



# STAR Network News

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May 2022

## President's Message

"April Showers bring May flowers"

May is about Spring and Re-Growth & Re-birth, not only in our daily and personal lives, but also in our careers.

Now is the time to learn new tools and technology and to embrace and take a renewed look at how you did your business plan and marketing plan and also how you effectively deliver amazing service to your customers and clients.

STAR has and is exploring great learning and teaching experiences and opportunities to its membership. Knowledge is growth, it is a confidence builder, and it assists all of us in being the best we can be to our customers and clients. The committee has gotten some outstanding speakers corralled to give you some stellar education experiences.

May is the month of our large RPAC auction in Trumbull County. It is truly an event to attend. This committee has worked diligently to bring some exciting items to purchase, whether in person or online. Food, Fun, laughter, and networking are just some of the attributes this event has to offer. Political action truly is one of the things REALTORS® do best. We make the "American Dream" happen for millions of individuals across the great land called the U.S.A. We all help ensure that



**Marlin Palich**  
2022 STAR President

homeownership is obtainable for all and protect private property rights.

I'm currently writing this article from Washington D.C and I look forward to meeting with Congressional staff and liaisons to discuss issues that currently are of concern to the housing and real estate industry, in general.

In closing, please get involved. We have truly created a wonderful and welcoming board of REALTORS® that is there for everyone. Join in the excitement, the education process, and in learning what REALTORS® can do.

Be safe and Be Well!!

# Upcoming Classes & Events

17  
MAY

*"REALTOR® Party in the USA"* RPAC Auction & Dinner  
Beginning at 5:30 pm at DiLucia's - Register Today!  
2610 Elm Road  
Warren, OH 44483

18  
MAY

Breakfast in the Park Beginning at 9:00 am  
Dogwood Park Shelter - Register Today!  
241 7<sup>th</sup> Street NE  
North Canton, OH 44720

30  
MAY

STAR Offices Closed

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

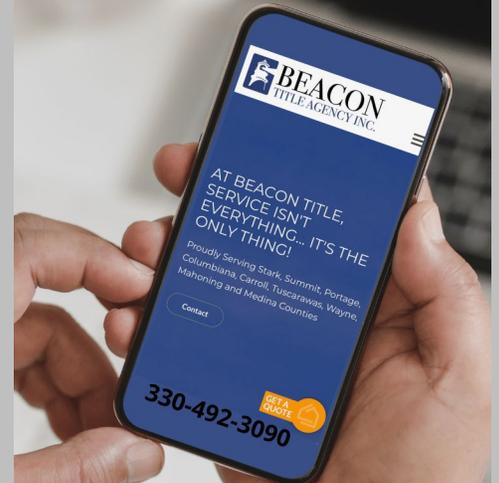
SAVE the date and watch for information for these upcoming STAR CE Classes in Trumbull County:

July 7 | Core Law  
@ Kent State Trumbull Campus

September 8 | Ethics  
@ Kent State Trumbull Campus

November 3 | Fair Housing  
@ Kent State Trumbull Campus

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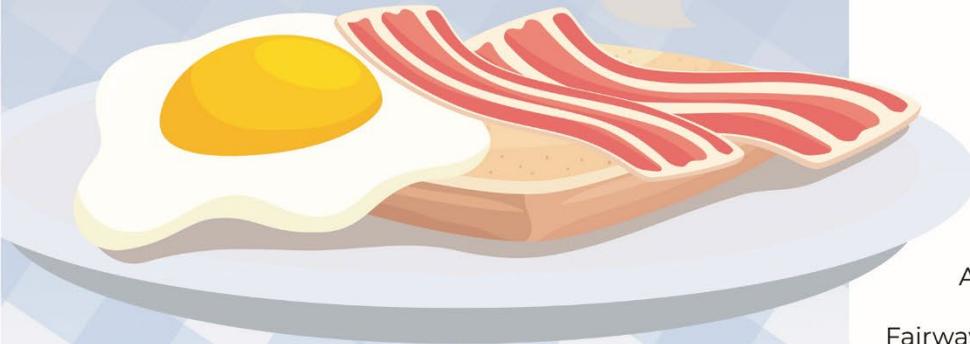
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**Stark Trumbull Area REALTORS®**  
& the STAR Education & Events Committee

