



# NEWSLETTER



**LAR LUBBOCK**  
Association of REALTORS®

**2023 TURKEYS FOR TREPAC**

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<p><b>\$35</b></p>	<p><b>\$110</b></p>
<p><b>\$50</b></p>	<p><b>\$250</b></p>

**What's Inside**

**Page 2**

**November President's Message**

2023 LAR President Donna Sue Clements shares her thoughts for November.

**Pages 6-7**

**2023 TRLP Graduation**

Congratulations to the 2023 TRLP Graduates!

**Pages 8-9**

**October Membership Stats**

See who joined, who transferred and who left LAR during October 2023

**Page 12**

**Upcoming LAR Events**

Learn more about all the upcoming events at LAR

# November President's Message

**F**all is upon us in Lubbock. The wilting heat of summer has given way to the mild fall days we all look forward to. Normally the fall is the end of a growing season but for TREPAC, it's the beginning of another great year of advocacy and protecting private property rights across Texas.

The 2024 TREPAC year started on October 1 and we have a whole year of opportunities to protect your business by investing in TREPAC. We are so grateful for everyone who answered the call and look forward to another prosperous year. We are so grateful to our President-Elect and 2024 TREPAC Committee Chair Andrea Sturdivant for working so hard to meet our goal.



You've all heard how important investing in TREPAC is. Many of our top producers in Lubbock already invest at the Major Investor level, which is \$1,000+. What a great example they are to the rest of the Lubbock Association of REALTORS® members and especially the newer agents.

Investing in TREPAC isn't a one and done kind of investment. Every year, we ask each of our members to invest a minimum of \$50. If you currently invest, we are grateful for you. If you haven't invested recently, let's make 2024 the year you do.

One of my favorite TREPAC events is happening right now. Turkeys for TREPAC has been near and dear to my heart since we started it. It's

one of the most important events we do. Every dollar you invest goes to purchase turkeys for the South Plains Food Bank. It's a great way to invest in TREPAC and to give back to your community at the same time.

LAR Leadership has a proud history of not just investing in Turkeys for TREPAC but also helping to hand them out at the South Plains Food Bank. There is nothing like watching the faces of the people who pick up the turkeys we provide. It makes a huge impact on our community and we are so thankful to be able to be a part of that.

As leaders in the Lubbock community, I implore you to make

an investment in Turkeys for TREPAC this year. The money you invest between now and the end of the year stays here in Lubbock. Help us provide a holiday meal for a hungry family in Lubbock.

Click [HERE](#) to make your investment in Turkeys for TREPAC today.

*Best,  
DS*

## TREPAC Participation Levels

### RPAC Hall of Fame

RPAC Hall of Fame is awarded to members who have invested \$25,000 or more throughout their career as a REALTOR®. This is a lifetime award achievement.

### RPAC Major Investor Program

RPAC's Major Investor program consists of an elite and passionate group of REALTOR® investors who give a minimum annual investment of \$1,000 or more.

### RPAC Platinum R Member

A Texas REALTOR® investing \$10,000 or more in one year will be recognized as a Platinum R major investor. Individual members can then sustain their Platinum R status with an annual investment of \$5,000.

### RPAC Golden R Member

A Texas REALTOR® investing \$5,000 in one year will be recognized as a Golden R major investor. Members can then sustain their Golden R status with an annual investment of \$2,000.

### RPAC Crystal R Member

A Texas REALTOR® investing \$2,500 in one year will be recognized as

a Crystal R major investor. Members can then sustain their Crystal R status with an annual investment of \$1,500.

### RPAC Sterling R Program

A Texas REALTOR® investing \$1,000 in one year will be recognized as a Sterling R major investor.

### Capitol Club

A Texas REALTOR® investing \$500 to \$999 in one year becomes a Capitol Club member.

### Lone Star Statesman

A Texas REALTOR® investing \$250 to \$499 in one year becomes a Lone Star Statesman.

### 110 Club Member

A Texas REALTOR® investing \$110 to \$249 in one year becomes a 110 Club Member.

### Participation Club Member

Any Texas REALTOR® investing \$35 to \$109 is considered a member of TREPAC.



