



WHO WE ARE

The Real Estate Institute of Canada, an association of professionals, has been educating and certifying professionals in real estate since 1955. From seminars, to intense professional education, to the leading professional designations, all of REIC's programs serve our mission...

OUR MISSION

The Real Estate Institute of Canada promotes the education and knowledge for the ethical and professional advancement of the real estate profession.

DESIGNATIONS

REIC designations are indicative of professionalism. Anyone holding an REIC designation is bound by a strict code of ethics. Further, maintaining an REIC designation is subject to demonstrating a minimum of 12 hours of relevant continuing education every two years.

MEMBERSHIP

Becoming an REIC member means making a commitment to education, professionalism, and life-long learning. With this commitment comes work and benefits.

- **REIC Recognition**
Members are the consummate professionals. They are the only nationally recognized specialists whose education, experience and standards of practice are a cut above the rest.
- **Networking opportunities**
The exchange of experiences, ideas and information is essential for staying on the leading edge of Canadian real estate. REIC has 30 chapters across Canada where real estate colleagues connect. REIC's chapters keep members up-to-date and at the forefront of today's competitive marketplace.
- **Exclusive Services**
REIC members receive a range of designation specific services that are designed for their real estate specialty. Included are:
 - Tuition discounts on REIC courses
 - Inclusion in REIC's Membership Directory and web site
 - Participation in REIC's local, regional and national meetings and programs

WHO'S WHO AT REIC NATIONAL

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Admissions & Membership Coordinator:	Shelley Barfoot O'Neill Ext 26
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Man., Prof. Development:	James Finch Ext 24
Education Manager:	Elaine Leibner Ext. 33
Education Coordinator:	Jessie Yam Ext 25
Marketing Coordinator:	TBA

DESIGNATIONS

Fellow of the Real Estate Institute (FRI)

is Canada's most senior designation for the real estate sales professional. It exemplifies the most educated and experienced REALTOR.

Fellow of the Real Estate Institute-Executive (FRI-E)

is awarded to unlicensed real estate professionals whose real estate experience is acquired at the executive level.

Fellow of the Real Estate Institute-Appraisal Specialist (FRI-A)

is awarded to those who already hold the FRI. The FRI(A) identifies specialists in appraisals and valuations up to and including a triplex and undeveloped building sites.

Certified Real Estate Specialist (CRES)

certifies an individual who has made a commitment to real estate as a professional career, whether as a sales representative or broker.

Certified Property Manager®(CPM®)

is the premier designation in property management, awarded to highly skilled and experienced property management and asset management professionals.

Accredited Residential Manager®(ARM®)

signifies the residential property management specialist.

Certified Leasing Officer (CLO)

is a commercial leasing specialist with expertise and experience that ensures the most effective leasing arrangements.

Certified Manger of Condominiums (CMOC)

signifies an expert in condominium management.

Certified in Real Estate Finance (CRF)

symbolizes expertise in financial and investment analysis, loan and risk evaluation, mortgage underwriting and administration.

Certified Residential Underwriter (CRU)

signifies practical experience and sound education in underwriting residential mortgages.

Certified Reserve Planner (CRP)

certifies an individual who is qualified to prepare a 'reserve fund study' on condominiums.

Associate Reserve Planner (ARP)

certifies an individual who is qualified to review reserve fund studies.



REIC EDMONTON CHAPTER #3 & IREM EDMONTON CHAPTER #54 JOINT NEWSLETTER

FALL 2004



Jim Westergard, REIC Chapter President and Bernie Krec, CRES Rep. man the REIC/IREM information table at the Sept. 23, 2004 EREB General Meeting.



Chrystal Skead, IREM Chapter President presents Sandy Smith with her ARM® certificate at the Sept. 16, 2004 Joint Luncheon.

REIC EXECUTIVE

Chapter President:	Jim Westergard, CRES Re/Max Real Estate 488-4000
Past President:	Orville Craft, FRI, CRES Friesen Real Estate 458-7799
VP/Treasurer:	Bernie Larson, FRI, CMR Re/Max Real Estate 962-8580
Program:	Cec Butt, AACI, CRP (Joint) Henderson & Butt Appraisers 486-5158
Member Services:	Madeline Sarafinchan, CRES (Joint) Jayman Realty (Edmonton) Inc. 481-6666
CRES Rep.:	Bernie Krec, CRES Dorland Property Management 486-6004
CMOC Rep.:	Barrie Pundick, CRP, CMOC, ACCI(RFSP), ACMA Estate Properties Inc. 433-2345
CRP/ARP Rep.:	Don Myhre, CRP Amerispec Inspection Services 916-6540
Admin./Newsletter:	Kathy Jackson 465-0591
Website:	www.reicedmonton.org

A Special Note of Thanks: The Edmonton Chapters of REIC & IREM would like acknowledge the valuable help of Dave Robb and his staff at the Real Estate Weekly at the Edmonton Real Estate Board, in the production and printing of this newsletter. Thank you so much.

