

# Tri-County Escrow Association



## From Chicago Title Connection

### CALIFORNIA ASSEMBLY BILL 459

A new California real estate law goes into effect January 1, 2006.

Assembly Bill 459 requires sellers of residential properties or their agents to notify buyers that they may have to pay supplemental taxes on their new homes in addition to their regular tax bills.

#### Special points of interest:

- CEA Master Calendar
- Upcoming classes and Educational Opportunities
- Application for membership
- PD holder information

The new disclosure law requires a specific notification, separate from other contract disclosures, which often are overlooked amid the mountain of paperwork that buyers face at escrow closings. Under the new law, the seller's notification must be made as part of the purchase contract, before escrow opens and the title search begins. It does not include the amount of the additional tax, just that there may be one.

Supplemental bills reflect the difference between the previously assessed value of a property and the current assessed value. The bills are an additional, not a substitute, tax notice. Some buyers whose monthly mortgage payments include funds for property taxes mistakenly believe that the supplemental taxes will be paid by the lenders as well; they are not.

#### Inside this issue:

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Buyers in Los Angeles County, who know the assessor's identification number (found on property tax bills) or property address and want to calculate the supplemental tax liability before purchasing a home, will soon be able to do so by going to the Los Angeles County assessor's website: <http://www.lacountyassessor.com>. Buyers in other counties should check with their local county assessor's office for availability of supplemental tax liability information.

As a part of your team, Chicago Title provides fast, accurate information to keep your transactions moving smoothly forward. Call us today or visit us on the web at [www.ChicagoTitle.com](http://www.ChicagoTitle.com).

All information deemed reliable; however always consult your CPA, Real Estate Attorney or local tax office for specific information.

## President's Message

Spring time always evokes feelings of renewal and growth, and what better way to grow professionally than to be involved with your Escrow Association? Send in your renewal application (if you haven't already); make this the year to obtain a Professional Designation; mark your calendar to attend all of our meetings this year; and plan on attending the CEA Conference right in our backyard.

Our February meeting was EXTREMELY well attended and the Franchise Tax Board did an excellent job of educating us on the changes on the CAL-Firpta front. For those of you in attendance, I want to thank you for your patience and apologize for the failed microphone system. We have remedied the situation and will no longer be at the mercy of the venue for an audio system.

CEA President, Irene Genders, will be joining us for our March meeting at The Magic Lamp on the 14<sup>th</sup>. This is also Past President's Month, and our Anniversary Month. Please get your reservations in early, and note the NEW email address for reservations: [wendy.killion@traditionalescrow.com](mailto:wendy.killion@traditionalescrow.com)

I hope that Spring brings you all a renewed sense of life – personally and professionally.

See you on the 14<sup>th</sup> !

Colleen

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## TRI-COUNTY WEBSITE

Visit our Website @ [www.tricountyescrow.org](http://www.tricountyescrow.org). We are up and running well. Debby is doing a great job at keeping the website current. There are forms available for download, as well as links to industry related sites. Drop by and see what is going on.

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## YOUR 2006 BOARD OF DIRECTORS

**President**

Colleen Graves  
cgraves@newcenturytitle.com  
909.937.0020

**First Vice President**

Wendy Killion  
killionw@ctt.com  
909.608.7636

**2nd Vice President**

Cathy Esposito  
espositoc@ctt.com  
909.608.7636

**Treasurer**

Shelly Zinkosky  
(909) 946-3632

**Secretary**

Amy Van Slogteren  
escrowlady@hotmail.com  
909.466.5414

**Director - Membership**

Vickie Welsch  
(909)987-5433

**Director - Ed. & Awards**

Cathy Esposito  
espositoc@ctt.com

**Director - Newsletter**

Penni Anderson  
penni.anderson@ctt.com

**Director - PD Chair**

Suzie Morris  
suziem@octitle.com  
909.987.5433

**Sr. CEA Director**

Nancy Stalter  
staltern@ctt.com

**Director - Website**

Debby DeKoning  
dekoningd@ctt.com

**Director - Raffles**

Adria Tombow  
(909)937-0020

**Director - Affiliates/Sunshine**

Rylana Walker  
909-800-6394

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There are still positions open on the Board of Directors. Anyone interested please contact our President Colleen Graves at the address above or at one of our meetings. Your involvement is important to our continued growth.

