



News You Can Use

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Message from the President.....



Janet Chism

The summer months are upon us. Things are heating up already – the temperature and the real estate market! These summer months are always a busy time for everyone and especially REALTORS.

When showing this summer, some homes are vacant and have no air conditioning on, so have some cool waters available for you and your clients, portable hand held fans, misters, anything to help to stay cool.

The Texas Association of REALTORS Convention & Expo

will be held in Fort Worth this year from September 12-15. You will not want to miss this great opportunity to experience this event since it is right out our back door. There are lots of educational classes scheduled and other meetings to attend. The expo always has lots of great vendors to visit with and see the latest gadgets, programs and technology available to the real estate industry. You can view the daily schedule on the TAR website www.texasrealestate.com under Events.

The keynote speaker at the open session will be Walter Bond. He has had a varied and interesting background, from the NBA to the business world.

Registration opens June 3.

Hope you have a busy and prosperous June! Go Sell!



Governor signs annexation bill

On Friday, May 24, Governor Greg Abbott signed REALTOR®-supported **House Bill 347** (Chairman Phil King) into law, effective immediately.

This legislation ends forced municipal annexation statewide, giving property owners a vote when a municipality to seeks to annex their property.

Texas REALTORS® have engaged in campaigns in seven counties to end forced annexation at the county level over the past year. Visit StopForcedAnnexation.com to learn more.



What Happened at the NAR Legislative Meetings in Washington DC

Hundreds of Texas REALTORS® were in Washington, D.C., May 14-18 to advocate for real estate consumers during the 2019 REALTOR® Legislative Meetings.

Texas REALTORS® met with all 36 members of the Texas Congressional delegation or their offices to discuss federal real estate issues that REALTORS® support, including reauthorizing the National Flood Insurance Program, extending Opportunity Zone deadlines, and supporting Fair Housing.

Texas REALTORS® also heard from U.S. Senators John Cornyn and Ted Cruz last Thursday, and President Donald Trump addressed REALTORS® Friday afternoon, highlighting federal priorities important to property owners. NAR invites the sitting president to address REALTORS® at the event every year.

NAR's Board of Directors elected three Texas REALTORS® to the 2020 NAR Executive Board:

- Leslie Rouda Smith (Collin County), First Vice President
- Kaki Lybbert (Greater Denton/Wise County), Region 10 Vice President (Texas and Louisiana)
- Shad Bogany (Houston), MLS and Data Management Liaison

GMWAR Office Closing

Thursday July 4

In observance of Independence Day

June Birthdays

1	Kevin Jurica	Explorer Home Inspection
2	Shelly A Allain	Keller Williams Weatherford
2	Macey Hunter	Clark Real Estate Group
3	Paula Cebell	EXP Realty
4	Becky Hanley Sharp	Century 21 Lynch Legacy
4	Julie Henderson	Century 21 Judge Fite
4	Kim Robertson	Community National Bank & Trust
4	Perry Nation	Nation Real Estate
5	Lynae Amason	All City Real Estate
5	Nolan Kienitz	Nolan's Inspection LLC
5	Redonna Dunlap	JP & Associates REALTORS
5	Eric Soto	Eric Soto
7	Susan Baer	Century 21 Judge Fite
8	Reva Haskins	Mortgage Solutions Financial
8	Paul Jackson	Jackson Real Estate
8	Paula Smith	Land of Texas Home & Ranch
8	Christine Kraemer	Century 21 Lynch Legacy
9	Carlee Otero	JP & Associates REALTORS
9	Amy O'Bannon	Clark Real Estate Group
9	Rhonda Sears	Worthington Realty & Investments
10	Barry Kirkpatrick	Kirkpatrick Realty
10	Jim Duncan	Century 21 Judge Fite Co
10	Steve Prater	Clark Real Estate Group
11	Beverly Lasley	Keller Williams Weatherford
11	Albert Ramirez	Fathom Realty, LLC
11	Kris Hemler	Morris Williams Realty
12	Aaron Altom	Altom Realty Investments
12	David Ford	David Ford Insurance Agency, Inc.

June Birthdays

13	Erica Cates	Tier One Realty, LLC
14	Richard Singleton	Premier Properties
14	Katrina Martin	Clark Real Estate Group
15	Stephen Reinke	Briscoe Real Estate
17	Shaundra Hardt	Prime Lending
18	Austin Chamness	Weatherbee Real Estate
18	Christine Collier	GMWAR
19	Bart Bradberry	Crest Home Inspections
19	Heather Johnson	Williams Trew Real Estate
21	Wayne Reinert	Century 21 Judge Fite Co
23	Craig Cornwall	Executive West Realty
23	Debbi Rousey	Century 21 Judge Fite Co
23	Janet Langebartel	Alamo Title
24	Jacob Shaffer	Eddleman-Riley Real Estate
24	Scott Hughes	Worthington Realty & Investments
24	Justin Boatner	School Investment Properties Inc
24	Linda Draper	Mike Powell Real Estate
25	Donna Rhoades	Palo Pinto Appraisal District
26	Tiffani Cree	The Platinum Group Real Estate
26	Christopher Cates	Tier One Realty, LLC
27	Nichole Valentine	Briscoe Real Estate
28	Amanda Bird	Re/Max Crossroad
28	Bonnie Gould	Century 21 Judge Fite Co
28	Lori Mills	Clark Real Estate Group
29	Margaret Terry	Source 1 Real Estate
29	Kari Johnson	Longhorn Ranch Properties
29	Todd Ellerbrook	Patriot Inspection Service
29	Tracy Turney	Terin Realty



NAR Board Approves Three-Year Extension of National Advertising

In May the Board of Directors of the National Association of REALTORS® approved a three year extension of the \$35 per member annual special assessment to fund the national ad campaign. The extension will continue NAR's campaign through 2022.

