



STAR STARK TRUMBULL AREA REALTORS®

Monthly News

Powering REALTORS® Across Stark, Carroll, and Trumbull Counties...

President's Message

2024 | January

What's new in year 2024? Well, I will be serving as your President of the Stark Trumbull Board of REALTORS®. That doesn't mean we are reverting to the 'good old days' (I was also your president in 2002). We are surging full steam ahead to bring you new and innovative solutions that will make selling real estate easier and more enjoyable. I believe a new chapter in doing real estate is around the corner. But don't worry; in my 37 years, I've seen plenty of changes, and it always seems to work out for the best. Remember we have had three great years recently! This market was crazy, but this doesn't last forever. I call it getting back to normal. Remember if you have a question about something I am always available to talk (I do answer my phone). It can be about anything good or bad. If I can, I will always shed some light on the reason for the problem.

My goals this year will be to increase the interaction you have with your fellow REALTORS®. Please pay attention to upcoming events that will help you meet who you are doing business with. Example: our RPAC pet contest in February (please vote for my beautiful Angus calf). Shaker events are always a good way to see each other. I must include WCR and the Young Professionals Network as they are both vital to making our business flourish. I am a firm believer that knowing who is on the other end of a transaction makes things go smoother.

Also, we will be reaching out to other Boards that are close so we can talk about sharing some services. This will help to keep our local dues in check. Hopefully this helps. In reflection of 2023, I must say your president Kyle Oberlin, was awesome, and his heart is with this organization. Happy New Year. Go STAR!

Arden

Arden Lingenhoel
2024 STAR President

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Classes & Events

If you do not see a REGISTER NOW link next to an event, keep an eye on your inbox or our website for links soon!

JANUARY

- JAN 1 STAR Offices Closed
- JAN 2 STAR Offices Closed
- JAN 11 [REGISTER NOW](#)
STAR Installation | 4:00 pm - 6:00 pm
Tom Benson Hall of Fame Stadium Club
Hall of Fame Village
2331 17th Street NW, Canton 44708
- JAN 15 STAR Offices are Closed
- JAN 15 RPAC Pet Contest Submissions begin!
- JAN 21-23 Ohio Realtors Winter Conference

FEBRUARY

- FEB 1 RPAC Pet Contest Voting Begins!
- FEB 13 YPN Spelling Bee Event! Info Coming SOON!
- FEB 19 STAR Offices Closed
- FEB 27 [REGISTER NOW](#)
Shaker at MBAR | 5:00 pm - 7:30 pm
- FEB 29 [REGISTER NOW](#)
New Member Orientation
North Canton STAR Office
7110 Whipple Avenue NW, Suite B, N Canton OH 44720

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**don't be NEW
& Confused...**

**JOIN US for a FUN
and Informative
NEW Member
Orientation,
and take the
guesswork out
of getting started!**

Orientation Dates

- Thursday, February 29
Thursday, May 30
Thursday, September 26
Thursday, November 21



Sign-Up TODAY!

A Note from the CEO

Navigating Challenges

The association recently encountered an unexpected challenge with our new AMS system regarding dues billings. We promptly addressed the issue, extending our sincere apologies and implementing a solution to rectify the situation. Admittedly, we emerged from this incident somewhat battered, but we are committed to transparency and want to provide accurate information. In our pursuit of a seamless experience for everyone, we've disabled the credit card save and auto-payment features based on user feedback. This change aims to prevent potential issues, ensuring a smoother and more secure transaction process moving forward.

In situations like these, we emphasize the importance of contacting the STAR office for clarification. I encourage you to contact me directly so I can offer a comprehensive understanding of the circumstances rather than resorting to social media, where misinformation may spread like wildfire. It is crucial for both current and past leaders to play a role in quelling any unrest rather than contributing to the confusion.