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## **MINUTES TO THE BOARD MEETING TRI-COUNTY ESCROW ASSOCIATION-FEBRUARY 7, 2006 AT THE OLDE SPAGHETTI FACTORY**

In attendance were Wendy Killion, Cathy Esposito, Amy Van Slogteren, Penni Anderson, Debby DeKoning, Adria Tombow, Colleen Graves, Suzie Morris and Shelly Zinkosky, Vickie Welsh, Nancy Stalter

The meeting was called to order at 5:05PM by Colleen Graves

Our combined Newsletter for January and February was passed out by Penni Anderson

New Business under discussion was

1. Newsletter Colleen asked our Calendar to be added to the newsletter. Penni asked for articles to publish in our newsletter and for any suggestions or comments as well.
2. Website Colleen asked that our Calendar be added to the website.
3. Membership CEA has sent a list to Colleen as of 02/06/06 showing Escrow Professional in our area that attended the CEA conference in 2005 but didn't sign up for membership. Colleen will forward the list to Vickie so we can send out letters to encourage all CEA Attendees that aren't members to join to receive their \$30 discount.

Only 4 people from last year didn't renew membership to our association.

4. Tax Returns Taxes for Tri-County need to be addressed. They haven't been done for several years.

Amy motioned that Shelly handle the tax returns, Cathy seconded the motion which was passed unanimously.

5. CEA Conference Conference will be in Ontario, CA. Wendy Killion will be on the Conference Committee. Our theme this year is Marty Gras. PD Stamp to remain as the scanners are having problems.

6. Aprils' venue Wendy asked for "fun" suggestions for the April meeting. The Whole Enchilada was recommended.

Reimbursements: Shelly had items for reimbursement for various board members. Items were reviewed, Amy moved that all items be reimbursed, Penni seconded the motion which was passed unanimously.

There being no further business to discuss, the meeting was adjourned at 5:25PM by Colleen Graves

Next months meeting will be March 14, 2006 at the Magic Lamp. Flyers will be handed out tonight.

Respectfully submitted,  
Amy Van Slogteren, Secretary

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## **MINUTES OF THE GENERAL MEETING TRI-COUNTY ESCROW ASSOCIATION**

The General Meeting of the Tri-County Escrow Association was held February 7, 2006 at The Old Spaghetti Factory, Rancho Cucamonga, CA

The meeting was called to order at 6:35PM

The Flag Salute led by Penni Anderson

Announcements were made by Penni Anderson

Margaret Waller of Stone Creek Escrow lost her Mother.

Our Speakers are Liz Kilby, Judy Chambers and Brenda Sizemore of the Franchise Tax Board.

Meeting was adjourned at 6:40 for dinner.

Meeting was called to order at 7:30pm for our guest speakers to give their Power Point Presentation.

2 Handouts were passed out for all to review.

The raffles were drawn

The meeting was adjourned at 8:30PM

Respectfully submitted,  
Amy VanSlogteren, Secretary

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### **NEXT UPCOMING MEETING**

April

Monthly Dinner Meeting

Date: April 11, 2006

Topic: Title Panel

Place: Upland Hills Country Club / BBQ Buffet

Secretary/Assistant's Month! All Secretaries and Assistant's pay only \$20.00

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## **MEMBERSHIP**

Active membership is important. If you are not already a member of Tri-County Escrow Association, please join us. Enclosed at the back of this newsletter are the application form for the CEA which includes a space to put Tri-County as you region, as well the current fee schedule. Your membership counts and will help our organization to grow and be able to offer more resources to our members.

Maybe you have been too busy to renew your membership? Maybe you have changed companies and need to update your information. Whatever the reason, now is the time to get on the ball and get those memberships renewed. To the right is a list of 2005 Tri-County Escrow Association members who have not renewed for this year as of last month. If you recognize one of the names,, remind them that their membership matters. Or, maybe you are one of these people. We need you renew your membership for this year.

