

District of Columbia
Real Estate Commission
941 North Capital Street, NE
Washington, DC 20002

Adrian M. Fenty, Mayor

THE COMMENTATOR

SPRING 2009 EDITION

Chair's Corner

COMMISSIONERS

Helen Dodson, GRI, CRS

Chair, Broker

Alton Duncanson

Vice Chair, Salesperson

Chair, Education Committee

Monique N. Owens

Salesperson

Edward D. Collier

Property Manager

Kenneth D. Smith

Property Manager

Henry M. Terrell, Esq.

Attorney Member

Chair, Legal Committee

Shari Barton, PhD

Broker

Bradley Lewis

Consumer Member

STAFF

Clifford Cooks, *Program Manager*

Patsy Lockett, *Branch Chief*

Leon W. Lewis, *Program Liaison/
Contributing Editor*

Staci Mason, *Program Analyst/Editor*

Stephanie Johnston, *Assistant*

Karen A. Todd, Esq., *Legal Counsel*

Wilfred Usher, *Chief Investigator*



Helen Dodson
Elected Chair of Real Estate Commission



At its April 14, 2009, meeting, the District of Columbia Real Estate Commission unanimously elected Helen M. Dodson as Chair of the D.C. Real Estate Commission (DC REC.) This was done in compliance with DC Official Code Section 47-2853.9.

Chairperson Dodson began her initial real estate career with John R. Pinkett, Inc. in 1976 and she has been actively licensed in the District ever since. She was Vice President of Dodson Realty from 1990 to 2001, and is now working as an Associate Broker with Long and Foster Real Estate, Inc.

Chairperson Dodson has been a very active member of the Commission since 1999, and has served as Vice Chair since 2002. Additionally, she has served on the Commission in numerous capacities. She initially served on the Education Committee, and was actively involved in the offerings of many DCREC-sponsored seminars and workshops, as well as the approvals of pre-licensing and continuing education (CE) programs.

Chairperson Dodson began her service on the Legal Committee in 2003, and

was later appointed Chair of this committee. Her extensive background as a practitioner brought a superior level of expertise that has been invaluable in reviewing the hundreds of complaints and legal matters before the DCREC at public meetings to protect the public interest.

Chairperson Dodson has devoted countless hours working on the DCREC's Examination Review Committee in reviewing the entire examination bank of questions on the DC law portion of the real estate examination. As a result of her contributions and efforts, the more-than-adequate size of the test question pool has been maintained and the quality and timeliness of all the questions has been assured.

Chairperson Dodson will continue her enormous efforts in leading the DCREC on the many committee works and projects. Also, she will continue to work toward promulgating needed legislation and rulemakings to protect the public interest in regulating the practices of over 12,000 active real estate licensees in the District of Columbia.

Congratulations to the new Chair of the D.C. Real Estate Commission.

Tribute to Constance "Connie" Maffin	2
Historic Preservation Seminar	2
Commission-Sponsored Continuing Education Classes	3
New Salesperson Online Renewal Process	3
Legal Actions	4



Tribute to Chair Constance “Connie” Maffin

The Commission is mourning the passing of long-time Chair, Constance W. “Connie” Maffin. Connie passed away on February 16 after a sudden illness. The unexpected loss of Connie as Chair and member cannot be measured.

Connie had served as Chair since 2002. Previously, she served as Vice Chair, and had been a dedicated member since 1999, serving on the Legal Committee prior to being elected as Chair. Additionally, she was instrumental in spearheading many educational programs, including a number of historical preservation courses for licensees.

The highlight of Connie’s efforts in this area came when the Board was awarded the Association of Real Estate License Law Officials (ARELLO) Education Award emanating from a Board-sponsored conference on *“Building Features: Housing Design and Development Program.”*

Connie was an associate broker with the Coldwell Banker Residential Brokerage and was licensed in D.C. and Maryland since 1978. She was also past president of the Washington D.C. Association of Realtors and was named WDCAR’s REALTOR® of the Year in 2007.

Connie chaired the Public Policy, Residential Sales, Awards, and REALTOR® Political Action Committees. In

1993 she was awarded Distinguished Sales Associate of the Year in recognition of her professionalism and commitment to the industry. Connie also served as a director of the National Association of REALTORS® for three years.

Connie was also a graduate of the Real Estate Institute and held the GRI national designation. She completed the National Trust for Historic Preservation’s historic real estate program.

