



EMPIRE CHAPTER

Celebrating 36 years
1974-2010



Mission

We are a network of successful REALTORS® empowering women to exercise their potential as entrepreneurs and industry leaders.

Chapter Leaders



President

Toni Chrystal

914-673-1640

Tchrystal@houlihanlawrence.com



President-elect

Myriam Ramos

914-424-7156

Myriam@myriamramos.com



VP, Membership

Carol Christiansen

914-276-7400 x304

ccchristiansen@yahoo.com



Secretary

Debra Bocarossa

845-225-2422

debra@524realtygroup.com



Treasurer

Terri Crozier

914-391-9277

Tcrozier@houlihanlawrence.com

President's Message

Dear Members:

As we approach Mid Year 2010 our WCR Empire Chapter is alive and well.

Our membership is consistent with close to 90 members, and this year thanks to our 33 sponsors for their support we have been able to deliver informative educational monthly meetings to our members related to current and relative topics that affect business. This year I was able to travel to Washington for the WCR Mid year meetings with Carol Christiansen our VP membership along with approximately 700 other WCR leaders from around the country.

I am pleased to announce that our Empire Chapter has pledged a \$1,000 donation to RPAC. These funds are used each year to promote positive bills being passed and negative bills being defeated to maintain our ability to conduct business and protect property right for our clients.

Finally, the market has picked up some. Of course, some things are selling and others sitting with absolutely no rhyme or reason. Yes, the price is always a factor; the question is "What is the right price" I remember this phrase "The price is what a buyer is willing to pay for the house, at that time in the market" hasn't anyone told the sellers this, isn't anyone listening?

Please consider joining WCR today and become an active participant in an environment of collaboration in which members can form, build and maximize relationships for business and personal success. When members share their time, talent and experience, the entire industry is advanced. Success in business today is achieved through positive, productive relationships. WCR is a group of established career professionals, leaders in their business and personal lives. Success in business brings credibility, influence and greater opportunity. Consider joining today.

Toni Chrystal

President



What's Online

Have you been to our site lately?

Check out your local chapter site today: www.wcrwestchesterny.com.

Check out free webinars and recorded conference sessions:

Next event - Professional Standards
6/24 @3:30 visit: www.wcr.org

Upcoming Events

"Cocktail Networking Party"

To honor our Sponsors and Members
June 15, 2010 6-8 pm
Porter House, Mamaroneck Ave
White Plains

"Golf Outing" Sept 15 * "MaryIn Schwartz" Oct 15 *
"Installation and Holiday Dinner" Nov 22



Members

The Empire Chapter of the Women's Council of REALTORS® is proud to welcome the following new members:

Lisa Alexandra
Yoko Battista
Maria Campanelli
Michael Criscuolo
Jill Degni
Debra DeMelis
Deborah DiMicels
Carol Dorado
Donna Gage
Rita Hayes
Marcene Hedayati
Pat Held
Vanessa Jones
Gloria Jorge
Grace Patalano
Nancy Rodriguez
Gail Smith
Sandra Smith
Chystal Hawkins Syska
Veronica Vranjesevic

GET

INVOLVED!

Join us as we focus on our goals for 2011, improving our programs and educational offerings, working together to keep sharp and productive. See any WCR officer to join a committee or volunteer your talents! WE NEED YOU!

Looking For:

Desktop publishing, graphic design, & editing articles for newsletter proofreading.

Sponsors Corner

Top Ten Reasons Termites Invade Your Home

By James P. McHale Jr.

I am often contacted by frustrated homeowners who do not understand why their home, not a neighbor, was attacked by Eastern Subterranean Termites. Following these simple physical and cultural practices to minimize your risk of exposure:

1. **MIND THE FRONT STEPS:** Over the years your front stoop may sag or crack. Precipitation pools against the home and along the foundation. In some instances builders used scrap wood as fill for a void under the step. This practice, synergized by moisture pooling against the foundation, will encourage foraging activity.
2. **PRUNE TREE LIMBS:** Trimming back tree limbs that block sunlight from expeditiously evaporating precipitation will attract worker termites towards your living area. Insure your home dries out quickly to suppress foraging activity.
3. **MULCH:** Piling mulch around your foundation is a dangerous practice. Some folks let it accumulate to the point where the foundation is no longer exposed and mulch reaches the siding. This provides a direct avenue of entry for termites. Mulch holds moisture and facilitates the breeding of fungus. Termites love this and will gravitate to an area that harbors such an environment. I suggest decorative stone be employed. It drains expeditiously and that reduces fungal buildup.
4. **GRIND THE STUMPS:** People spend thousands of dollars to have dead, fallen and infested trees removed. Tree companies charge extra to "grind the stump". Stumps collect precipitation, promote fungal growth and often have roots extending towards your foundation. This is the "perfect storm" for termite activity. Grinding the stump will allow the root system to die quickly, exposed any termites to predatory birds and dry out after precipitation.
5. **CLEAN THE GUTTERS:** Backed up gutters will cause water to pool in your wall voids. Wet insulation and wood is a common cause for "satellite colony" termite issues. Termite control products base their strategy on the fact foraging termites return to the soil every twenty-four hours. If you have above ground moisture in the home any sort of mitigation will be compromised.
6. **DIVERT THE DRAINS:** Precipitation pooling along the foundation will attract foraging termites. Insure all gutter drains divert water away from the building
7. **ELIMINATE WOOD TO EARTH CONTACT:** Wood to earth contact will provide a direct conduit to termite nesting sites. Forms or garage door frames that extend into the soil will eventually be attacked by foraging termites. That is their job and they do it very well. Insure your contractor removes all wooden concrete forms. Use pressure treated wood for garage door frames or any wood that requires soil contact.
8. **STORE FIREWOOD OFF THE GROUND:** Never pile fire wood against the foundation directly on the soil. Most home and garden centers offer some sort of rack to provide a gap between the soil and wood. Cover the wood to prevent other pest related activity from taking up harborage.
9. **CLEAN OUT THE CRAWL SPACE AREA:** Many crawl areas are on dirt floors, covered in wood debris and are poorly ventilated. Besides being a health hazard these conditions are ideal for termite activity. A moisture barrier of some sort should be installed. Eliminating any wood to earth contact in the crawl will reduce your exposure. Sump pumps should be installed in any basement area where water enters. Insulation should be neat and dry at all times.
10. **ANNUAL INSPECTION:** Having a trained professional examine your home on an annual basis will reveal any conditions that leave your home open to invasion. Most companies will perform this free of charge and many will assist you in identifying potential avenues of entry. If your home is on the market there are conditions and factors that could require you to mitigate termites even though it is unclear there is an active problem. Contact a pest control professional to learn the details of what pre-purchase protocols apply and your potential exposure.