Your involvement matters to us and your membership counts. If you know of anyone who might be interested in joining, please give them the application attached to the back of this newsletter.

|                  |                        |
|------------------|------------------------|
| <b>Tim</b>       | <b>Andersen</b>        |
| <b>Nicole</b>    | <b>Antibus</b>         |
| <b>Thomas</b>    | <b>Austin</b>          |
| <b>Catrina</b>   | <b>Baker</b>           |
| <b>Betty</b>     | <b>Boening</b>         |
| <b>Adria</b>     | <b>Butler - Tombow</b> |
| <b>Steve</b>     | <b>Eagleton</b>        |
| <b>Nyna</b>      | <b>Ensign</b>          |
| <b>Tracy</b>     | <b>Fagerberg</b>       |
| <b>Dalia</b>     | <b>Fuentes</b>         |
| <b>Mark</b>      | <b>Gillen</b>          |
| <b>Reina</b>     | <b>Gonzales</b>        |
| <b>Renate</b>    | <b>Hekler</b>          |
| <b>June</b>      | <b>Jasman</b>          |
| <b>Jennifer</b>  | <b>Johnson</b>         |
| <b>Carolee</b>   | <b>Kingsford</b>       |
| <b>Georgeann</b> | <b>Manning</b>         |
| <b>Georgina</b>  | <b>Melendrez</b>       |
| <b>Carolina</b>  | <b>Montano</b>         |
| <b>Dorothy</b>   | <b>Ramsay</b>          |
| <b>Annetta</b>   | <b>Reed-Bell</b>       |
| <b>Socorro</b>   | <b>Sosa</b>            |
| <b>Wendy</b>     | <b>Szczypiorski</b>    |
| <b>Jerry</b>     | <b>Ward</b>            |
| <b>Ronda</b>     | <b>Wenger</b>          |
| <b>Shelly</b>    | <b>Zinkosky</b>        |

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## **PERPETUAL EDUCATION AWARD**

Now is the time for our region to begin compiling our entries for this year's PERPETUAL EDUCATION TROPHY (PET). We need your help. We keep track of when you attend our meetings and seminars, but we don't know what educational events you attend outside our region.

Please contact Cathy Esposito @ [espositoc@ctt.com](mailto:espositoc@ctt.com) with any questions that you may have. Attached are copies of the forms we need for you to fill out and get to her.

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## UPCOMING CLASSES OFFERED BY THE BUSINESS OF ESCROW

### Escrow Procedures I

**\$449**

2 day class  
in **San Bernardino**  
Feb 11 & Feb 25, 2006

### CSEO & CEO Professional Designation Exam Prep

**\$90**

4 hour class in **Monrovia**  
Feb 18, 2006  
*presented by Terri Fabbri*

### Certified Escrow Tech Professional Designation Exam Prep

**\$65**

4 hour class in **Monrovia**  
Feb 18, 2006  
*presented by Tamara Stoebe*

### Escrow Procedures II

**\$499**

3 day class  
in **Glendale**  
Mar 11 & Mar 25, &  
April 8, 2006

### Escrow Procedures III

**\$499**

3 day class  
in **Glendale**  
Jun 3 & Jun 17, &  
July 8, 2006

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Please contact them via email at: [thebusinessofescrow@adelphia.net](mailto:thebusinessofescrow@adelphia.net) or visit their website at [www.thebusinessofescrow.com](http://www.thebusinessofescrow.com). Please take full advantage of these or any other classes.