ANNUAL  
**Breakfast  
in the Park**

**Wed, May 18 at 9:00am**



**Great Door Prizes**  
**50/50 Cash Raffle**

**Dogwood Park Shelter**

241 7th Street NE  
North Canton, OH 44720

**\$4 Per Person**

with Canned Good Donation

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Your donation of canned food benefits  
the *Warren Family Mission* and  
the *Stark County Hunger Task Force*

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tadams@STAR.Realtor or 330-494-5630

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# The GAD's Corner...

## Kayla Atchison

Government Affairs Director (GAD)

### Committee Involvement

RPAC Committee  
Legislative Affairs Committee  
Community Outreach Committee

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mobile (330) 631-4147  
office (330) 494-5630

Primary Office  
Warren & N Canton

On April 21st, Governor Mike DeWine signed into law H.B. 126 a bill that reforms Ohio's outdated property valuation system and prevents predatory re-evaluations by third party entities. The passing of this bill is a victory for homeowners and investors alike. Ohio is one of a few states that allow a third-party entity to challenge property evaluations. Recently we have seen zealous attorneys, many hired by local school districts, initiate complaints in an effort to increase property tax revenue. Ohio REALTORS® has long championed a change to Ohio's property valuation system.

The media has unfairly villainized proponents of H.B 126 through false claims that this bill allows corporations and investors to skirt paying their fair share of taxes. That is not the case. A property owner in Northwest Ohio received a valuation challenge on a \$103,000 house. We have also seen school districts in Stark County challenging tax valuations on recent sales. We are grateful that the Ohio General Assembly saw past the rhetoric and supported Ohio REALTORS® in their efforts to protect homeowners and prevent this abusive practice.

### *So, what will H.B 126 do?*

School districts and local jurisdictions must now adopt a resolution if they wish to challenge the current valuation of a property via the county board of revision. A challenge can only be filed if the

property was sold in an arm's length transaction before the tax lien date and the sale price exceeds the latest assessed value by 10% and \$500,000.

If a property owner wishes to challenge their own valuation, they are still permitted to file with a board of revision. School districts and other local jurisdictions will then have 30 days to file a counter-complaint. The requirement that a county auditor notify schools of a property owner's valuation complaint was repealed. Additional safeguards were put in place to eliminate side deals and prevent parties from appealing to the Ohio Board of Tax Appeals.

We are thankful for the leadership of our local Representatives and Senators. A special thank you to Representative Oeslager, Representative Stoltzfus, Representative Roemer, Representative Loychik, Senator O' Brien, and Senator Schuring.



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*Andrea Hyatt*

Partner

330-858-4476

[andrea@stonegatetitleagency.com](mailto:andrea@stonegatetitleagency.com)



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# STAR Membership Report | April 2022



## Heather Pyers

Membership & Communications  
Administrator

[membership@STAR.Realtor](mailto:membership@STAR.Realtor)  
office (330) 494-5630

Primary Office | N Canton

## Committee Involvement

YPN

### New Salespersons

Alexander Belden, *Howard Hanna*  
Allison Mckiban, *Keller Williams LLC*  
Antonette Nedeljkovic, *BHHS Stouffer Realty*  
Avery Scott, *Keller Williams LLC*  
Brittany Beltran Ortiz, *Exit Realty GPS*  
Bryan Kuhn, *Howard Hanna*  
Eleftheria Cundiff, *Keller Williams Legacy Grp*  
Ellen Hunton, *BHHS Stouffer Realty*  
Jayme Evans-Debo, *RE/MAX Edge Realty*  
JoAnna Stillwagon, *BHHS Stouffer Realty*  
Kimberly Cheyney, *BHHS Stouffer Realty*  
Mark Martin, *BHHS Stouffer Realty*  
Nicole Snyder, *RE/MAX Edge Realty*  
Nicole Venditt-Fedor, *eXp Realty*  
Noah Callahan, *BHHS Stouffer Realty*  
Patricia Lutes, *RE/MAX Edge Realty*  
Richard Palmer Jr, *William Zmarelli Realtors*  
Robert Varner, *William Zmarelli Realtors*  
Tammie Lovett, *Howard Hanna*  
Tamica Shavers, *McDowell Homes Real Estate*  
Valerie Coleman, *RE/MAX Edge Realty*

