



New Mexico Regulation and Licensing Department

BOARDS AND COMMISSIONS DIVISION

New Mexico Real Estate Commission

5500 San Antonio Dr. Suite A • Albuquerque, New Mexico 87109

www.rld.state.nm.us

November 8, 2019

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DEPUTY DIRECTOR
&
EXECUTIVE SECRETARY

James Chrobocinski
825 46th Street
Los Alamos, New Mexico 87544

Re: NMREC Case No. 18-02-03-011

Dear Mr. Chrobocinski:

As you have been notified previously, Robert L. Huggard filed a complaint against you with the Real Estate Commission alleging that you violated the Real Estate License Law and the Real Estate Commission Rules in the course of managing his property at 2369 33rd Street #A in Los Alamos, New Mexico.

In the interest of avoiding the time and expense involved in a formal disciplinary hearing, the Commission on October 2, 2019 offered you a letter of reprimand, a \$3,000 fine, and completion for no continuing education credit of an eight (8) hour course deemed appropriate by the Commission to settle this case. On October 25, 2019 you accepted the Commission offer.

Therefore, you are ordered to pay a \$3,000 fine and complete for no continuing education credit the online course entitled Property Management Fundamentals within thirty (30) days of receiving this letter. The course is offered by Empire Learning and is accessible from the Commission web site at the Requirements and Continuing Education link, Approved On Demand courses.

The fine should be paid in the form of a cashier's check payable to the New Mexico Real Estate Commission. The fine and the certificate of completion of the continuing education course should be mailed to the Commission office at 5500 San Antonio Drive NE, Albuquerque, New Mexico 87109, Attn: Germelyn Vivar, Administrative Secretary.

In keeping with the final term of the Commission offer you are hereby reprimanded for violating Sections 61-29-12 A (10), (11) of the Real Estate License Law, and Parts 16.61.19.8 A, and B 16.61.24.12 A (1), (2), (3), (4), C & D, 16.61.24.13 A and B (1), (2), (3) and 16.61.16.9 A and G of the Commission Rules.

These violations occurred when you failed to have an executed written property management agreement with the owner; failed to provide an itemized accounting of a security deposit to a former tenant within the 30-day period specified in the Uniform Owner Resident Relations Act; failed to provide the owner with monthly

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statements; failed to provide the owner with proof and explanation of repairs; and failed to maintain full and complete records. Further, you failed in your duty as a property manager to disclose all fees charged to the owner through a written property management agreement.

This letter of reprimand will become part of your licensing file and is a matter of public record. It will be published in the Disciplinary Actions section of the Commission web site.

Finally, you are directed to correct the brokerage practices that led to the complaint and this disciplinary action.

Sincerely,


Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission

cc: Robert L. Huggard
25655 P3 Lane
Holton, KS 66436