IREM EXECUTIVE

Chapter President.:	Chrystal Skead, CPM®, ARM® Midwest Property Management 420-4033
Past President.:	Lucien Roy, FRI(E), CPM®, CMOC, ACCI, ACM Estate Properties Inc. 433-2345
1st V.P.	Allan Mah, CPM® 457-4134
2nd V.P.:	Renee Ward, ARM® AIM Real Estate Corp. 424-0397
3rd V.P.:	Cory Chisholm, ARM® Boardwalk Equities Ltd. 496-9336
Treasurer:	Viola Thompson, CPM® Standard Life Assurance Co. 944-1838
Secretary:	Pat Bhatti, CPM® City Square Tower Ltd. 424-2888
ARM® Co-ord.:	Vacant
Legislation:	Bryan Lutes, CPM®, RPA/CET (Joint) 445-4002
Historian:	Bob Palamarek, FRI, CPM® (Joint) 458-7067
Cand. Guidance:	Barry Williams, CPM®, ARM® Boardwalk Equities Inc. 413-0926
Education:	Leslie Weiss (Joint) Broadstreet Properties Ltd. 955-1795 ext 231
Admin/Newsletter:	Kathy Jackson 465-0591
Website:	www.reicedmonton.org

EDUCATION - Up-Coming Courses

September

The September CPM® courses (REIC 2852, 2862 & 2863) were cancelled due to lack of registrations. We hope to be re-scheduling them for Winter or Spring 2005.

October

Successful Site Management (REIC 2791)

Date: Oct. 18-22, 2004

Cost: Candidate \$625.00

Non-Candidate \$695.00

Location: Edmonton House – 10205 – 100 Ave.

November

Ethics & Business Practice (REIC 2600)

Date: Nov. 22-24, 2004

Cost: Candidate \$550.00

Non-Candidate \$750.00

Location: Real Estate Training Institute

For information on registering for any of these courses phone Kathy Jackson at 465-0591.

The Real Estate Institute of Canada sponsors a wide variety of courses and seminars. For the latest information, including dates, locations, and course content, visit their website at www.reic.com/education/schedule or contact **Elaine Leibner, National Education Manager at 1-800-542-7342, Ext 33.**

Real Estate Licensing Program for Property Managers

Over the past few years, many property managers have requested a licensing program designed for property managers, not residential real estate agents.

IREM Edmonton Chapter, in conjunction with BOMA, IFMA and Alberta Real Estate Association, a PM 1000 course was developed for property managers who require a real estate license for third party management services. This course will provide valuable information and the primary focus will be on property management from residential to commercial properties.

Should any property management agent company's personnel requires a real estate license, this is the opportunity to enroll in this program; the course is being offered two evenings a week and Saturdays (with no impact to the daily property management operations).

This course is being offered by The Real Estate Training Institute in Edmonton; please refer to web site <http://www.reticanada.com> for information and course dates

Should you have any questions, please contact the lead instructor, Mr. Allan Mah, CPM accordingly.

New Executive Vice President for REIC

September 2, 2004: The Real Estate Institute of Canada is please to announce the appointment of Maura Bella as the new Executive Vice President effective September 7, 2004. Maura comes to REIC with many years of association management experience, including the last 24 years at the Canadian Retail Hardware Association. Her most recent there was as Director of Administration and Director of the Canadian Hardware Show. Please join the Board of Directors and staff in welcoming Maura to REIC.

- From the REIC Website – Latest News

The Executives of the REIC Edmonton and IREM Edmonton Chapters would also like to extend our warm welcome to Maura Bella and look forward to working with her.

REIC/IREM Monthly Luncheon Dates 2004/05

Special Guest Speakers provide informative and timely updates on current conditions, practices, issues, and future trends in the marketplace.

Unless otherwise notified, the following Luncheon dates for 2004- 2005 have been booked at The Royal Glenora Club, Thursdays, at 11:45 a.m.