A native of Kansas City, Missouri, Connie received her M.A. in urban policy from George Washington University and her B.A. from Barat College of the Sacred Heart in Lake Forest, Illinois.

Connie was one of The Logan Circle Community Association’s pioneering members and served as both an officer and board member numerous times. She was also a member of the Committee of 100, the city’s oldest planning organization and citizens’ lobby; Lambda Alpha, an international land economics society; and served as a trustee to the D.C. Preservation League.

Connie will be greatly missed by all.

D.C. Historic Preservation Seminar- Friday May 29, 2009

In our continued effort to keep our licensees abreast of historic preservation requirements in the District, the D.C. Real Estate Commission will co-sponsor a preservation seminar [May 29, 2009 at the Kellogg Conference Hotel on the beautiful campus of Gallaudet University](#). This co-sponsorship is being funded from the Commission’s Real Estate Guaranty and Education Fund, and will offer 3 hours of elective CE credits.

The D.C. Preservation League in cooperation with the D.C. Historic Preservation Office and The L’Enfant Trust will sponsor a day long seminar designed for the historic preservation, development, real estate and appraisal communities entitled *“HP 101/201: Principles and Practices of Preservation in the District of Columbia.”*

A panel of experts on preservation, real estate, finance and law will explore and discuss the benefits and responsibilities associated with conservation easements and cover historic tax credits and other incentive programs available to historic property owners.

Panel discussions will discuss in further detail the history and character of individual D.C. historic districts as well as cover subjects as diverse as “grant programs” and “tax credits,” to “what historic designation means.”

The cost for the half-day seminar, which includes some light refreshments is \$40 for DCPL members; \$60 for non-members; ***NO COST for active real estate licensees who register early. SPACE IS EXTREMELY LIMITED!***

To register, please RSVP to the D.C. Preservation League by phone: (202) 783-5144, or by email: rsvp@dcpreservation.org.



New Salesperson Online Renewal Process

Beginning this summer, there will be a change to the way the Salespersons licenses are renewed. This new process is called "*Mass License Renewal*" because it allows the Broker (Principal or Independent) to pay for their affiliated Salespersons, review answers to their screening questions and view their CE transcripts. It is also a way to ensure licensee compliance with the regulations and an effort to continue to find ways to *Go Green* by reducing paper.

Salespersons will receive a unique PIN number that allows them to securely go online, answer a few short screening questions and upload any required supporting documentation. This initial step must be completed before the salesperson is in an eligible to renew status for their broker.

Brokers will also receive a renewal PIN that allows them to create an account, select salespersons that are eligible to renew, review answers to screening questions and CE transcripts, and pay for the renewal application. A confirmation page will list all Salespersons selected for renewal.

Those salespersons that have been paid for, are CE compliant and have no answers requiring additional documentation will be automatically renewed.

Additional information on this process will be posted on the website, www.pearsonvue.com/dc/realestate and included in the renewal notices which will be mailed out to brokers mid-June 2009.

Commission-Sponsored CE Classes: June 25 and 26, 2009

Reminder: Salesperson licenses expire on August 31, 2009

The Commission will once again offer the mandatory CE courses for currently licensed real estate agents (Brokers, Salespersons and Property Managers) at the lovely Kellogg Conference Hotel on the campus of Gallaudet University. Licensees must bring a photo ID and their DC pocket card for entry. **NO EXCEPTIONS!** There is a security check process as you enter the campus so please add at least 15 minutes to your commute.

KELLOGG CONFERENCE HOTEL

GALLAUDET UNIVERSITY

800 Florida Avenue, NE
Washington, DC 20002

Sign-in begins @ 8:00am, 11:00am & 2:00pm

Classes begin promptly @ 9:00am, 12:00pm & 3:00pm

To register, please RSVP to the Real Estate Commission by email: Stephanie.Johnston@dc.gov

SESSION SCHEDULE

Thursday, June 25, 2009

9:00am—12:00 pm	SESSION I	Fair Housing	3.0hrs
12:00pm—3:00 pm	SESSION II	DC Legislative Update	3.0hrs
3:00pm—6:00 pm	SESSION III	Ethics	3.0hrs

Friday, June 26, 2009

9:00am—12:00 pm	SESSION I	DC Legislative Update	3.0hrs
12:00pm—3:00 pm	SESSION II	Ethics	3.0hrs
3:00pm—6:00 pm	SESSION III	Fair Housing	3.0hrs



Legal Actions

Private Properties, Inc.

