

1 Department of Real Estate
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4
5 Telephone: (916) 227-0789
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FILED
APR 11 2002

DEPARTMENT OF REAL ESTATE

By *Russell J. Zain*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-3674 SAC
12)
13 RONALD NYSTROM, individually) ORDER TO DESIST AND REFRAIN
14 and doing business as) (B&P Code Section 10086)
15 Association Management Services)
16)
17)

18 The Real Estate Commissioner of the State of
19 California (hereinafter "Commissioner") has determined from
20 evidence available to the Department of Real Estate of the State
21 of California (hereinafter "the Department") that you, RONALD
22 NYSTROM, individually and doing business as Association
23 Management Services (hereinafter "you"), while engaged in
24 activities which require a real estate broker license under the
25 provisions of Section 10131(a) of the California Business and
26 Professions Code (hereinafter "the Code"), violated Section
27 10130 of the Code.

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ATTY. JLB

1 I

2 At all times herein mentioned from and after
3 February 17, 1995, you engaged in the business of, acted in the
4 capacity of, advertised, or assumed to act as a real estate
5 broker within the State of California within the meaning of
6 Section 10131(a) of the Code, including the operation and
7 conduct of a real estate resale brokerage with the public
8 wherein, on behalf of another or others, for compensation or in
9 expectation of compensation, you sold and offered to sell,
10 bought and offered to buy, solicited prospective sellers and
11 purchasers of, and negotiated the purchase and sale of real
12 property.

13 II

14 Between on or about January 30, 1999 and on or about
15 March 16, 1999, and at other times and in other transactions
16 known to you but unknown to the Department, in the course of the
17 activities described in Paragraph I, above, you sold and offered
18 to sell, solicited prospective purchasers of, and negotiated the
19 purchase and sale of real property consisting of lots 4, 5 and 6
20 in Block 79 of the Mt. Shasta Subdivision, Siskiyou County,
21 California, from Mt. Shasta Vista Property Owners Association as
22 Seller to Darrell Joe Hook and Darlene Hook as Buyers.

23 III

24 At no time mentioned herein were you licensed by the
25 Department as a real estate salesperson or as a real estate
26 broker.

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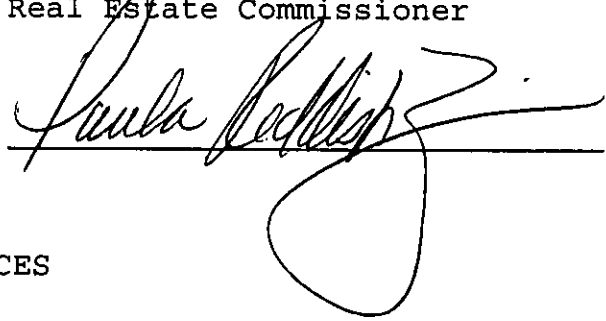
IV

In acting as described in Paragraphs I through III, inclusive, above, you violated Section 10130 of the Code.

NOW, THEREFORE, YOU, RONALD NYSTROM, INDIVIDUALLY AND DOING BUSINESS AS ASSOCIATION MANAGEMENT SERVICES, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any activities for which a real estate license is required unless and until you comply with Section 10130 of the Code.

DATED: March 28, 2002

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: RONALD NYSTROM
ASSOCIATION MANAGEMENT SERVICES
17634 LAKESHORE DRIVE
WEED, CA 96094