Oct. 21, 2004 - Guest Speaker - Pat Nooney, CPM®, Past President, IREM US

Nov. 18, 2004

Dec. 16, 2004 - Christmas Party

Jan. 20, 2005

Feb. 17, 2005

Mar. 17, 2005

Apr. 21, 2005 - Joint Annual General Meeting

May 19, 2005

June 16, 2005

****Our monthly luncheons will now be featuring a draw for a door prize. Please bring your business card to enter the draw. Sorry, this draw is open to members and candidates only. At our Sept. 16, 2004 luncheon our door prize of an REIC bag and bottle of wine, donated by the Joint Chapters, was won by Cathy Mihailides, CPM®. Anyone interested in donating a prize for the draw please contact Cec Butt at 486-5158 or Kathy Jackson at 465-0591. ****

If you have suggestions for speakers and ideas about topics, or just want to know who the next speaker will be, **contact Cec Butt at 486-5158 or Kathy Jackson at 465-0591.**

Maintenance of Parking Facilities

Parking structures can be found all over Canada. They serve office, apartment, shopping, hospital and industrial buildings.

Parking structures have been around for decades. Why do we need to talk about maintenance? Most of the operators tend to neglect this and expect the facility to last forever.

Parking facility maintenance is more difficult than is immediately apparent, leading to long term deficiencies of the structure's life.

The purpose of maintenance is to assure proper and timely preventive actions to minimize premature deterioration.

Parking facilities experience unusually harsh exposure conditions compared to most buildings. Temperature extremes, dynamic loads and deicer attack are potentially destructive to all parking facilities. Premature deterioration, such as scaling, spalling, cracking, and leaking can reduce the integrity of exposed concrete surfaces, especially the floor slabs.

Deferred structural maintenance can lead to serious deficiencies. Premature deterioration of concrete floors is costly and in extreme cases, can impair the structural system's integrity. To minimize the impact and the cost of structural deterioration, timely corrective and preventive maintenance action is needed.

Allan Mah, CPM®

Edmonton IREM Chapter 54 Autumn Activities

As one of only three IREM Chapters in Canada, the Past-President Pat Nooney, CPM® will honour us with a visit to our Chapter on October 21st luncheon. She will address the membership and be available for questions. Be sure to mark your calendar to join us for this important event!

Our Chapter has signed a Friendship Agreement with the Chicago IREM Chapter. This will create a communication link with our US Counterpart to exchange ideas and create networking opportunities. Our Chapter contact will be the First Vice President, with the plan that this individual will become more familiar with IREM prior to their taking over leadership of the IREM Chapter.

IREM has announced changes to the requirements for becoming a CPM® and/or ARM® effective January 1, 2005. An overview was published in the last JPM. Under the new system, the points system has been eliminated; the experience requirement has been reduced from 5 years to 3 years. There will be transition consideration for those who are close the completing their CPM® requirements under the current program. Overall, the criteria for qualification are now much easier to understand. Anyone with questions is encourage to contact our Candidate Guidance person, Barry Williams, CPM®, ARM®.

As your IREM Chapter President, I will be attending a meeting of the Property Management Advisory Committee to RECA in Red Deer on September 29, 2004. This is the first meeting of this Committee, and I will be providing a report to the Board in October.

The vote to change the By-laws at the Victoria AGM was challenge and a Postponement for Clarification was passed. The REIC Board have discovered, however, that according to Roberts Rules of Order, the Postponement Motion was ineffective, and the Motion is now dead. The By-laws Committee is charged with review of the structure once again. The By-laws Committee is headed by Past-President Saadat Keshavjee, CPM®, CMOC and consists of representatives from Chapters all across the country.

The 2005 REIC Annual General Meeting for 2005 is scheduled for Toronto May 26-28, 2005. This is expected to be a great Conference, as it marks the 50th Anniversary of REIC. Plan to attend – you won't be disappointed!

There are many activities in which both IREM and REIC Chapter are involved including a Strategic Planning Workshop Update held October 2, 2004. If you would like to be part of the leading edge of the industry, you are welcome to join us as either a Committee Member or become involved in our succession plan toward becoming President! Contact either myself or Jim Westergard, CRES, President of the REIC Chapter.


Respectfully,
Chrystal Skead, CPM®, ARM®
IREM Edmonton Chapter President

Congratulations New Member/New Designations!!

IREM
Barry Williams, CPM®, ARM®
Michelle Schneider, ARM®
Candace Cheverie, ARM®
Cindy Thiessen, CPM Candidate


REIC
Wendy Taylor, CRF

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Question Corner

In future editions of this Newsletter, when space allows, we will be having a section to answer any questions our members would like to submit regarding REIC, IREM or anything in the Real Estate or Property Management fields. Send your questions to edmonton@reic.com and we will publish the answer in the next edition of the Newsletter.