



PBBR FRIDAY FLASH



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October 5th, 2007

If opportunity doesn't knock, build a door!

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ANNOUNCEMENTS

MEMBERSHIP UPDATES

New Firm

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PAUL BUNYAN MLS

Paul Bunyan MLS Committee

Rick Lantz, Committee Chair; Keith Johnson,
Judy Greeley, Jim Meier and Barry Fall
Jo Ellen Serum, Dave Becker, Mike
McCullough, Mark Hacker, Sandy Keezer

We get calls and questions about problems people see with their listings. Here are several, simple explanations for some of these problems:

- Listings not being displayed on Desktop

If you are operating an older version of Paragon desktop than the current and approved version, 3.1.20, certain listings cannot be downloaded and displayed on the desktop program. The reason for this is that any new field or data selection for a field which has been added are not recognized by the older desktop programming. Most of these new fields were added in the early spring of this year.

Examples: Keyword Construction Origin;
Listing Agreement Type

You can correct this problem by upgrading your desktop program to the current approved version, 3.1.20. However, there is an additional caveat; new computers with the operating system VISTA do not work correctly with older versions and the current version of Paragon 3.1.20.

- Listings not being displayed on Realtor.com, pbbr.com, the firm's IDX dataset.

Several things can prevent a listing from being displayed on an Internet site. First of all, let's clear up any misunderstanding about what listings are eligible to be displayed on an Internet site where the information is derived from the MLS database – EXCLUSIVE RIGHT TO SELL is the only type of listing that may be displayed. This does not mean any variation of Exclusive Right to Sell, but simply the Exclusive Right to Sell.

One of the most frequent causes is due to a typo whereby the entry person will select NO to the Internet Authorization Feature Field.

We've recently had situations where listings are not being displayed on the Internet because Exclusive Agency or Exclusive Right to Sell - Limited Service has been selected as the Listing Agreement Type. When a field selection for Listing Agreement type other than Exclusive Right to Sell is selected, the Internet Authorization Feature Field automatically defaults to NO. However, an entry person is not prevented at this time from being able to select YES. If they don't understand that only Exclusive Right to Sell listings may be displayed on the Internet and fail to see the default response NO, this creates even more data conflict.

The problem with the listing not being displayed on the Internet can be corrected by #1 changing the listing agreement type, #2 setting the Internet Authorization field to YES only. But you will then have to let Sally at the Board Office know when this is accomplished by your office staff so that she can "force" the photos and file transfer protocol with REALTOR.com, PBMLS IDX client ftp file and the PBBR Internet site public listing display feed.

- Problem with data selection not appearing as entered.

An example of this complaint would be if the input person tabbed through entry quickly as they input a listing, referring to the order of the data as it appears on the data input, which doesn't always match the order of the fields on the Listing Input/Maintenance screen. We will work to make sure this problem is corrected. Thank you, Amy Williams, at RE/MAX Central for bringing this to our attention.

September 2007 Field Report

AN AWESOME CHALLENGE - By: Doug Merriam , West Michigan Field Director

From Centreville to Charlevoix, this month I enjoyed traveling Michigan's west coast and meeting many local association leaders for the first time. I have come to appreciate the great diversity in our very active membership. After each General Membership, Board of Directors, or Government Affairs Committee Meeting, I feel thankful for the opportunity to be working with all of you and eagerly anticipate the future. Yes, managing a travel schedule in a geographic region the size of this one has been a challenge. But I am not afraid to go the extra mile (no pun intended). Know that I am going to do my best to make sure MAR members on our side of the state have the information they need. Do not hesitate to contact me with a question or an invitation to meet with a group of members to discuss governmental affairs issues. I hope to attend some sales meetings in brokerage offices to further connect MAR members to the actions of state government.

MAR Pressing for Reform

I can see and hear the concern about the direction Michigan's elected officials are taking this state through its budget policy whenever I address this topic with a REALTOR®. As our elected officials aim to solve another billion dollar deficit just days before the start of a new fiscal year, MAR members are wondering why the Michigan Legislature would not again embrace the principles of the Price of Government, which would force state government to live within its means during such a difficult time for Michigan's citizens.

You know some of the figures. State-wide, our unemployment rate leads the nation at 7.4%. The state's population? Down. Foreclosures? Up. The automotive job sector that has served as the driving force for Michigan's economy for so long? Continually eroding. It's clear that we need some changes in the way Michigan operates. An invigorated REALTOR® membership is stepping forward again. The MAR Public Policy Committee recently had a discussion about Michigan's budget. These members from across the state did not endorse any sort of revenue enhancement (TAX INCREASE) but rather have directed MAR staff to work with the legislature to pursue government reform. The committee, just like the greater membership they represent, understands that Michigan is facing a structural budget deficit. To

solve such a problem, the actual structure of government needs to be changed. These structural issues are not solved by simply increasing taxes – the root causes of the problem would persist. The way out of this mess is for our elected officials to reconsider how taxpayer dollars are being spent so as to reposition the state for future prosperity. We can ill afford, at a time like this, to simply look toward tax revenue as the centerpiece of a plan to fill this budget shortfall. Without true government reform, MAR strongly opposes any form of tax increase.

At the time of writing, it still is not clear what the final budget agreement for the 2008 Fiscal Year will look like. It is likely that budget cuts, some governmental reforms, and accounting gimmicks will be combined with some sort of temporary increase in the income tax, an expansion of the sales tax, the closing of several so-called tax 'loopholes' for businesses, or a ballot proposal to increase the sales tax percentage from 6% to 7%. Will there be a partial government shutdown? Maybe. Maybe not. Rest assured that all members of MAR's Advocacy staff have been representing the membership's position in the capitol building every hour that the House and Senate have been in session for the better part of a month. And we will stick with it for the foreseeable future. Please stay tuned to your Inbox and the MAR [Web site](#) for updated communications about the budget battle in Lansing.

The Importance of Leadership

With all of the above said, I am sure that we can all agree that those making decisions in government, our leaders – our elected officials, have an incredible impact on your bottom line. It is very important to make sure that the association membership comes together in seeking to ensure the election of candidates for office that philosophically support the real estate industry. If you have yet to contribute to [RPAC](#) this year, I am asking you to join me right now. Running for office is expensive. Making sure that potential and current elected officials that are REALTOR®-friendly have the resources needed to be victorious on Election Day is critical to the success of this industry.