



*June 2016* **NEWSLETTER**

## UPCOMING SEMINARS

Wednesday, June 8, 2016

from 9:30 a.m. to 12:00 p.m.:

Shannon B. Jones will be presenting a Risk Management Seminar for the Contra Costa County Association of Realtors at the Shadelands office, 111 N. Wiget Lane, Walnut Creek, CA.

For more information, please contact Jason Catalano at (925) 295-9202 or [Jason@ccartoday.com](mailto:Jason@ccartoday.com).

Monday, June 13, 2016

at 1:00 p.m.:

Shannon B. Jones and Pam Strickland will be presenting a Risk Management Seminar for the Silicon Valley

Association of Realtors Broker/Owner Meeting at the Quinlan Community Center located at 10185 N. Stelling Road, Cupertino, CA. For more

information, please contact Mr. Moise Nahouraii at (408) 996-8100 or email [himoise1@gmail.com](mailto:himoise1@gmail.com).

Thursday, June 23, 2016

from 11:30 a.m. to 1:00 p.m.:

Shannon B. Jones will be presenting a Risk Management Seminar for the Lodi Association of Realtors at the Masonic Lodge located at 800 Rose Avenue, Modesto, CA. For more information, please contact Terri Krop at (209) 523-5316 or [terri@connectlar.org](mailto:terri@connectlar.org).

## *A Note From Shannon...*

On May 17, 2016, we provided a Risk Management Seminar for the Contra Costa County Board of Realtors Rossmoor Marketing Meeting regarding elder abuse. Due to its popularity and requests for additional similar seminars, we have added that subject to the agenda for the Contra Costa Association of Realtors Risk Management Seminar scheduled for June 8, 2016, and will be providing a webinar in July through the California Real Estate Legal Alliance. Please look for notices, if you are interested in this topic.

The Bay Area Air Quality Management District (“BAAQMD”) recently passed an ordinance requiring a disclosure pertaining to the use of the fireplaces, effective June 1, 2016. At the request of our clients, we prepared an advisory. If you are a client of our office, did not receive that advisory and would like a copy, please email us at [sbj@sbj-law.com](mailto:sbj@sbj-law.com).

## RECENT RESULTS –

The Shannon B. Jones Law Group recently defended a bookkeeper who was sued for failing to pay a vendor of the company for whom the bookkeeper worked. In this case, the vendor was doing so much work for the one company that the vendor was frequently at the company’s office, and the vendor believed it had established a relationship of trust with the bookkeeper. Based on that relationship of trust, the vendor said it believed the bookkeeper when she represented that the invoices would be paid in the following month, and so the vendor provided additional services. Eventually, the company ran out of money without paying the vendor’s invoices. The vendor sued the main company and the bookkeeper. The Law Group filed a demurrer on the grounds that the bookkeeper had no duties to the vendor and was not on the contracts between the vendor and the company. After giving the plaintiff vendor several chances to amend its complaint in an effort to state a valid cause of action, the court ultimately ruled that the vendor was not going to be able to state a valid claim, and sustained the demurrer without leave to amend. Mark V. Isola handled this matter.



Tuesday, June 28, 2016  
at 12:00 p.m.:

The California Real Estate Legal Alliance will be undertaking a webinar regarding CAR Standard Forms, Team Names and Real Estate Agent “Hot Topics.” For more information or to register to attend this webinar, please email [CRELA@CRELA-law.com](mailto:CRELA@CRELA-law.com).

Wednesday, June 29, 2016  
from 10:00 a.m. to 11:00 a.m.:

Shannon B. Jones will be presenting a New Member Orientation for the Contra Costa County Association of Realtors at the Shadelands office, 111 N. Wiget Lane, Walnut Creek, CA. For more information, please contact Jason Catalano at (925) 295-9202 or [Jason@ccartoday.com](mailto:Jason@ccartoday.com).

**LEGAL UPDATES** - Our website was recently updated to include the following articles:

- On May 4, 2016, the California Real Estate Legal Alliance (“CRELA”) held a webinar regarding the Top Ten Issues Affecting Real Estate Professionals. That webinar was recorded and uploaded to the CRELA website. It is now available for viewing and listening.

- An article wherein a California Appellate Court held that a lease may not be forfeited or terminated unless there is a material breach.

- A risk management tip regarding handling an escrow that does not close on time was posted to our “Client Only” section of our website.

- A risk management tip with a disclosure regarding the burning of fireplaces as required by the Bay Area Air Quality Management District.

*A complete discussion of these matters can be found on our website, [www.calrealestatelaw.com](http://www.calrealestatelaw.com), under Legal Updates.*

---

**BLOG UPDATES** - Our website was recently updated to include the following blogs:

- A blog regarding email signatures – When Humor Can Be Harmful

- A blog regarding Q&A Regarding Referral Fees

- A blog regarding Q&A Regarding a Listing Agent’s Obligation to Submit Offers to a Seller

*Please visit our blog at [www.sbjlaw.blog.com](http://www.sbjlaw.blog.com)*