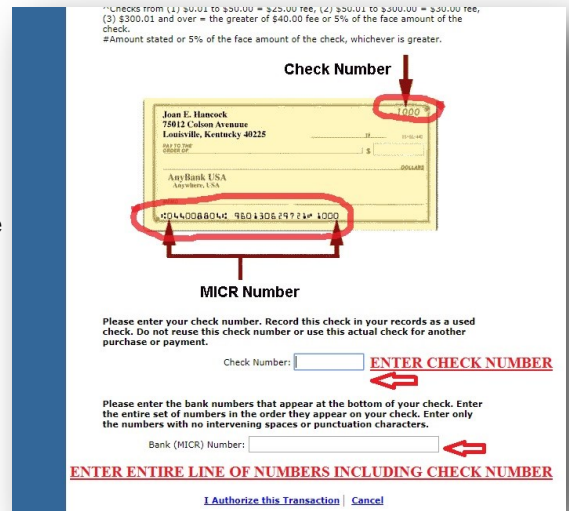


Online payment allows members to pay invoices directly online with a credit card or electronic check. The system automatically adds late fees and other charges to the online invoice, and does not allow members to make a mistake or pay the wrong amount. Reducing the chance of member error saves time and resources on dues collection each year. When members log in and pull up their invoices, they will see an option to “pay invoice”. Members may then pay their dues, print a copy of the invoice and also download the invoice. The system validates payments in real time and sends the association a report confirming the payment.

This feature saves associations the hassle of tracking down members because of an incorrect credit card number or expired card, along with saving them from entering the credit card information in the first place.

Accepted cards include MasterCard,

Visa and Amex,, or you have the option to pay with an electronic check. Should you chose this option you will be prompted to enter your information from your drivers license as seen in this photo. On the next screen you will enter your check number and ALL numbers located at the bottom of your check, as shown in the photo. You must enter all numbers including the check number!



We would like to thank everyone for paying their dues in a timely manner. Once you have paid you have an option to print out a receipt for your records. Payments are fast and easy using this system and there are no checks lost in the mail. Remember that the deadline to submit your dues was **November 30, 2024** with a grace period through **December 15, 2024! After this date a \$100 late fee will be automatically applied to your invoice. To date less than half of our membership have submitted their 2025 dues!**

If you are experiencing issues access your account please contact the board office for assistance. Please print a copy of your invoice and receipt for your records. You may view all disclaimers once you have accessed your invoice.

NAR 2025 Membership Requirements

REALTORS® are required to complete **Fair Housing / Anti-Bias Training** upon becoming a member, and **every 3 years thereafter**, coinciding with the Code of Ethics training timeline. This requirement is in addition to the Code of Ethics training. Qualified training must be of not less than 2 hours of instructional time. The training must meet specific learning objectives and criteria established by the National Association of REALTORS®. **This requirement will begin January 1, 2025 with a deadline of December 31, 2027 for Cycle 8.**

Training may be completed through NAR's online courses or through another method, such as online or classroom courses via local/state associ-

ations.

For those of you who have completed a **Fairhaven Simulation** in the past, NAR has created a new Fairhaven Simulation which will launch in 2025. This new platform will satisfy the Fair Housing Training Requirement.

LPCAR will be including a Fair Housing CE during the cycle that will also satisfy this new requirement.

Code of Ethics: Please verify the course prior to taking any ethics course that is offered by a third party. IAR has provided a list of approved CE sponsors for Code of Ethics:

- RECP, Kathy Harbaugh
- Reed School of Real Estate School, Tim Reed
- IREI, Brian Lee

- REAL University—Raymond Modglin
- WebCE—Annelise Henley
- Carpenter School-- Jeana Culp
- IBREA—Jay Rose
- McKissock and Colibri—Emily Timblin
- Tucker School—Amanda Strattman
- New Day Training--- Dee Young
- Bridge the Gap Now with Intentional Inclusion, Marki Lemons
- Upstate Alliance of REALTORS®, Adam Smith
- CE Shop

Any Code of Ethics Course taken through the National Association of REALTORS updates your NAR record automatically.

Stay Safe This Winter!

Make sure your vehicle has a good quality set of snow tires with studs to keep from going off the road and getting stuck where AAA will not go. Also, make sure you have a full tank of gas.

Daylight is short during the winter months so plan accordingly.

When out on showings make sure to carry emergency essentials such as boots, blankets, Consider having a good quality snow shovel, tow rope, LED flash light and battery jump starter as part of your arsenal as well.



La Porte County Health Department Ordinance 2024-3 Section 4: Potable Water Well

A. *Each potable well on the property shall be analyzed by a certified laboratory for the following contaminants:*

- 1) *Total coliform*
- 2) *E. coli*
- 3) *Nitrate (N03)*
- 4) *Arsenic*
- 5) *Lead for homes built prior to 1973*

B. *Any additional tests as deemed reasonable and ordered by the Health Officer to the extent that the tests protect against a health threat.*

C. *The laboratory shall report the results of the water analysis along with the U.S. Environmental Protection Agency Drinking Water Standard so that it is clear to the lay person whether the water meets standards.*

The Health Department has confirmed that tests conducted after November 1, 2024 will require testing for the contaminants listed above. A new addendum will be available by the end of the month. It is currently under review with our board attorney. Once final approval is received we will send the form to Ziplogic to be included in the LPCAR local library.

