

# CLTANews

By the California Land Title Association

## A MESSAGE FROM THE PRESIDENT



Marsha Emmett  
Placer Title Company

The California Land Title Association has been very successful in the Legislature - but that does not mean that the title industry has a great image, either with politicians or the public.

Everyone understands the importance and value of real estate but after nearly 30 years in this business, I am amazed at how little consumers understand or value our insurance. Our value and our importance can be communicated to our customers if we pull together.

As an industry, we need to:

- Strengthen ties with our allies in the real estate business;
- Develop policy positions on major issues so we aren't starting from square one each time we need to evaluate proposed legislation and/or regulations; and
- Devote some resources to planning and research so that we can be ready to respond when an industry issue surfaces.

When it comes to business practices, the government is regulating more, not less. We have to be able to push back when necessary, compromise when appropriate, and importantly - adapt when change is upon us.

When it comes to our personal lives, the real estate economy has enabled us to prosper. We should remember to return some of that prosperity to our respective communities, through personal as well as corporate giving. ■

## SCHWARZENEGGER: COMEBACK KID OR PUNCH DRUNK HAS-BEEN?

What a difference a few months makes in the political world of Sacramento. Like dog years, "political years" in the Capital of California seem to have no connection to the 12 month calendar that most of us follow.

In February of this year, the CLTA reported on the Governor's phenomenally high polling results, successes in effectively dealing

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directly from [www.clta.org](http://www.clta.org)  
under the "Industry News" button.

## **CALIFORNIA LAND TITLE ASSOCIATION'S 2005-06 LEADERSHIP**

**Marsha Emmett**, the Chief Executive Officer of Placer Title Company was elected President of the CLTA for the 2005-2006 term. Marsha has served the Association as First Vice President and Second Vice President.

### **CLTA OFFICERS 2005-06**

#### **President**

*Marsha Emmett, Placer Title Company  
Roseville, CA*

#### **First Vice President**

*Rich Macaluso, Orange Coast Title Company  
Santa Ana, CA*

#### **Second Vice President**

*Jeff Fox, Southland Title Corporation  
Irvine, CA*

#### **Treasurer**

*Wayne Shupe, Old Republic Title Company  
Walnut Creek, CA*

#### **Immediate Past President**

*Charles Bennett, California Land Title of Marin  
San Rafael, CA*

### **NEW REGULAR MEMBERS JOIN THE CLTA**

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**California Title Company of Northern California**

**Home Connects Title Services, Inc.**

*And Please Note the following (Effective April, 2005)...*

#### **REGULAR MEMBER NAME CHANGE**

*Formerly: **Sierra Valley Title Company**  
Now: **Stewart Title of Placer***

### **CLTA Committee Meetings**

#### **Education**

*August 24, 2005  
Sutton Place Hotel, Newport Beach*

#### **Forms & Practices**

*September 8-9, 2005  
Embassy Suites Hotel, Sacramento*

#### **Legislative**

*October 27, 2005  
Sutton Place Hotel, Newport Beach*

#### **Board of Governors**

*August 4, 2005  
Burbank Airport Hilton, Burbank*

#### **Claims Awareness**

*August 17, 2005  
First American Title Ins. Co. Office  
Santa Ana*

*For details visit [www.clta.org](http://www.clta.org)  
Under "Calendar of Events"*

### **ALTA Events**

#### **2005 ALTA**

#### **Annual Convention**

*October 5-8, 2005  
New York Marriott Marquis  
New York, NY*

#### **ALTA Tech Forum**

*April 30-May 2, 2006  
Mandalay Bay Resort & Casino  
Las Vegas, NV*

*For additional information visit:  
[www.alta.org](http://www.alta.org)*

### **CEA Events**

#### **50th Annual Education Conference**

*September 22-25  
Long Beach, CA*

*For more information visit:  
[www.ceaescrow.com](http://www.ceaescrow.com)*

**The CLTA Education  
Committee Presents...**

**"IT'S A MATTER OF  
LIFE & DEATH"**

**September 2005 Workshop**

Topics include

**Probate**

**Trusts**

**Powers of Attorney**

**Domestic Partnership Law**

This seminar is an INTERMEDIATE/ADVANCED level class. We encourage searchers, examiners and title officer personnel to attend.

The Workshop will be held on September 7 in Concord and on September 14 in Burbank.

Go to [www.clta.org](http://www.clta.org) for registration information, or contact the CLTA at [mail@clta.org](mailto:mail@clta.org).

THANK YOU in advance to the following speakers who have graciously volunteered their time:

*For September 7 in Concord:*  
Jerry Guerino - Stewart Title Guaranty Co.,

Laura Lowe - Commonwealth Land Title Ins. Co./LandAmerica,  
and  
Rod Pasion - Chicago Title Company

*For September 14 in Burbank:*  
Anne Lanphar - First American Title Ins. Co.