Those who have previously held leadership positions within STAR understand the intricacies of our operations. They are responsible for upholding our professionalism by engaging with us first before addressing matters on social media. While I appreciate the few individuals who supported us during this challenging time, some acted without the full facts, inadvertently tarnishing our reputation—a situation we had worked diligently to avoid.

Certain aspects of our operations are beyond our control, and we took every possible measure to correct the situation. At STAR, we often say that our work doesn't involve matters of life or death; everything is fixable. Therefore, there is no need to exacerbate issues by adding fuel



Collene Burgess
Chief Executive Officer

Contact for:
Professional Standards, Ethics,
Grievance, Arbitration & Mediation,
Sponsorship/Advertising, Affiliates,
Media Relations

cburgess@star.realtor
office: (330) 494-5630

to the fire. Mistakes happen, but we are dedicated to resolving them because our members always come first.

On a positive note, I am grateful to collaborate with an exceptional Board of Directors who consistently offer support and understanding. While bidding farewell to Kyle Oberlin, passing the gavel is bittersweet, but I am excited about the leadership of our new president, Arden Lingenhoel. His experience instills confidence, and I feel secure and at ease under his guidance.

In conclusion, our commitment to transparency, accountability, and member satisfaction remains unwavering. We appreciate the understanding of those who stood by us during this challenging period and look forward to continuing our mission with renewed vigor. Your trust and support are the cornerstones of STAR's success, and we remain dedicated to providing a seamless experience for our members.

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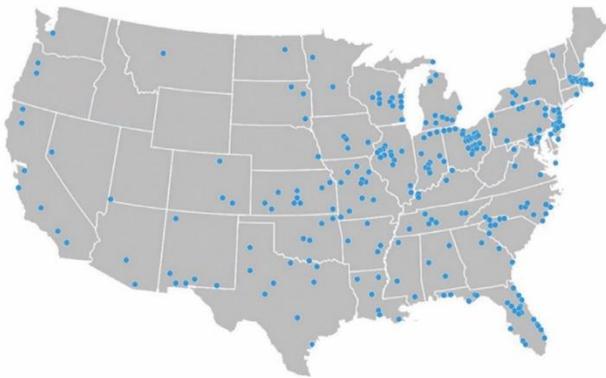
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We have deep roots in more than 260 communities across North America, and more than 150 million consumers rely on USA TODAY NETWORK local media brands for news and information. We can connect you to these consumers through local marketing strategies backed by data, expertise, and technology.

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NEW Member
Orientation,
and take the
guesswork out
of getting started!**

Orientation Dates
Thursday, September 21
Thursday, November 30



Sign-Up TODAY!



24 PRESIDENT'S INSTALLATION

January 11, 2024 from 4 pm - 6 pm

Tom Benson Hall of Fame Stadium Club

Hall of Fame Village

2331 17th St. NW, Canton, OH 44708

Park in the Unity Lot, and use the VIP
Entrance to the Stadium Club - Level 6



4:00 pm Tail Gate
CASH Bar

4:30 pm Kick-OFF
Hors D'oeuvres

5:00 pm Half Time
Installation &
Special Awards

6:00 pm Game Over

Put on your STAR Jersey (Business Casual) and JOIN US as we
HAND OFF to the next STAR President, Arden Lingehoel
ALSO PRESENTING our MVP AWARDS to the
REALTOR® and AFFILIATE of the YEAR for 2023
and our 2023 STAR Lifetime Achievement Award!

FREE for STAR Members, and \$15 for Non-Members



Questions? Contact Collene Burgess, STAR CEO
(330) 494-5630 or cburgess@STAR.Realtor

REGISTER ON OUR WEBSITE TODAY! www.STAR.Realtor



STAR RPAC

loves our PETS!



The Stark Trumbull Area REALTORS®
RPAC Committee wants you to
show the love
for your furry friends in our Pet Contest!