JP McHale Pest Management Inc.
James P. McHale Jr. – President
800-379-2284
www.nopests.com

Interested in submitting an article for consideration for a future newsletter?
Contact Myriam Ramos at Myriam@myriamramos.com

Member Testimonials

“ Any opportunity to mingle with realtors is crucial to my professional well being. The Women’s Council has always been a venue where camaraderie and education is combined to foster professional growth” **Marcene Hedayati**

“The information provided by the presenters was relevant to my business, addressed current market concerns, and informative in regards to new and upcoming issues”

Vanessa Jones

If you attend chapter meetings...

We will help you acquire new skills to meet the changing environment

If you make it a point to sit with people you don’t know...

We will increase your referral business and, sometimes become friends for life...

If you commit to attending at least one state or regional conference...

We will show you role models who inspire and mentor

If you volunteer for something...

We will give you meaningful, satisfying work that fits your schedule

If you keep in touch with other members...

We will encourage you when you are down and cheer you on when you succeed

If you commit to attending one national meeting...

We will amaze you with the power of the total WCR experience

Support Our Sponsors

Gold

A.S.A.P. Mortgage Corp Irene Amato 914-736-9230 amatoirene@aol.com	Buchanan Petroleum William H. Ash Jr. (914) 739-7092 www.buchananpetroleum.com	Guaranteed Home Mortgage Tom Christensen Stephan Hagage 914-696-3400 shagage@ghmc.com
JP McHale Management Inc. Rich McHale 914-739-4472 RMcHale@NoPests.com	Newhouse Insurance Brokers James L. Newhouse 914-288-8829 JNewhouse@newhousefinancial.com	Servpro of Peekskill/Ossining Denise Comilloni 914-788-1950 DeniseC@jdcrestation.com
	Trustco Bank Wendy Javier 914-771-4180 BX-536@trustcobank.com	

Silver

AKA Westchester Jodi Gordon 914-220-5701 jgordon@stayaka.com	George Apap, Inc. Nicky Apap 845-878-3444 infor@georgeapapinc.com	Benchmark Title Agency Thomas N. DeCaro 914-250-2400 tomdecaro@benchmarkta.com
Allan Block Agency Neil Bush 914-631-4353 nbush@ambinis.com	CertaPro Painters Jodi Duerr & Mitche Berliner 800-462-3782 jduerr@certapro.com	Coleman & Seife Law Firm Lisandre S. Coleman, Esq. 914-946-0150 cslaw@optonline.net
Continental Home Loans Arthur DiMella 914-367-0199 adimella@cccmgt.com	Cort Business Services Rachel Vincent 860-250-1629 rachel.vincent@cort.com	Copulos & Associates, LLC Real Estate Appraisers John D Copulos: 914-234-0795 JCopulos@aol.com
New Crystal Restoration Rosemary Cordasco 914-937-0500 rosemary@crystalrestoration.com	Floor Covering International Debbie Gartner 203-231-6193 Debbie.gartner@yahoo.com	Harriet Lerner Enterprises Go Visible PR Harriet Lerner: 914-682-7336 harrietlerner@goVisiblePR.com
Home Highlighting LTD Home Staging & Home Redesign Sheila Black: 914-831-7341 sheila@homehighlighting.com	Judicial Title Insurance Maria Murphy and Stephanie Liggio: 914-381-6700 sliggio@judicialtitle.com	Law Office of Donna M. Kelly Donna M. Kelly Esq. 914-948-1024 dmkellyesq@aol.com
LHR Christiansen Corp Lou Christiansen 914-879-4042 louchrisjr@yahoo.com	Lighthouse Environmental Jim Rood 845-228-0076 Lighthouse-enviro@prodigy.net	Majestic Paintbrush Plus, Inc. Tony Sirena 914-741-2040 Majestic100@optonline.net
David A. Nigrelli Attorney at Law David A. Nigrelli 914-366-8800 david@fwsettle.com	Parkway Exterminating Pat Sposato 914-725-5997 psposato@parkwaybugs.com	The Sliding Door Company Paulette Marino 914-235-3235 pmarino@nyslidingdoor.com
Transform Paulette Marino 914424-8062 pmarino@gotransform.com	Wieder & Wieder, P.C. Laura Giacomini, Esq. 914-377-9000 laurag@wiederwieder.com	Wallauer's Decorating Centers Kimberly Scappaticci 914-948-4000 Ksimages@aol.com



January – “Banks, Appraisers & Title Panel”



March – “Stay out of Jail” w/Sumber & Haggerty



NAR Midyear Meeting Washington D.C.



February – “Technology Today” w/Amy Chorow



April – “Environmental Update”

