



RANWW

Realtors® Association of Northwestern Wisconsin
Northwestern Wisconsin Multiple Listing Service, Inc
Realtors® Association of Northwestern Wisconsin Foundation

UPDATES

News and Current Events

"We are the trusted voice in real estate, united in providing value to the members and communities we serve."

June 2017

Mark your calendar to join us for the Annual Meeting on June 21st at Turtleback in Rice Lake.

See page 11 to sign up.

1-800 Legal Hotline

The WRA's Legal Hotline provides REALTORS® with the opportunity to talk one-on-one with a WRA staff attorney. You can call, fax, email or submit a question online to the Legal Hotline.

In this Addition

Annual Meeting Scheduled.....	1
A note from our Treasurer.....	2
New Members.....	3
Education Corner.....	4
NWWMLS Updates	5
Legislative Updates.....	6
Foundation.....	7&8
Calendar Updates.....	9
DSA Form.....	10
Annual Meeting	11
Golf Sign Up.....	12

Robert Janke Achieves Emeritus Status!

Bob Janke of Janke Premiere Properties, LLC, has been awarded the prestigious Realtor® Emeritus membership; a status recognizing at least 40 years of continuous membership!

Among his many accomplishments, he served as the 1983 Association President, on the Make American Better, PR, RPAC, and MLS Committees.

Thank you Bob, for your hard work, years of dedication and contributions to the Association!
CONGRATULATIONS!



Annual Meeting Scheduled

Notice is hereby given that the **Annual Meeting** of the Realtors® Association of Northwestern Wisconsin will be held on **June 21st 10:00, at Turtleback Conference Center, Rice Lake.** The slate of candidates for the RANWW Officer and Director position will be presented at the meeting. In addition to candidates submitted by the Nominating Committee, members will be able to nominate someone from the floor. After nomination is seconded, his/her name will be added to the ballot. **Electronic Voting will take place from July 14th - 25th**, on the RANWW Association website main page: www.ranww.org

Education this year is on your safety. Carl Carter, son of Beverly Carter, delivers a powerful presentation on REALTORS® safety that only someone with his background and experience could deliver. Lunch to follow. Lunch will be **FREE** to all members attending!
Thank you to All Title Services Inc, Bank Mutual, Flagstar Bank, Hometown Title Co, Home Warranty Inc., Johnson Bank, Keller Williams Realty, Legends Title Services, and Woodland Developments & Realty for sponsoring this event!

See page 11 of this newsletter for registration information.
Hope to see you there !



RANWW

Realtors® Association of
Northwestern Wisconsin

RANWW Officers

Marty Tauger - President

715-770-9181

taugers@gmail.com

Dan Lawler - President -Elect

715-234-2948

Dan@DanLawler.com

Stacey McKinney - Treasurer

715-580-0126

stacey@mckinneyrealty.net

Joe Germain - Imm Past President

715-828-1113

joe@joegermain.com

RANWW Directors

Mary Jo Bowe 715-456-2014

Paul Canfield 715-828-0819

John Flor 715-924-4806

Julie Flor 715-790-0564

Mary Hafenstein 715-520-2577

Deborah Hanson 715-456-0499

Cristina Masterjohn 715-491-2278

Shannyn Pinkert 715-379-3574

Ben Rivard 715-205-1519

John Sobota 715-505-8888

The purpose of this publication is to inform Members of events, issues and accomplishments pertaining to the REALTORS® Association of Northwestern Wisconsin.

If you would like to submit information, ideas or articles to this publication please contact Brenda Barnhardt at:

brenda@ranww.org

A Note from RANWW Treasurer

REALTORS® Legislative Meetings & Trade Expo in D.C.

I just got back from the D.C. Legislative meetings and Trade Expo. This is my second year and it is such a busy and exciting time. The conference runs Monday thru Friday with a variety of meetings and educational opportunities.

Ron Insana from CNBC spoke to us the first morning and Chris Wallace from Fox News was our guest speaker the second. They both gave very good insights on the economy and the current administration. Dr. Lawrence Yun, NAR'S Chief Economist also spoke regarding his thoughts on the next 5 years in real estate. The market is looking good with low inventory in several markets.

On Wednesday, about 30 Wisconsin Realtors® met with Congressman Sean Duffy, 7th District, to discuss tax reform and other important issues pertinent to our industry. Mr. Duffy was impressed with the large crowd of Realtors® we could squeeze into his office.

But one of my favorite meetings that I attended was the medium size Board Forum. In this forum, you get together with brokers/owners/ REALTORS® throughout the country and discuss a variety of current issues in the real estate market and how everyone's board handles each issue. This is just a great learning experience and it's interesting to know that we all are facing the same issues throughout the country.