**Vote for your Favorite
Beginning Feb 1, 2024**

Contest Rules:

Photo Submissions: Jan 15 - Jan 26, 2024

\$50 Submission Fee. Multiple Pets
must be entered separately.

Voting to take place: Feb 1 - Feb 29, 2024
\$15 RPAC Donation = 1 vote

"People's Choice" will be held
separate from contest via social media

Pet Photo Submission Form

Email Completed Form to GAD@STAR.Realtor

Pet's Photo included with this form.

Pet's Name: _____

Pet's Bio: _____

Pet Owner: _____

Email: _____

Phone: _____



PAC Disclaimer Statement Contributions to RPAC, 26 U.S.C. 162(e) requires that the portion of dues attributable to lobbying and political activities at the Local, State and Federal levels of government be considered nondeductible for income tax purposes. Contributions are voluntary and are used for political purposes. The RPAC amount indicated is merely a guideline and you may contribute more or less than the suggested amount. The National Association of REALTORS and its state and local associations will not favor or disadvantage any member because of the amount contributed or a decision not to contribute. You may refuse to contribute without reprisal. 70% of each contribution is used by your State PAC to support state and local political candidates; 34% is sent to National RPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. Notwithstanding this general allocation formula, the allocation may change and all or a portion of your contribution may be allocated to other political accounts maintained by Ohio REALTORS if a contribution exceeds limits under the and/or if a contribution falls outside time limits under 52 U.S.C. 30102. Non-Deductible Percentages of Dues Payments & Assessments: \$40 of Ohio REALTORS dues is used by Ohio REALTORS to engage in independent political expenditures for purposes of influencing the election or defeat of State or Federal candidates, as well as Local or State ballot issues; this amount is non-deductible for the member's income tax purposes. For the additional dues of \$180 per member, Ohio REALTORS computes 11% or \$19.25 to be non-deductible due to Ohio REALTORS lobbying effort. Total non-deductible for Ohio Realtor dues is \$59.25. For 2023, with dues at \$150 per member, NAR computes 34 percent or \$51 to be nondeductible for the member's income tax purposes due to NAR lobbying efforts. Please note that the entire \$45 Consumer Advertising Campaign special assessment qualifies as fully deductible.

QUESTIONS? Contact STAR via phone or email
GAD@STAR.Realtor | 330.494.5630

www.STAR.Realtor

STAR Membership Report | December 2023

New Salespersons

Jessica Sparrow, *Re/Max Edge Realty*
Julie Castner, *eXp Realty*
Peter Leckonby, *Re/Max Infinity*
Kerry Englet, *BHHS*
Gary Benko, *Howard Hanna*
Dana Motts, *Cutler Real Estate*
Matthew Mullins, *Keller Williams Legacy Group*
Edward Seidler, *Keller Williams Legacy Group*

Office Transfers

Rachel Ecker, *Howard Hanna*
Jonathan Ulp, *eXp Realty*
Chena Lord, *Keller Williams Legacy Group*
Grace Powers, *McDowell Homes*
Ashton Sauders, *Cutler Real Estate*
Michelle Harrison, *eXp Realty*
Alexis Pernice, *eXp Realty*
Michael Ranalli, *Keller Williams Legacy Group*
Aundrea Stutler, *Keller Williams Legacy Group*
Melissa Kaufman, *Keller Williams Legacy Group*
Kathryn Veal, *Keller Williams Legacy Group*

Transfers from another Board

Anthony Catauro
Steve Gates
Lauren Cavalier
Shakira Daniels
Tyler Obradovich

Transfers from another Board cont.