**Invest  
in  
TREPAC**

[CLICK HERE](#)

#trepacpuplesolution



## 2023 TREPAC Major Investors

**PLATINUM R**  
Jef Conn\*

<b>GOLDEN R</b>	<b>CRYSTAL R</b>
Donna Sue Clements** Rich Eberhardt** Cade Fowler* Tony Lloyd* Lisa Pearce* Teresa Smith**	Joe Bellar Coby Crump Vanessa Dirks* Amie Henry Vanesa Hyde** Lia Irvin** Kirk Schneider Andrea Sturdivant** Lisa Victor
<b>STERLING R</b>	
Oscar Armendariz Jim Archer Chris Brooks** Tyler Chaney Ed Clements Amy Cox Tom Couture Rusty DeLoach Lauren Egert Linda Ferguson Kim Flenniken Jay Galea Tim Garrett Tim Grissom Tammy Hamersley	Ken Harlan Jacky Howard Michael Hutton Cheryl Isaacs Nathan Jordan Ashley Laycock Charity Leeson Hillary Martin Mary McGuire Bobby McQueen Joe L. Murfee, III Tara Newton Colby Norris** Vickie Noyola Al-Souki Hyle Rogers**
<b>CORPORATE MAJOR INVESTORS</b>	
ABC Bank Mortgage Alliance Credit Union Benchmark Mortgage Cardinal Financial City Bank Mortgage Earl's Home Warranty Hub City Title LBK Roofing	Lubbock National Bank Peoples Bank PrimeWest Mortgage South Plains Electric Co-op Southwest Bank Home Loan Center Spirit Mortgage Texas Tech Credit Union Thrive Mortgage

\* President's Circle and Hall of Fame | \*\* President's Circle | \*\*\* Hall of Fame



## LAR MEMBERS IN THE RPAC HALL OF FAME

Jef Conn  
Cade Fowler  
Tony Lloyd  
Lisa Pearce  
Vanessa Dirks  
Winn Sikes



**LAR LUBBOCK**  
Association of REALTORS®

*November*  
MEMBERSHIP LUNCHEON  
Featuring Dr. David Frazee  
Host of KCBD's That Good Stuff

Date: Thursday, November 9  
Time: 11:30 a.m. to 1 p.m.  
Location: LAR Events Center | 6514 70th St.  
R.S.V.P.: [billy/LNCHI23](#)

SPONSORED BY:





2023 TRLP  
*Graduation*



2023 TRLP Graduates

*Lubbock*

- Colby Norris
- Chris Farrell
- Chris Brooks
- Tracy Thomason
- Vanesa Hyde
- Melinda Whitfill
- Maggie Riley
- Jay Galea
- Kristen Wright
- Lauren Egert

*Amarillo*

- Wendy Collier
- Vana Puckett
- TJ Habel
- Tamara Lemaster
- Sam Martinez
- Jordan Maxwell
- Jan Berry
- Patrick Lee
- Chancy Via
- Annie Miller

# October Membership Stats



Sam Meador, Taylor Reid Realty, to eXp Realty LLC  
 Tiffany Cook, Keller Williams Realty, to Fathom Realty  
 Chase Marberry, Reside Real Estate Co., to HouseChaser  
 Barrett Bergez, Progressive Properties, to Clear Rock Realty  
 Emma De Vries, Progressive Properties, to Clear Rock Realty  
 Josh Urias, Progressive Properties, to Wise Cardinal Realty  
 Angela Winegar, Keller Williams Realty, to Reside Real Estate Co.  
 Rusty Durham, Keller Williams Realty, to UCRE-M. Edwards Realty & Land

### Miscellaneous Changes

Angela Laird, JWAL LLC, change to MLS member  
 PROP Realty new office under Paul Harmon  
 Ashley Trevino reinstated with Cameron Real Estate  
 Cassie Bermea reinstated with Reside Real Estate Co.  
 Kinsley Scott reinstated with Reside Real Estate Co.

### Cancellations

Kenda Martinez, Van Pel Real Estate  
 Sole Placencia, eXp Realty LLC  
 Kimberly Urias, New Home Brokers  
 Mike Mendez, Keller Williams Realty  
 Mariah Clark, Minnix Property Management  
 Audriana Edwards, Minnix Property Management  
 Zach Nelson, Reside Real Estate Co.  
 Kendyl Pirkey, Amicus Realty  
 Hannah Durham, Progressive Properties  
 Brian Messer, Reside Real Estate Co.  
 Chantelle Marberry, Reside Real Estate Co.  
 Courtney Nelson, Amy Tapp Realty  
 Faye Boese, Lyons Realty  
 Jordan Harrison, Jessica Albares Realty  
 Kay Wilsher, The WestMark Companies  
 Gerardo Neri, Exit Realty of Lubbock  
 Tanner Noble, Progressive Properties  
 Linda Perez, Aycock Realty Group, LLC  
 Chris Duncan, Keller Williams Realty  
 Kendra McCrary, Keller Williams Realty  
 James Thompson, Keller Williams Realty