The Trade Expo, which runs all day, is always interesting because it gives you the opportunity to meet with lockbox and software representatives along with getting great closing gifts ideas.

If you get the opportunity, you should try to attend this great conference. Next year it's May 14-19, 2018 in D.C. of course!

Stacey McKinney

RANWW Treasurer



NOMINATIONS NEEDED..... Joe Germain and the Nominating committee will be taking nominations for the Distinguished Service Award; RANWW's most prestigious award. Intended to recognize high-quality service to RANWW on a long-term basis, the DSA should not necessarily be viewed as "end of career" or "lifetime achievement" award. Recipients shall have demonstrated a high level of commitment to RANWW; contributed a substantial amount of time, effort and creative imagination; and established a record of effective participation in RANWW affairs. Recipients' RANWW activities shall have set a high standard and be worthy of emulation. DSA will be awarded only once to each recipient. **If you would like to nominate a deserving individual, Nomination forms can be found on page 10 of this newsletter.**

Welcome New Members!



In accordance with our bylaws, notice is hereby given that the following individuals have applied for RANWW membership; written comment, which shall be kept confidential, is invited.

Angela Baumhover
Century 21 Affiliated

Lee Bushen
Edina Realty/Eau Claire

Dawn Day
Re/Max Affiliates

Rebekah Gilley
Live in Eau Claire

John Gyorf
Re/Max Affiliates

Angela Hoffner
Edina Realty/Eau Claire

Chad Imme
Pillar to Post Home Inspectors

Debbie Kallenbach
Keller Williams Integrity/Hudson

Gus Koecher
Whitetail Properties

Heidi Kringle
Northwest Wisconsin Realty

Juliana McGhee
Edina Realty/Eau Claire

Todd Merriman
LakePlace.com/Siren

Sara Miles
CB East/West Vacationland

Wade Ostrander
C21 Affiliated

JoDee Peterson-Lochner
Lakeplace.com Brothers Realty/TL

Barbara Peterson
Coldwell Banker East West/Minong

Bill Perrotti
Coldwell Banker River Valley

Jamie Ressel
Clearview Realty

Steve Smith
Summit Home Inspection

Melissa Thiry
Coldwell Banker Real Estate Consultants

RANWW Foundation Fundraiser!

SEPTEMBER 14th, 2017

1:00pm-5:00pm

Eau Claire Rod & Gun Club, Eau Claire

Indianhead Rifle & Pistol Club, Spooner

\$25 in Advance / \$30 at the Door



To register contact

Kim 715-835-0923

kim@ranww.org



RANWW
Foundation

RANWW REALTOR® FAMILY PICNIC

Mom's, Dad's, Sister's, Brother's, Aunt's & Uncle's Even the Dog!

July 16th, 2017

at Airport Park in Chetek

Picnic is at 3pm

Chetek Hydroflites Waterski Show at 6pm

[Click here](#) to see our video!

Family Fun Night at Moon Lake Park in Rice Lake July 26th 6pm-8pm

Food, Drinks, Lawn Games, Wiffle Ball, Kickball and
More.....

We are in need of 6-10 volunteers in the evening from 5pm-9pm

Please contact Judy Nichols jnichols@westconsinrealty.com

if you can help out for this event.



Bob Wing of Kleven Real Estate will be retiring from Real Estate at the end of June. Bob has served on numerous Association Committees throughout the years, and was awarded the prestigious REALTOR® Emeritus status in 2015. Please join Kleven Real Estate as they celebrate Bob's successful career; Wednesday, June 28th from 3:00—5:00pm. Reception will be held at the Kleven office, 1603 Harding Avenue, Eau Claire.

We hope you can join us in celebrating Bob's successful career and his numerous accomplishments throughout!



Quarterly Broker BS Sessions

Brokers; These sessions are for you! We want to hear from you on a regular basis so please join us at all four(4) sessions or just one (1) session. These sessions will be informal in nature, kept to an hour time frame (we know your time is valuable) and will allow you to let leadership know what we can do for you!

Dates:

July 13th - Johnson Bank in Rice Lake at 10am

October 12th - Stout Ale House in Menomonie at 3pm

JOIN US!!

Are you interested in learning about multifamily housing developments from industry leaders in Wisconsin? This exciting training course is designed for anyone with a vested interest in the development of affordable multifamily rental housing for families, seniors and individuals with disabilities. This unique course will provide you with a better understanding of the development planning process, the complexities of multifamily developments, the financial feasibility of projects and financing resources that are available in Wisconsin!

Who should attend?

This course is designed for a wide range of individuals with an interest in learning more about developing affordable rental units in their communities including contractors, builders, real estate professionals, engineers, government officials and entrepreneurs.

What will you learn?