Order to Cease and Desist

Pursuant to D.C. Official Code Section 47-2844.01, the District of Columbia Real Estate Commission issued an official order to Private Properties, Inc. to cease and desist operation as a property management company in the District. An investigation revealed that Private Properties, Inc. operated a property management business in violation of District of Columbia law. The respondent violated 17 DCMR Section 2701.3, which requires each real estate brokerage or property management firm to be managed by a licensed real estate broker or property manager who shall adhere to the supervision requirements of 17 DCMR 2614 *et seq.* Additionally, respondent violated 17 DCMR Section 2614.3 which provides: If the real estate broker is an organization licensed pursuant to Section 2601.11 of this chapter, the supervision shall be carried out by the licensed real estate broker that manages the particular branch where the subordinate licensee is employed. Also, the respondent failed to notify the Board of a change in its business address in violation of 17 DCMR Section 2701.5.

Coldwell Banker Residential Brokerage

By consent order, the Commission imposed a fine of \$1000.00 for failing to provide the appropriate amount of supervision as the supervising broker of a real estate salesperson. DC Official Code 47-2853.161 requires that a real estate broker shall be held accountable for the day-to-day job-related activities of his or her employees.

Jesse Kaye

By consent order, the Commission imposed a fine of \$5,000 for violation of DC Official Code Section 42-1704 and 17 D.C.M.R. Section 2702 for failure to deposit monies within seven calendar days into an escrow account and for violation of DC Code Section 47-2853.197(29) for failure to place money, valuable documents, or other property entrusted into the custody of the employing broker.

Charles M. Martin

Respondent entered into a Settlement Agreement with the Real Estate Commission, where a fine of \$5,000.00 was imposed and a requirement that the respondent completes a 60-hour DC Principles and Practices for Salespersons course at a school approved by the Commission. The Commission determined that the respondent continued to practice real estate in the District of Columbia after licensure expiration in violation of DC Official Code 47-2853.02.

Kirk Piersma

Respondent was ordered to pay \$17,500.00 for violation of DC Code Section 47-2853.197(10) for failing to timely account for or remit money belonging to others; DC Code Section 47-2853.197(1) for making substantial misrepresentations as a real estate broker; and DC Code Section 47-2853.197(3) for pursuing a continued and flagrant course of misrepresentation; respondent's license was also revoked.

David Scott Roberts

By consent order, the Commission imposed a fine of \$1500.00 for violating DC Official Code Section 47-2853.143 in that unless licensed, no person shall use the term or word "property manager" to imply that he is licensed as a property manager in the District. Respondent violated DC Official Code Section 47-2853.197(1) in that he made a substantial misrepresentation of being a property manager, by signing and initialing all property management related documents when in fact was only licensed in the District as a real estate salesperson.

Lorielle Akintunde

By consent order, the Commission imposed a fine of \$1500.00 for violation of DC Official Code Section 47-2853.02 for operating as a real estate salesperson when unlicensed and not renewed.

The District of Columbia Real Estate Commission regulates the licensure of real estate brokers, property managers, and salespersons. The Commission office is located within the Department of Consumer and Regulatory Affairs, 941 North Capitol Street, NE, 7th Floor, Washington, DC 20002. (202) 442-4320.

This newsletter and licensee training are funded by licensees through payments made to the D.C. Real Estate Guaranty and Education fund.

DISTRICT OF COLUMBIA REAL ESTATE COMMISSION

941 North Capitol Street, NE
Washington, DC 20002

Phone: 202.442.4320
Fax: 202.698.4329
www.pearsonvue.com/dc/realestate



Remaining 2009 Meetings

Tuesday, May 12, 2009

Tuesday, June 9, 2009

Tuesday, July 14, 2009

August— Board Recess

Tuesday, September 8, 2009

Tuesday, October 13, 2009

Tuesday, November 10, 2009

Tuesday, December 8, 2009

Dates subject to change. Please call 202-442-4320 for the most updated information.

Active Licensee Counts

(As of May 1, 2009)

Brokers	2, 519
Broker Companies	1, 079
Property Managers	294
Salespersons	8, 677
Firms	37



2009 Conferences

REEA Conference

June 13-19, 2009
Portland, Oregon

NAREB Annual Conference

July 28– August 2, 2009
Montego Bay, Jamaica

ARELLO Annual Conference

October 22-25, 2009
Miami, Florida

NAR Annual Convention

November 11-16, 2009
San Diego, California