In February, NAR launched a new campaign message, "That's Who We R" with a focus on what sets REALTORS® apart from non-member agents and listing apps. The campaign showcases the passion and dedication REALTORS® bring as advisers, advocates, volunteers, neighbors, and real estate professionals committed to a Code of Ethics. The campaign uses a multi-channel delivery approach via television, radio, digital audio, social media, search, and streaming services, like Hulu and Sling —as well as through content partnerships with industry leaders such as Apartment Therapy, Daily Beast, The Atlantic, Thrillist, VICE, and Washington Post.

"That's Who We R" has resonated tremendously with both members and consumers, and for the first time provides members with tangible, customizable assets to build their business and brand recognition.

The board also approved the 2020 NAR budget with **no dues increase** for National dues.

CONTINUING EDUCATION



June 2019 Broadcast Class Schedule

June 6	Fishing for FSPO's & Expireds	2hrs CE Credit	10:am-12:00pm	\$20
June 12	Cyber Security, Breaches & Threats	2hrs CE Credit	9:00am-11:00am	\$20.00
June 12	Market Like Rockstar	2hrs CE Credit	12:00pm-2:00pm	\$20.00
June 14	Service & Emotional Support Animals	4hrs CE Credit	9:00am-1:00pm	\$40.00
June 18	Broker Responsibility	6hrs CE Credit	9:00am-4:00pm	\$60.00

Registration forms can be found on the
GMWAR website
Gmwar.org
Under the Calendar of Events



Deadline to volunteer for TEXAS REALTORS® (Texas Association of REALTORS®) 2020 Committees is June 21st.

The Volunteer Tool is open on the TR Website:

www.texasrealestate.com

Access the website, select the "Leaders" tab, click on "volunteer for a committee", then click on "Apply Now".

Complete the Member sign up and then click on "submit" at the bottom of the page.

You can also review each committees description on the TR Website under "Volunteer for a committee".



86th Texas Legislature Regular Session ended Monday May 27.

Texas REALTORS® followed 2,784 of the 7,851 bills and resolutions filed. Texas REALTORS® had incredible victories this session on behalf of property owners and the real estate industry. Bills that made it out of the Legislature are now on the governor's desk to be signed into law, and joint resolutions that passed both chambers were filed with the Secretary of State and will be on the November 5 ballot.

Property tax reform—Senate Bill 2

This bill makes changes to the rollback rate for local taxing entities that is currently 8%.

- Most cities & counties will be subject to a 3.5% rollback rate
- Most cities & counties will have automatic elections if they exceed the rollback rate
- Keeps rollback rate at 8% for special taxing units: cities and counties with populations ≤30,000, junior colleges and hospital districts
- Renames the rollback rate the "voter-approval tax rate"

Senate Bill 2 also implements several REALTOR® -supported measures that enhance transparency for property taxpayers:

- CADs are required to create an online database to show property owners how proposed rate changes would affect their bills and make it easy for taxpayers to comment on increases using an automatically generated online form
- The database would also include information about when a property owner's local taxing entities are holding public hearings to set their tax rates

School finance reform—House Bill 3

The Texas Legislature unanimously approved House Bill 3. This REALTOR® -supported legislation is a comprehensive reform of the state's public school finance system and property tax system. A few highlights:

- Lowers school property tax rates statewide
- Increases the state's share of educational funding from 38% to 45%
- Reduces recapture by 47% (\$3.6 billion) in the next biennium
- Raises the basic allotment from \$5,140 to \$6,160 per student, benefiting all school districts
- ...maintains the enhanced transparency measures and automatic rollback elections REALTORS® support

The Legislation's website, TheTexasPlan.com, has more details

Tax incentive legislation—House Bill 3143

The Texas Legislature passed REALTOR® -supported HB 3143 to extend the expiration of Chapter 12 tax incentives from Sept 1, 2019 to Sept 1, 2029

TREC sunset review—Senate Bill 624

REALTOR®-supported Senate Bill 624 has been sent to the governor's desk to be signed into law.

This legislation implements the Sunset Commission's recommendations for the Texas Real Estate Commission to maintain its self directed-self independent status, etc. for 6 years.

GMWAR

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**Welcome
 New Members**



Steve Bergan
 Cheyenne Cobb
 Origin Real Estate
 Robert Etheridge
 Wade Garrett McNutt
 Robert Nantz
 Hoss Neatherlin
 Phyllis White
 Heidi Wilburn

Weichert, REALTORS, Team Realty
 UCRE Texas Lifestyle Properties
 Ruby Dyos
 Source 1 Real Estate
 Century 21 Judge Fite
 Ranger Realty
 Century 21 Judge Fite
 UCRE Texas Lifestyle Properties
 Briggs Freeman Sotheby's Int Realty



\$5 for 1

\$20 for 5

*Proceeds go to "Hearts
 Full of Love"*

For more information visit their website

Heartsfulloflove.org

There are 2 baskets full of good stuff, a man's basket and a woman's basket. Each basket is valued at \$1000+

On Display at the GMWAR Office

And tickets available there as well

Drawing will be held at October 24 Luncheon

Man's Basket
\$250 Amex card
Capital Grille Knives
Pocket knife
Perini Cookbook
Texas Whiskey
Cap
.....more gift cards

Woman's Basket
\$250 Amex card
Jewelry
ConSuela Bag
Cookbook
Lotion
Candle
....more gift cards

GMWAR Mission Statement

The Greater Metro West Association of REALTORS® exists for creating value and an environment that enhances: informed membership, real estate information resource, active community contributors, accountability to the members and the public, and a spirit of professionalism.