Learn about the many facets of successful development of affordable housing, including:

- Assessing organizational capacity
- Housing demand
- Community concerns and support
- Site selection
- Financial feasibility
- Funding sources and requirements
- Low Income Housing Tax Credit (LIHTC) program
- Land and zoning issues
- Site planning and design
- Ownership structures
- Selecting the development team
- Construction oversight
- Ongoing asset management

What are the benefits of this program?

This one-of-kind class will give you the knowledge and confidence to begin the process of developing a multifamily housing project. You will have the opportunity to interact with seasoned developers who will share their experiences, including how they overcame obstacles on their path to success. Connect with a variety of financial resources available to developers for multifamily housing projects.

Where is the training?

Chippewa Valley Technical College (CVTC), Rm. 103A in the Business Education Center
620 Clairemont Ave.
Eau Claire, WI 54701

When is the training?

June 7-8, 2017
8:00AM - 4:30PM
June 9, 2017
8:00AM - 3:00PM

*A light breakfast will be provided on June 7-9.
Lunch will be provided on June 7 only.*

How much does it cost?

\$399.00

Who do I contact?

For course content information, please contact Kim Plache at 414.227.3229 or email at kim.plache@wheda.com.

How do I register?

To register, go to www.wheda.com/developmentprogram.

SEATING IS LIMITED! REGISTER BY MAY 29, 2017.

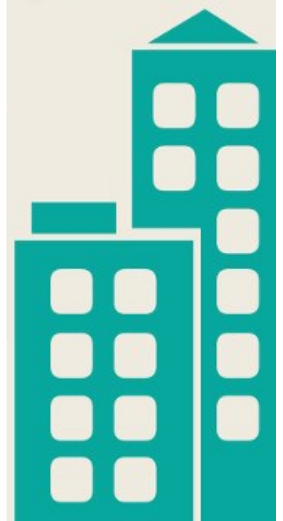
WHEDA DEVELOPMENT TRAINING PROGRAM

June 7-9, 2017

Presented by



WHEDA





NWWMLS POLICY AND PROCEDURE REQUIRE STATUS CHANGE WITHIN 72 HOURS OF ANY LISTING STATUS CHANGES.



MULTIPLE LISTING SERVICE
MLS

®

NWWMLS Updates

RPAC Report & *Legislative Updates*



WRA Legislative Alert: The WRA Seeks to Maintain Historic Preservation Tax Credits.

The 2017-19 state budget bill proposes changes to the historic rehabilitation tax credit (HTC) program, including a \$10 million cap on credits, a competitive grant process and a clawback provision. These proposals would have a crippling effect on one of Wisconsin's most successful economic development programs. The WRA opposes these proposed changes to the HTC program.

What's in play

Proposal: The WRA will work with legislators and allies to maintain the current HTC program and defeat this proposal.



Background

- In 2014, the HTC generated \$277.7 million in private investments, created 2,185 new jobs, provided \$22 million in state income, sales and payroll tax revenues, and \$2.11 million in annual local property tax revenues.
- The low \$10 million cap on total credits available, the unnecessary competitive grant process, and the clawback provision would mean fewer jobs, make smaller projects ineligible, and make financing for many projects difficult.
- The HTC program is a low-risk program where tax credits are awarded only after the project is finished.

Bill status

Currently in committee review.

The WRA engages in advocacy on behalf of REALTORS® and property owners through a variety of programs including the REALTORS® Political Action Committee and the Wisconsin Homeowners Alliance.



RANWW GAD Intern, Jordan Mabin & fellow UWEC Political Science student

Spend an evening preparing Eau Claire County 4-H Youth delegates for their upcoming trip to Washington D.C. The youth will spend a week in D.C. learning how to prepare, present and lobby a bill before their legislators. RANWW is proud to prepare the 4-H Youth delegates in advance of this important learning experience.



RANWW
Foundation

REALTOR® Owned/REALTOR® Referred

[Did you know Video](#)

The RANWW Foundation has been BUSY!!!!