### MLS Only

Diane Lane, Yellow House Real Estate  
 Serena Ditto, JPAR Lubbock  
 Isaac Logan, JPAR Lubbock  
 Kassidy Piaskowski, Madewell Real Estate Company  
 LeighAnn Ramirez, Keller Williams Realty  
 Matt Taylor, Amy Tapp Realty  
 Julie Childs, Westar Commercial Realty  
 Tucker Smothermon, Exit Realty of Lubbock  
 Marcus Hamilton, AnchorLink Corporation

Dale Erwin, South Estates Realty, cancelled  
 Kim Conley, Real Broker, LLC  
 Allan Griego, Austin Market Realty, cancelled  
 Lorinna Gang, eXp Realty LLC  
 Samantha Denoyer, Samantha Denoyer  
 Tempestt Bramlett, eXp Realty LLC  
 Alexis Thompson, Bar T Realty, LLC

Jessica Boyce, Pine & Beckett - Chris Beckett, to Monument Realty  
 Haley Garcia, Haley Garcia Appraisals  
 Celia Turner, ThomasonScott, LLC, cancelled  
 Heather Gilbert, Black Orchid Real Estate, LLC, cancelled  
 Lana Sims, Inked Real Estate  
 Maria Martinez, Inked Real Estate



### REALTOR® Membership Applications\*

Michael Samuels, Progressive Properties  
 Mike Molina, Exit Realty of Lubbock  
 Britllin Noe, Reside Real Estate Co.  
 Remi Elliott, ALL Real Estate, LLC  
 Patrick Lashford, McDougal, REALTORS  
 Tamara Pendleton, Red Dirt Realty & Land  
 Melissa Vega, Reside Real Estate Co.  
 Jessica Henderson, Williams & Company Real Estate  
 Rachel Carrasco, Amy Tapp Realty  
 Cort Hindes, Brick & Loft Realty  
 Adrian Nunez, eXp Realty LLC  
 Steve Mendoza, Brick & Loft Realty  
 Yana Brown, The WestMark Companies  
 Jessica Pena, Reside Real Estate Co.  
 Morgan Roper, Clear Rock Realty  
 Marisa Martin, Reside Real Estate Co.

Johan Rascon Chavez, Better Homes and Gardens Blu Realty

### Designated REALTORS®

Jim Flournoy, Flournoy Real Estate  
 Allie Etier, Found Real Estate, LLC

### Transfers

Elizabeth Boesch, RE/MAX Lubbock, to Keller Williams Realty  
 Mark Franco, Exit Realty of Lubbock, to Reside Real Estate Co.  
 Rachel Harris, eXp Realty LLC, to Coldwell Banker Trusted Advisors  
 Landon Mahurin, Our Texas Real Estate Group, to PROP REALTY  
 Laura Johnson, Amy Tapp Realty, to Exit Realty of Lubbock  
 Candie Larmon, Reside Real Estate Co., to Keller Williams Realty

# TREC Adopts & Proposes Rules Following Legislative Session

The Texas Real Estate Commission met August 7 and adopted and proposed several rules. Visit TREC's website for all meeting materials.

## Adopted Rules

### Consumer Protection Notice (TXR 2503, TREC CN 1-5)

TREC updated this form to remove references to the real estate inspection recovery fund, which was eliminated by House Bill 1363 in the most recent session of the Texas Legislature. The updated version is now available on [texasrealestate.com](http://texasrealestate.com).

### Seller's Disclosure Notice (TXR 1406, TREC 55-O)

TREC updated this form to include a spot to note if the seller is aware of whether the property has fuel gas piping and what type. The updated form is mandatory Sept. 1. Texas REALTORS® has updated its seller's disclosure notice, which is available on [texasrealestate.com](http://texasrealestate.com) and through zipForm and other forms vendors.

### Earn CE Credit by Attending a Commission Meeting

Allows license holders to receive up to 4 hours of CE credit for attending one commission meeting per license period. Previously, license holders had to attend the February commission meeting to receive credit. License holders must attend the meeting in its entirety; no partial credit for attendance will be

awarded. (22 TAC §535.92)

### New Broker Responsibility Advisory Committee Established

TREC established the Broker Responsibility Advisory Committee, which advises the commission on issues surrounding broker responsibility. The Broker Responsibility Advisory Committee replaces the Broker Responsibility Working Group. If you are interested in applying for the new Broker Responsibility Advisory Committee, visit TREC's website. (22 TAC §535.46)

## Proposed Rules

The following rules will be voted on at the commission's next meeting in November.