### Office Transfers

Amy Carriker, *Keller Williams LLC*  
Bryan Garra, *eXp Realty*  
Claudia Hartzler, *eXp Realty*  
Jeffrey Ullom, *Carol Goff & Assoc*  
Jessica Nader, *RE/MAX Crossroad Properties*  
Kenneth Stahl, *Hackenberg Realty Group*  
Kristy Trentman, *eXp Realty*  
Lori Evans, *McDowell Homes Real Estate*  
Robert Dale, *eXp Realty*

### Reinstatements

Anthony Collins, *eXp Realty*  
Jack Davis, *Keller Williams Legacy Group Rlty*  
Joshua Davis, *Keller Williams Legacy Group Rlty*  
Karissa Porter, *Keller Williams Legacy Group Rlty*  
Mercedes McRoy, *Keller Williams Legacy Group Rlty*  
Meredith McCartney, *Stewardship Realty*  
Michael Fields, *BHHS Stouffer Realty*  
Michelle Sears, *DeHoff Realtors*  
Michelle Yarbrough, *Keller Williams Legacy Group Rlty*  
Rachel Wolfe, *Kiko*  
Richard Acker, *Hayes Realty*  
Rosemary Horvath, *BHHS Stouffer Realty*

### New Secondary Broker

Anthony Burrus, *Brokers Realty Group*  
Paul Billman, *Howard Hanna-Wayne*

### New Secondary Office

Carol Goff & Assoc- Dorman Olson

### New Affiliate Members

Armor Mortgage  
Mike Bernhart  
C.H. Vallos & Assoc  
Sean Clark  
Encompass Insurance Agency  
Garrett Poling  
Equitable Advisors LLC  
Zachary Campbell  
JDog Junk Removal & Hauling  
Mitchell Graham  
Wayne Savings  
Laurie Nash

### Affiliate Cancellations

Ark Home Inspections  
Cross Country Mortgage  
Edward Jones  
Flynn Environmental  
Hays Pest Control  
Midland Title  
Smart Move Home Inspection  
Virus Busters Sanitization  
Services

### Membership Cancellations

Anita Flex  
Christopher Kamp  
Christine McCoy  
Ed Kiser Jr  
Heidi Harris  
Jodie Verner  
Joshua Davis  
Kenneth Roberts  
Krista Hoover  
Lauren Dillingham  
Patrick Oglesby  
Renee Rasile  
Robbe Mehl  
Tracy Graber



## The HUNT is on...Egg Hunt Recap

The Affiliate Committee held its Grown Up Egg Hunt this past April 13, 2022!

REALTOR® Members and Affiliates who attended enjoyed lunch and goodies from over 1,000 Easter Eggs!

BIG THANKS to our Affiliate Committee members for their generous donations, and thanks to all those who came out to support the event!





## Shaker Recap

We had a great turnout at the Shaker event held at at Jerzees Café in Downtown Canton on Tuesday April 26th! The event was sponsored by our STAR Affiliates.

REALTOR® Members in attendance enjoyed a FREE drink/food while they networked and socialized. Sam Shaheen won the ¼ page ad in The Repository, and Donna Pugh won the \$25 gas card.

Join us at our next Shaker event in June, which will also be held at Jerzees Café in Downtown Canton!



Women's Council of  
**REALTORS**  
Stark County

## WOMENS COUNCIL OF REALTORS TACO TRUCK

Realtor Membership Drive and Member Mixer  
Open to Stark County WCR Members and Realtors who are  
considering membership.