Jeffrey Leung - New Century Title Company  
and  
Eric Salter - Fidelity National Financial

**SCHWARZENEGGER ARTICLE**

*continued from cover page*

with Democratic leadership on a number of high profile and controversial issues, and his very refreshing willingness to veto a number of ludicrous bills that would certainly have been signed by Governor Davis. By all accounts, it appeared that California's Governor was outboxing and outmaneuvering all Democratic leadership while still having some spare time to devote to photo ops.

As we near the end of the 2005 legislative year, the Governor's fancy footwork and left jab seem to be faltering and we're wondering if he can go the full twelve rounds.

As a controversial, but well-liked celebrity-turned-politician, Schwarzenegger came out swinging in the early days of his administration in a style very similar to the successful image he created as an actor. His "take no prisoners" attitude was very popular and the public viewed him as a new type of politician who could maybe get things done in Sacramento. After all, wasn't this the cyborg who single-handedly saved humankind?

The Governor's initial success, in our view, was attributable to several things: (a) A deliberate strategy of taking on only a few tough issues at a time that actually matter to voters (such as opposing an unpopular bill that would have allowed illegal immigrants to get drivers' licenses and rolling back the vehicle license fees); (b) His willingness to be

confrontational when necessary and to have the moxie to veto bills in record numbers; (c) A well-choreographed use of his Hollywood image as a warrior who doesn't ask permission before he acts; and (d) an effective use of his charm to disarm a jaded press corps.

Unfortunately, over the course of this legislative year, the Administration seems to have lost track of its initial winning strategy of solving budget problems and reigning in wacky legislation and instead has promoted a number of initiatives (redistricting, teacher tenure, employee union dues, etc.) These initiatives have created a groundswell of opposition from well-funded groups of teachers, firemen, and other influential groups who have struck damaging blows to his credibility through effective media campaigns. To make matters worse, Schwarzenegger has responded by adopting a conciliatory stance with the Democrats that upsets some of his own party members.

Can Schwarzenegger's corner stem the flow of blood and keep him in the ring for another term? Perhaps, but it is our opinion that will work only if the Governor is able to slim down to his former fighting weight and redefine himself as the fighter who is laser-focused on a few issues only important to voters, actually kicks butt, takes names, and doesn't ask permission from his political adversaries to do so. ■

## CLTA FORM FILING

The CLTA, in its capacity as an advisory organization under the California Insurance Code, has recently made a form filing modifying almost all of the CLTA endorsements.

After a thorough review, the CLTA determined that a new change, referred to as the "incorporation paragraph", previously filed for ALTA endorsements, was appropriate for all of the remaining CLTA endorsements. By amending these endorsements, all CLTA endorsements will now be consistent with the ALTA endorsements and contain the same last incorporation paragraph.

The language reads as follows:

*This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.*

Upon acceptance by the DOI, the amended endorsements will be sent to subscribers in the 25th Edition, Supplement #1. ■

## COMING SOON...

### FOUR POPULAR CLTA TITLE CONSUMER BROCHURES IN SPANISH

The CLTA is pleased to announce the translation of four of its Title Consumer Brochures in Spanish which will soon be available electronically on the CLTA website.

#### Translated Brochures Include:

- Understanding Closing and Title Costs "Explicación de los Costos de Cierre y Títulos"
- Understanding Title Insurance "Explicación del Seguro de Título"
- Understanding Preliminary Reports "Explicación de los Informes Preliminares"
- Why Do You Need Title Insurance? "Por Que Necesito Seguro De Título"

To view the brochures, go to [www.clta.org](http://www.clta.org), click on the "Publications" button and then on the "Title Consumer" or "Title Reporter" button. ■

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## NEWS EXPRESS ARTICLES ONLINE

- **2005 Legislation**  
*Bulletin 04/05-126 (May 16, 2005)*
  - **Individual Title Licensing Bill Clears First Committee**  
*Bulletin 04/05-123 (May 10, 2005)*
  - **Mortgage Impairment Product is Title Insurance According to California Court of Appeal**  
*Bulletin 04/05-112 (April 5, 2005)*
  - **Urgent LAPD Fraud Alert RE: Selling Off Vacant Lots**  
*Bulletin 04/05-110 (March 31, 2005)*
  - **California Insurance Commissioner Garamendi Issues Nine Subpoenas as Part of His Ongoing Reinsurance Investigation**  
*Bulletin 04/05-98 (March 9, 2005)*
  - **Title Employee Licensing Bill Surfaces**  
*Bulletin 04/05-90 (February 25, 2005)*
  - **Insurance Commissioner Garamendi Announces Title Industry Investigation**  
*Bulletin 04/05-89 (February 22, 2005)*
  - **FTB Interprets the New Withholding Law Sections for Irrevocable Trusts with California Trustees**  
*Bulletin 04/05-82 (February 3, 2005)*
- See these articles at [www.clta.org](http://www.clta.org) under "Industry News".*

## The CLTA 's 98th Annual Convention was held at the Silverado Resort & Spa in Napa Valley.....

The CLTA sincerely appreciates the continued support of all of the attendees and sponsors. A special thanks to the following sponsors whose support helped make for a fantastic convention.

### Platinum Level Sponsors

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Title Association**