### Requirements and Process for Business Entity Registration

Currently, business entities that receive compensation on behalf of a license holder must be licensed as a broker. Senate Bill 1577 allows certain entities—limited liability companies and s-corporations—to register with the commission in lieu of obtaining a license. To be eligible for registration, these exempted entities must perform no acts of a broker, other than receiving compensation, and be at least 51% owned by the license holder on whose behalf the business entity receives compensation. The proposed rule changes reflect this statutory change and establish fees for such registration (\$140) and later certification of compliance with the requirements (\$70).

Under the proposed rules a license holder will be required to notify the commission in writing not later than the 10th day after the date the business entity no longer qualifies for the exemption.

### Additional Disclosure Required when Wholesaling/Selling Equitable Interests in Real Property

This rule would require a person selling an option or assigning an interest in a contract to purchase real property to disclose in writing the nature of the equitable interest to both the seller and potential buyer. The current rule requires disclosure (not necessarily in writing) to a potential buyer. The update to this rule reflects the statutory changes enacted in Senate Bill 1577. (22 TAC §535.6)

### Penalties for Failure to Comply with New Obligation to Respond Timely Rule

This rule would allow for an administrative penalty of \$100-\$1,500 per violation per day for violations of the new Obligation to Respond Timely rule (§535.157). (22 TAC §535.191)

**LAR LUBBOCK**  
Association of REALTORS®

**BRUNCH & LEARN**  
**BUILDING YOUR BRAND - MEMBER DASHBOARD & PROFILE TRAINING**  
with Steve Anapole from Realtor.com

Date: Tuesday, November 7  
Time: 9:30 a.m. to 11 a.m.  
Location: LAR Events Center  
R.S.V.P.: 6514 70th Street  
[bit.ly/Brunch-117](https://bit.ly/Brunch-117)

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**REALTOR Value**

2026  
2025  
2024  
2023  
2022

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**LAR**  
LUBBOCK ASSOCIATION OF REALTORS®

# Classes and Events

### Brunch and Learn with Realtor.com

Tuesday, November 7  
9:30 a.m. to 11 p.m.

Click [HERE](#) to register

### November Luncheon

Thursday, November 9  
11:30 a.m. to 1 p.m.

Click [HERE](#) to register

### New Member Orientation

Tuesday, December 5  
8:30 a.m. to 1 p.m.

Click [HERE](#) to register

### Contracts Must be Written

Thursday, December 7  
1:30 p.m. to 4:30 p.m.

Click [HERE](#) to register

### TREC Legal Update 1

Friday, December 8  
8:30 a.m. to 12:30 p.m.

Click [HERE](#) to register

### TREC Legal Update 2

Friday, December 8  
1 p.m. to 5 p.m.

Click [HERE](#) to register

### December Membership Meeting

Thursday, December 14  
11:30 a.m. to 1 p.m.

Click [HERE](#) to register

### 2024 Installation Banquet

Friday, January 12  
6 p.m. to 10 p.m.

More information to follow

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# Save 30%

on your real estate education through the month of November.

PROMO CODE **NOV30**

## LAR LUBBOCK Association of REALTORS<sup>®</sup>

### CE Class Etiquette

**ETIQUETTE RULE ONE**  
Don't talk while the instructor is teaching

**ETIQUETTE RULE TWO**  
Don't leave class to take a phone call. Your business can wait until a break or the end of the class

**ETIQUETTE RULE THREE**  
Put your devices away unless you are using them to take notes. Wait until a break to return texts and emails.

**ETIQUETTE RULE FOUR**  
If you're on a Zoom class, you must remain on camera while class is in session, free of distractions and dangerous behavior such as driving.

**ETIQUETTE RULE FIVE**  
Be on time to the start of class, stay in the classroom while class is in session and return on time from lunch/breaks

**FAILURE TO FOLLOW THESE RULES CAN RESULT IN LOSS OF CE CREDIT AND REMOVAL FROM CLASS**



John Walton  
Education  
Foundation



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scholarships that change  
lives for students in Lubbock



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**LAR LUBBOCK**

**GET YOUR  
"I AM A LUBBOCK  
REALTOR" T-SHIRT  
FOR ONLY \$25**  
(\$20 donation to the Lubbock Area United Way and \$5 to cover the cost of the t-shirt)

Contact Brenda Fisher at  
[media@lubbockrealtors.com](mailto:media@lubbockrealtors.com) to order one



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