Louise Howell
Stephanie Clark
Barbara Gleason
Patricia DeCavitch
Dylan Burns
Robert Faver
Stacy Scheetz
David Eberle
Lawrence Triola
Jessica Brocius
Rochelle Arriola
Christopher Stanley
Janice Stanley
Kimberly Velk
Harry Pissini
Ronald Hillier
Garren Smith
John Devorich

New Secondary Member

Leonard Finelli

New Affiliate Office

CF Bank
Bill Damm

Dropped Members

Adan Spotts
Mark Michel
Matt Brown
Brityn Kirkpatrick
Heather McArthur
Ellen McNally
Tammy Smith
Timothy Hinchliffe
Heather Leone
Jeffrey Miller
Jaclyn Simmons
Rick Fritz
Rachel Jenkins
Christopher Hadden
Lisa Hermensky
Fallehn Davin
Anna Bodner
Angela Veppert
James Sadler
Zachary Dine
Michael O'Neil
Austin Haig
Cynthia Hawk
Andrea Partridge
Melissa Stephenson
Antonette Nedeljkovic
Emily Armstrong
Amber Horner
Amanda Cowgill



Committee involvement in your association is one of the best things you can do for your business. You will discover lifelong friends and mentors, and in many cases, do some good in your community along the way.

get INVOLVED with STAR



Candice Likely
Administrative Assistant

Contact for: Membership & Dues Inquiries,
FOREWARN, Supra

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DEBORAH ROHR
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Contact Brook Harless
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STAR

Shaker

5:00 pm - 7:30 pm

Complimentary Food & Drinks

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

FREE for STAR REALTOR® Members \$20 for STAR Affiliates

Rumble in Trumbull

at Cork & Cap

3225 Elm Rd NE
Warren, OH 44483

Tuesday, March 26

Tuesday, August 6

After Dark in Stark

at MBAR in Canton

5260 Dressler Road
Canton, OH 44718

Tuesday, February 27

Tuesday, April 30

Tuesday, September 24

Tuesday, October 29



RSVP TODAY! www.STAR.Realtor

The GAD's Corner

Stark Trumbull Area Realtors Gears Up for Pet Contest and More in 2024

As we step into the promising year of 2024, Stark Trumbull Area Realtors is delighted to share exciting updates and opportunities for our vibrant community.

Pet Contest: Calling All Pet Lovers!

Prepare to showcase your furry, feathery, and scaly friends as Stark Trumbull Area Realtors launches its Pet Contest. From January 15th through January 26th, we invite submissions featuring all types of pets - fish, turtles, hamsters, and more. Whether they're finned, shelled, fluffy, or tiny, we want to celebrate the diverse companions that bring joy to our lives.

The voting phase will be open from February 1st to February 29th, allowing the community to choose the most charming and lovable pets. Find detailed submission guidelines in our newsletter's flyer and on our website. Don't miss the opportunity to share the love your pets bring to your home!

Unwanted Gifts for a Good Cause

Before discarding those unwanted holiday gifts, consider donating them! Stark Trumbull Area Realtors, in collaboration with the Realtors Political Action Committee (RPAC), will collect these items to create a unique basket for our May Auction. Your contributions can make a meaningful impact, and we're happy to pick up items or accept drop-offs at our offices. Let's turn unwanted gifts into positive contributions for our community!

Upcoming Elections and Events

With a busy political calendar ahead, stay informed and engaged as we approach the primaries in March and the presidential election in November. Keep an eye out for exciting initiatives from both the RPAC and Legislative Affairs Committee, promising a year filled with fun and meaningful events. We invite you to join us in making a positive impact on our community.

Legislative Updates

House Bill 187: The House approved a three-year tax break for low-income individuals aged 65 and older, as well as disabled residents. The Ohio Senate unanimously passed the bill, which now allows those earning \$36,000 or less to exempt property

taxes on the first \$30,000 of their home's value. Individuals earning up to \$75,000 can also exempt a portion of their home's value based on their income, marking an increase from the current \$25,000 exemption for those earning less than \$30,000.

Year-End Celebrations: A Toast to Success

We concluded the remarkable year of 2023 with a Legislative Affairs and RPAC Brunch, extending our heartfelt gratitude to both committees for their stellar contributions. The success of the past year is a testament to the dedication and hard work of our committees, and we look forward to achieving even greater heights together in 2024.