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## CEA MASTER 2006 CALENDAR

| <i><b>DATE</b></i>      | <i><b>EVENT</b></i>                                       | <i><b>PLACE</b></i>       |
|-------------------------|---|---------------------------|
| <i><b>January</b></i>   |   |                           |
| 18-22                   | AEA Board of Directors Meeting                            | Orlando, FL               |
| 27-28                   | CEA Board of Directors Meeting                            | Fairmont Hotel, San Jose  |
| 29                      | New Regional President's Training Seminar                 | Fairmont Hotel, San Jose  |
| <i><b>February</b></i>  |   |                           |
| <i><b>March</b></i>     |   |                           |
| 8-11                    | AEA Board of Directors Meeting                            | Washington, DC            |
| 17-18                   | CEA Board of Directors Meeting                            | Hilton Hotel, Costa Mesa  |
| 24                      | CEA News Submission Deadline for Apr/May/June Issue       |                           |
| <i><b>April May</b></i> |   |                           |
| 20-21                   | CEA Board of Directors Meeting                            | Hyatt Regency, Sacramento |
| 22                      | CEA Legislative Day                                       | Hyatt Regency, Sacramento |
| <i><b>June</b></i>      |   |                           |
| 8-10                    | American Escrow Association Annual Conference             | Nugget Hotel, Reno        |
| 23                      | CEA News Submission Deadline for July/Aug/Sept Issue      |                           |
| <i><b>July</b></i>      |   |                           |
| 14-15                   | Nor-Cal Conference  | Marriott Hotel, San Ramon |
| <i><b>August</b></i>    |   |                           |
| 18                      | Rose Pothier Scholarship Applications Due to Headquarters |                           |
| 18                      | Regional Award Submissions Due to Headquarters            |                           |
| 25-26                   | CEA Board of Directors Meeting                            | Hilton Hotel, Costa Mesa  |
| <i><b>September</b></i> |   |                           |
| 22                      | CEA News Submission Deadline for Oct/Nov/Dec Issue        |                           |
| 30                      | Membership Renewals Mailed to Members by Headquarters     |                           |
| <i><b>October</b></i>   |   |                           |
| 19-22                   | CEA 51st Annual Educational Conference                    | Ontario Convention Center |
| <i><b>November</b></i>  |   |                           |
| 10-11                   | CEA Board of Directors Meeting                            | Hilton Hotel, Costa Mesa  |
| 30                      | Membership Renewals Due to Headquarters                   |                           |
| <i><b>December</b></i>  |   |                           |
| 31                      | P.D. 502 Forms Due to Headquarters                        |                           |

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## CEA POSTED EDUCATION OPPORTUNITIES

### MARCH 2006

- Mar 1 Santa Clarita Valley Escrow Association Board Meeting, Location to Be Determined  
 Mar 2 East Bay Escrow Association Board Meeting 5:45 PM - 7:00 PM -- Pleasant Hill  
 Mar 4 North San Diego County Escrow Association & Riverside Mobile Home Seminar (*tentative date*)  
 Mar 8 Santa Clarita Valley Escrow Association Dinner Meeting  
 Mar 11 **North State Escrow Association Annual Education Conference**  
 Hilton Garden Inn, 5050 Bechelli Lane, Redding  
 Mar 14 Escrow Association of Santa Clara Valley Teleconference Board Meeting at 5:30 pm  
 Mar 14 North San Diego County Escrow Association Dinner Meeting  
 Mar 15 **The Los Angeles Escrow Association and the San Fernando Valley Escrow Association presents**  
[Werner Weisig & Jim Wood, Equity Title Company Escrow & Title: Relationships & Domestic Partnerships.](#) Mini Workshop (1 PD Credit) shall be presented by Arline Berens, CSEO, CEI. *Must be registered for meeting.*  
 Mar 16 East Bay Escrow Association General Dinner Meeting 5:30 PM - 8:30 PM  
 Mar 21 Escrow Association of Santa Clara Valley Dinner Meeting - Speaker: Mark Lessler, IRS Criminal Investigation Department *Three Flames Restaurant, 1547 Meridian Ave., San Jose, CA 95125*

### April 2006

- Apr 5 Santa Clarita Valley Escrow Association Board Meeting, Location to Be Determined  
 Apr 6 East Bay Escrow Association Board Meeting 5:45 PM - 7:00 PM -- Pleasant Hill  
 Apr 12 Santa Clarita Valley Escrow Association Dinner Meeting  
 Apr 11 North San Diego County Escrow Association Dinner Meeting  
 Apr 18 Escrow Association of Santa Clara Valley Board Meeting -Alliance Title, Campbell, CA at 5:30 pm  
 Apr 19 **The Los Angeles Escrow Association and the San Fernando Valley Escrow Association presents**  
[Jan Oates, Fidelity National Title Company, Fidelity National Title Company: The Latest and Greatest Schemes & Scams.](#) Mini Workshop (1 PD Credit) shall be presented by Kristeen Dolan, CEO. *Must be registered for meeting.*