---

Taco Truck from "Town Tacos" serving 3 tacos  
(choice of chicken, steak or fish)



AND THEIR FAMOUS ELOTE (Street Corn)

---

Location: Barrel Room in North Canton  
(7901 Cleveland Ave NW)  
Date: May 12th, 2022 Time: 200 – 400 PM

---

Soft drinks and water provided. Cash Bar.  
50/50 Tickets Sold at Event  
Live Music by Hey Monea  
\$10 Per Person – Closed Event  
RSVP BY MAY 8th, Register by visiting [WCRSTARK.ORG](http://WCRSTARK.ORG)

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# 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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Education & Events Administrator

Primary Office | Warren

**Committee Involvement**

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Affiliate Committee

[tadams@STAR.Realtor](mailto:tadams@STAR.Realtor)

main office: (330) 494-5630

SAVE the date and watch for  
information for these upcoming  
STAR CE Classes in Trumbull County:

July 7 | Core Law  
@ Kent State Trumbull Campus

September 8 | Ethics  
@ Kent State Trumbull Campus

November 3 | Fair Housing  
@ Kent State Trumbull Campus

Core Classes scheduled in Stark  
County will be announced SOON!

**We have TWO Locations to  
BEST SERVE our Members!**

North Canton Office

7110 Whipple Avenue NW, Suite B  
North Canton, OH 44720

Warren Office

311 Niles Cortland Rd NE, Suite C  
Warren, OH 44484

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

Stark Trumbull Area REALTORS® RPAC Committee

# REALTOR® Party in the USA

## RPAC Auction & Dinner Tues, May 17, 2022

**\$15 Dinner** IF PAID BY MAY 17, 2022

**\$25 Dinner at the Door**

<b>5:30 pm</b>	Registration
<b>6:00 pm</b>	Dinner & Auction
<b>Location</b>	DiLucia's Banquet Hall 2610 Elm Road Warren, OH 44483

### Deadline for RSVP

12 pm on Friday, May 13, 2022  
Any cancellations not received 24 hours prior to scheduled event may be billed for the cost of your dinner

Sign up on our website today, or contact  
Kayla Atchison, [katchison@STAR.Realtor](mailto:katchison@STAR.Realtor)



[www.STAR.Realtor](http://www.STAR.Realtor)

### \$1,000 Major Investor Package

\$300 Paid by 5/17/2022 with \$700 paid in full by the evening of the event.  
Major Investor Package includes:

Eight (8) Dinner Tickets  
1 FREE in 2023 Ticket  
Table Sponsor Recognition  
Program Recognition (?)

### \$150 Capitol Club Package

MUST BE PAID IN FULL BY 5/17/2022.  
Capitol Club Package includes:

Two (2) Dinner Tickets  
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### Live Auction

### Silent Auction

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## NAR Certification Spotlight



### Who is it for?

The course work for the At Home with Diversity® (AHWD) certification is designed to enable you to work successfully with and within a rapidly changing multicultural market. It will help you to learn diversity sensitivity, how it applies to U.S. fair housing laws in your business, and ways to develop professional guidelines for working with people in the increasingly multicultural real estate market.

### Education

Complete the At Home With Diversity® 1-Day certification course online or in the classroom

### Cost

Online version of the course: \$99.00

Classroom version of the course varies by course provider

### One-time Application Fee

The AHWD application fee, normally priced at \$75 has been discounted to \$40 to REALTORS® as a part of the Right Tools, Right Now Program. Take advantage now through December 31, 2022.

[MORE INFO Click Here!](#)





**Dave Dolan, vp**  
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## Contact STAR Staff!

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# LEGAL Update: HUD'S Guidelines for Housing Providers that wish to Implement Criminal History-Based Policies or Practices

By Michael S. Gruber, Esq. and Jamie M. Haren, Esq.