MAKE A
DIFFERENCE

*Sponsor a
Child*

\$150 to sponsor a child

Visit <https://bit.ly/2024SponsorAChild>
or scan the QR Code to make a donation

La Porte County Association of REALTORS
Deserving Children Charity

2025 IAR Legal Forms Changes: Broker-to-Broker Compensation

Effective January 2, 2025

- The **Broker Compensation Agreement** will be eliminated from IAR's forms library.
- The paragraph dealing with **Buyer Broker Compensation** options in the **Listing Contract** will also be deleted (page 2, Section 1B).
- These changes mean that IAR forms will no longer explicitly provide the option of listing broker-to-buyer broker compensation payments.



La Porte County Association of REALTORS

2024 Affiliate of the Year Nomination Form

Nominee _____

Company _____

Address _____

Phone _____

Please describe how this affiliate member has demonstrated their support for the La Porte County Association of REALTORS during the 2024 Year.

List any LPCAR Committees and/or other community service involvement

(Please include a photo if available)

Submitted by (optional) _____

Please return to the Board Office no later than **January 21, 2025!**

Forms may be faxed to: 219-324-9323

or mailed to:

La Porte County Association of REALTORS, Inc.

P.O. Box 248 La Porte, Indiana 46352

Or via Email: lpcar@lpcar.comcastbiz.net





LA PORTE COUNTY ASSOCIATION OF REALTORS, INC
2024 REALTOR OF THE YEAR NOMINATION FORM

Name of Nominee: _____

Business Address: _____

Phone Number: _____

Email Address: _____

1. **ACHIEVEMENTS AND CONTRIBUTIONS** (use additional sheets if necessary); ***It is not necessary to complete all sections.***

A. **REALTOR PROFESSIONALISM:** (high principles, faithfulness to laws and regulations, the Code of Ethics, and the furtherance of principles of good real estate practice among other brokers and general public)

B. **REALTOR DESIGNATIONS:** (Designations, advanced education and/ or training)

C. **COMMUNITY SERVICE:** (local, state and national level of participation in civic and service clubs, charitable activities, political activities, fraternal or religious groups, etc.)

(Continued on next page)



LA PORTE COUNTY ASSOCIATION OF REALTORS, INC
2024 REALTOR OF THE YEAR NOMINATION FORM

2. **LOCAL BOARD ACTIVITY:** (Board offices and committee work, special assignments, seminar activity and education work, membership and offices held in local chapters or institutes, etc.)

3. **STATE ASSOCIATION ACTIVITY:** (State offices held and committee work, attendance and participation at IAR Conferences, Board of Directors meetings and educational conferences, etc.)

4. **NATIONAL ASSOCIATION OF REALTORS ACTIVITY:** (National offices and committee work, membership and work in institutes, attendance at NAR conventions, etc.)

5. **OTHER COMMENTS:**

Submitted By:

Name: _____

Office: _____

Please return completed form and photo of nominee (if available) to:

Iris Muccigrosso, Executive Officer
La Porte County Association of REALTORS
P.O. Box 248, La Porte, IN 46352

Email: lpcar@frontier.com or lpcar@comcastbiz.net

Forms must be submitted no later than February 17, 2025 (no exceptions)





RPAC: Your Best Investment in Real Estate

Since 1969, the REALTORS® Political Action Committee (RPAC) has promoted the election of pro-REALTOR® candidates across the United States. The purpose of RPAC is clear: REALTORS® raise and spend money to elect candidates who understand and support their interests. The money to accomplish this comes from voluntary contributions made by REALTORS®. These are not members' dues; this is money given freely by REALTORS® in recognition of how important campaign fundraising is to the political process. RPAC doesn't buy votes. RPAC enables REALTORS® to support candidates that support the issues that are important to their profession and livelihood.



Like us on Facebook:
La Porte Co. Assoc. of [REALTORS, Inc.](#)



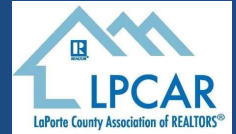
Follow us on Twitter:
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Follow us on Instagram
[laportecountyrealtors](#)



Contact Us



LPCAR
PO Box 248
La Porte, IN 46352

Phone(219)324-8120
Fax: 219-363-9323
lpcar@lpcar.comcastbiz(dot)net or
lpcar@frontier(dot)com Visit us on the
web at www.laportecountyrealtors.com

December 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
		Board of Director Meeting at 11:30 a.m.			REALTOR Ring Day 10-2 pm La Porte/MC	
8	9	10	11	12	13	14
		Meeting & CE @11:30 a.m. @Portofinos				
15	16	17	18	19	20	21
2025 Dues-Grace Period Ends!						hello WINTER
22	23	24	25	26	27	28
			Merry Christmas			
		Board Office Closed—December 24-27, 2024				
29	30	31				
		Last day to complete your Code of Ethics for Cycle 7	Happy New Year—Board Office Closed			