Wishing everyone a belated happy holiday season and looking forward to an incredible year ahead. For additional details and updates, regularly check our newsletter and website.

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Brook Harless
Government Affairs Director

Contact for:
Government Affairs, RPAC, Legislative Committee

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STAR Monthly Market STATS | November 2023

Every month, STAR releases the latest housing statistics, typically around the 16th of the month. Watch for our social media posts for release dates. On our website you can explore historical housing statistics, and find downloadable, shareable infographic assets. [CLICK HERE](#) to check out our Blog, and watch social media for November STATS soon!

Communications Update

Are you getting our emails? If you have unsubscribed from STAR emails, you are missing out on information about Continuing Education, Events, and other important information! If your In-Box seems a little light, reach out to STAR Staff so we can update your records!

We are working on an option within our website that will allow the public to easily find our members who speak additional languages. If you speak a language other than English would like to be included in this option, please email Trisha tadams@STAR.Realtor!

If you have Communication Questions, Concerns, or Suggestions email Trisha!

Market UPDATE

STARK COUNTY

Stark Trumbull Area REALTORS®
Single-Family & TownHome Listing
Analysis of Stark, Trumbull, &
Carroll Counties



NEW Listings
443



SOLD Listings
258



Average SALE Price
\$220,197



Average MARKET TIME
31 days

NOVEMBER 2023

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Market UPDATE

TRUMBULL COUNTY

Stark Trumbull Area REALTORS®
Single-Family & TownHome Listing
Analysis of Stark, Trumbull, &
Carroll Counties



NEW Listings
149



SOLD Listings
152



Average SALE Price
\$155,252



Average MARKET TIME
39 days

NOVEMBER 2023

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Market UPDATE

CARROLL COUNTY

Stark Trumbull Area REALTORS®
Single-Family & TownHome Listing
Analysis of Stark, Trumbull, &
Carroll Counties



NEW Listings
19



SOLD Listings
24



Average SALE Price
\$210,337



Average MARKET TIME
35 days

NOVEMBER 2023

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Attorney David Thomas
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Trisha Adams
Communications Director

Contact for: Website inquiries, Social Media,
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Norma L Good Scholarship, YPN

tadams@STAR.Realtor

Office: (330) 494-5630



Unlocking Homeownership Dreams: A Guide to Ohio's Home Buyer Plus Program

Published By: Jamie M. Haren, Esq., Arnold, Gruber & Haren, Ltd.

For many individuals in Ohio, the dream of homeownership is now within reach, thanks to the transformative Home Buyer Plus program. This initiative was first introduced by Governor DeWine in his 2023 State of the State address and will go into effect in January, 2024. The program is aimed at fostering homeownership by addressing a common challenge facing prospective buyers - saving for a downpayment. Qualifying individuals can open Ohio Homebuyer Plus savings accounts through participating banks beginning in January. These accounts are provided using the "linked deposit" model that Ohio uses for other programs and the accounts will have above-market interest rates for those accountholders. The sums deposited into these accounts may qualify for Ohio income tax deductions.

Qualifying individuals must (i) be an Ohio resident age 18 or older; (ii) have a primary residence in Ohio; and (iii) only use the funds in the Ohio Homebuyer Plus account toward the down payment or closing costs of a primary residence purchase in Ohio. The balance in the savings account must be at least \$100 and cannot exceed \$100,000. The funds must be used within 5 years of the creation of the account. The purchased property does not need to be a first home as long as it is a primary residence in Ohio.

More details on the program, including a start date, will be available after January 1st from the Ohio Treasurer. This program is an exciting opportunity for Ohioans to realize a goal of homeownership.

For more information, please contact the attorneys at Arnold, Gruber & Haren, at 330.563.4149.

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First Federal Community Bank
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MCTV
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Linkhorn Inspection Group
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