### May 2006

- May 3 Santa Clarita Valley Escrow Association Board Meeting, Location to Be Determined  
 May 4 East Bay Escrow Association Board Meeting 5:45 PM - 7:00 PM -- Pleasant Hill  
 May 9 Escrow Association of Santa Clara Valley Teleconference Board Meeting at 5:30 pm  
 May 9 North San Diego County Escrow Association Dinner Meeting  
 May 10 Santa Clarita Valley Escrow Association Dinner Meeting  
 May 11 East Bay Escrow Association General Dinner Meeting 5:30 PM - 8:30 PM  
 May 13 San Diego County Escrow Association Mini-Conference  
 May 16 Escrow Association of Santa Clara Valley Dinner Meeting  
*Three Flames Restaurant, 1547 Meridian Ave., San Jose, CA 95125*  
 May 17 **The Los Angeles Escrow Association and the San Fernando Valley Escrow Association presents**  
[Michael Haas, CPA Morton Alan Haas & Co.](#) Mini Workshop (1 PD Credit) shall be presented by Maria Trangelo, CSEO. *Must be registered for meeting.*

## TRI-COUNTY CALENDAR OF EVENTS

February

Monthly Meeting

February 7, 2006

Topic: Franchise Tax Board

Place: Old Spaghetti Factory

City: Rancho Cucamonga

March

Monthly Dinner Meeting

March 14, 2006

Topic: CEA President Irene Genders

Place: The Magic Lamp, Rancho Cucamonga

Come celebrate Tri-County's Birthday with us!!!

April

Monthly Dinner Meeting

Date: April 11, 2006

Topic: Title Panel

Place: Upland Hills Country Club / BBQ Buffet

Secretary/Assistant's Month! All Secretaries and Assistant's pay only \$20.00

May

Monthly Dinner Meeting

Date: May 9, 2006

Topic: 1031 Exchanges / Guest Speaker Rylana Walker

Place: The Whole Enchilada / Rancho Cucamonga

Joint Dinner Meeting

Date: TBD

Topic: TBD

Place: Dave and Busters, Ontario Mills

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## TRI-COUNTY CALENDAR OF EVENTS

June

Joint Dinner Meeting

Date: TBD

Topic: TBD

Place: Dave and Busters, Ontario Mills

July

No Dinner Meeting this month

August

No Dinner Meeting this month

September

Monthly Dinner Meeting

Date: Sept. 12, 2006

Topic: TBD

Place: TBD

October

Monthly Dinner Meeting

Date: October 10, 2006

Topic: TBD

Place: TBD

November

Monthly Dinner Meeting/Installation

Date: November 14, 2006

Topic: Installation and Year in Review

Place: TBD

December

No Dinner Meeting

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## PROFESSIONAL DESIGNATION

In addition to becoming a member of Tri-County Escrow Association and taking educational classes and seminars. It is also important to obtain your Professional Designation. According to the CEA website:

*The elite of CEA's education honors are its Professional Designations. With professional demands and competition in the workplace increasing daily, earning a CEA Professional Designation has become a vital tool for success and recognition in the escrow profession.*

*After successfully completing the appropriate exam, as well as meeting other experience and/or education requirements, CEA members can earn one or more of the designations .*

*To stay on top of the ever-changing escrow industry, Professional Designation holders are required to earn continuing education credits and maintain membership status in CEA as a requirement of their designations. This demonstrates to the public and colleagues, that Professional Designation holders are the most knowledgeable and well-educated escrow practitioners around.*

Attached are the exam fees for the Professional Designation as well as the exam schedule. Please visit CEA's website for a more detailed description of the different Professional Designations and the application process.

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PLEASE COME SEE OUR WEBSITE @ WWW.  
TRICOUNTYESCROW.ORG

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