The U.S. Department of Housing and Urban Development ("HUD"), in the recently issued "Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate Related Transactions", warned housing providers to exercise caution in implementing policies that allow use of criminal history-based policies or practices when making housing decisions.

The Fair Housing Act ("FHA") prohibits discrimination in housing against persons who are members of a protected class. Protected classes include race, color, religion, sex, national origin, disability or family status. General FHA violations include intentional acts of discrimination. There are also disparate-impact claims in which there is no intent to discriminate. In disparate-impact claims, the person asserting the violation acknowledges that there is no intentional discrimination but that a policy has violated the FHA because it has disproportionately adverse effects on persons of a protected class. In the summer of 2015, the Supreme Court found that disparate impact claims are recognized under the FHA. As a result of this decision by the Supreme Court, HUD has provided guidance to housing providers to avoid violating the FHA.

Persons with criminal records are not considered a protected class under the FHA, however, HUD emphasizes that criminal history-based policies have a negative impact on minorities, which are a protected class under the FHA. Thus, creating overbroad criminal-based policies could violate the FHA, if they indirectly discriminate against minorities. That result is likely based on the statistical evidence that minorities experience arrest and incarceration at rates disproportionate to their total population.

HUD's guidance shouldn't be construed to preclude housing providers from implementing all criminal-history based policies. Rather that these policies should be carefully crafted and tailored to serve a substantial, legitimate, and nondiscriminatory interest of the housing provider. An example of a substantial, legitimate, and nondiscriminatory interest would be something such as resident safety or property protection.

The most important points that the HUD guidance offers are that landlords should not deny an individual housing based on arrest alone, because arrests that do not end in conviction do not justify denial of housing. The guidance also prevents blanket restrictions based on certain convictions. Convictions should be considered on a case-by-case basis, in light of mitigating factors. Such factors include, but are not limited to, the individual's age at the time the crime occurred, evidence of good behavior since the crime was committed, and how long ago the conviction occurred. While HUD's guidance should be read in its entirety, these two points are the main takeaway.

The HUD guidance offers suggestions for housing providers to follow in developing and implementing tailored criminal history-based policies that further a substantial, legitimate, and nondiscriminatory interest. These suggestions include: having a clear, specific reasoning for your criminal history-based policy that

can be supported by evidence, treating all applicants equally regardless of protected characteristics, and conducting individualized assessments that consider mitigating factors, and more. Further, HUD's guidance also provides specific suggestions for what not to do when developing your criminal history-based policy. Tips include, but are not limited to, avoiding blanket exclusions, arbitrary or overly-broad criminal history-based policies and practices, and not making exceptions for some individuals.

Overall, the determination of whether a criminal history-based policy violates the FHA is a fact and case-specific inquiry using a burden-shifting framework. A claim of disparate impact under the FHA requires a plaintiff or HUD to prove that the criminal history-based policy or practice has a discriminatory effect and that it has a disparate impact on a group of protected persons. The policy or practice must be proven to actually or predictably result in a disparate impact. If a plaintiff is successful in that regard, the burden shifts to the housing provider to prove that the policy or practice is justified. In order to be justified, the policy or practice must be necessary to further a substantial, legitimate and nondiscriminatory interest of the housing provider. Additionally, it must also be proven that the policy or practice actually achieves its intended purpose. The burden then shifts back to the plaintiff to prove that the housing providers interest could have been served by a different, less discriminatory policy or practice.

It's important for housing providers to implement policies and practices that adhere to the suggestions given in order to avoid violating the FHA. Enlisting the help of a knowledgeable attorney will ensure that your policies and practices are narrowly tailored and permissible. The attorneys at Gruber, Haren, Thomas & Co. are well-versed in real estate law and practice and are up to date with this ever changing industry. Should a housing provider wish to implement a criminal history-based policy or practice, be sure to have it reviewed by the housing provider's attorney. If the housing provider does not have an attorney or their attorney is not well versed in this area, they can contact Michael Gruber or Jamie Haren to review the policy so that the policy or practice adheres to HUD's guidelines.

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