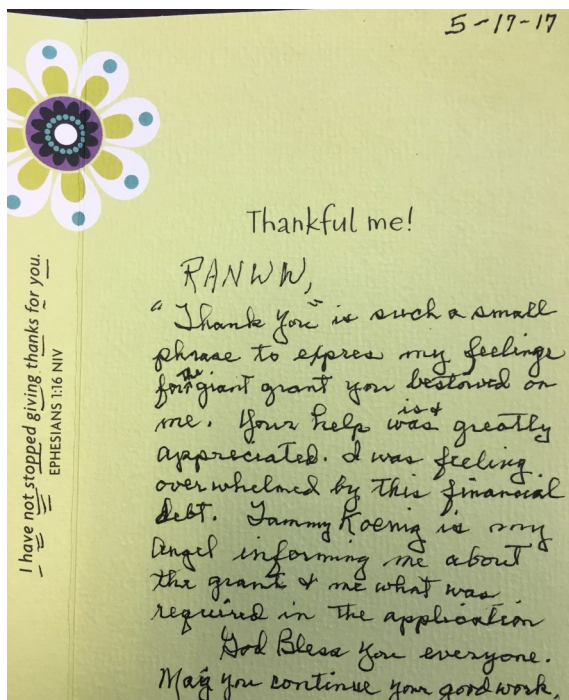
The RANWW Foundation board met in early May to award spring grants. We had a total of eight (8) grants submitted; four (4) grants were approved and four (4) grants were denied. The four (4) grants approved had a total funding amount of \$6,587.00!!!

One grant in particular stood out, this grant was submitted by a REALTOR® (Tammy Koenig) and helped a VERY, VERY grateful Fall Creek residence! Through no fault of her own her house was filling up with raw sewage from the village. The price tag to fix this issue was \$6,000.00 and a three step process. She completed step #1 and paid \$2,000.00 of her savings to complete it. Step's #2 & #3 were a total of \$4,000.00 and had to be completed to keep the sewage from filling her basement. She had a limited income and was looking at putting the remainder of the bill on a credit card.....not a good solution for someone on a limited/fixed income. Tammy was able to submit a grant request on her behalf and the Foundation directors approved the entire request! The work was completed in a matter of days and her home is no longer invaded with unwanted sewage.

Thank you for continuing to support the RANWW Foundation...It truly does matter!

Remember you too can make a difference in someone's life by submitting an application on their behalf.

[Click here](#) for current application





RANWW
Foundation

REALTOR® Owned/REALTOR® Referred

[Did you know Video](#)



Disaster Assistance needed? [Click Here](#)

RANWW Foundation Assisting in Disaster Relief!!

On May 16th, 2017 disaster hit the northern areas of our association in the form of a tornado. Many, many, many families were displaced in a matter of seconds, nothing remained of their homes and almost all personal belongings were destroyed. Thankfully the death and injury toll were very low but even the loss of one life was too many.

RANWW Foundation directors reacted immediately by approving \$7,000.00 to aid seven (7) families in emergency housing assistance. Although this is a drop in the bucket it was an amazing gift for those seven (7) families; it allowed them immediate housing during a time when chaos ruled. A HUGE thank you to our directors for reacting at a moments notice....RANWW Foundation it does make a difference!



\$58,000.00 received to help with emergency housing needs!!

RANWW Foundation received the following funds to help support disaster relief:

REALTOR® Relief Foundation (NAR) - \$50,000.00

Wisconsin REALTORS® Foundation - \$7,000.00

LaCrosse Area REALTORS® Association - \$1,000.00

Disaster Assistance needed? [Click Here](#)

The following assistance is available

Assistance is available to qualified applicants towards one of the following options: 1) Monthly mortgage expense for the primary residence that was damaged by the tornado or; 2) Rental cost of temporary housing due to displacement from the primary residence resulting from the tornado. Relief assistance is limited to \$1,000 per applicant per household.

REALTORS® at the National, State and Local levels supporting our communities in need

THANK YOU!

June 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

1st - New Member Orientation

21st - Annual Meeting at Turtleback

July 2017

Sun	Mo	Tue	We	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

3rd – RANWW Office Closed Holiday

4th - RANWW Office Closed Holiday

13th - Broker BS Session-Rice Lake at Johnson Bank

14th - MLS BOD Meeting

16th - Picnic at Airport Park in Chetek/Hydroflites

14th – 25th - Online Voting

26th - Family Fun Night in Rice Lake

August 2017

Sun	Mo	Tue	We	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

3rd & 4th - WRA BOD Meeting

14th & 15th - Leadership Summit

17th - New Member Orientation

24th - Golf Outing at Wild Ridge

September 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

4th - RANWW Office Closed Holiday

6th - RANWW Foundation Meeting

8th - MLS BOD Meeting

12th & 13th - WRA Convention

14th - Trap Shoot

28th - Installation Banquet

REALTORS®
CONFERENCE & EXPO
NOVEMBER 3-6
→ CHICAGO ←



NATIONAL ASSOCIATION of REALTORS®

DISTINGUISHED SERVICE AWARD NOMINATION FORM

The Distinguished Service Award (DSA) is RANWW's most prestigious award. While intended to recognize high-quality service to RANWW on a long-term basis, it should not be viewed as an "end of career" or "lifetime achievement" award. Recipients shall have demonstrated a high level of commitment to the RANWW; contributed a substantial amount of time, effort and creative imagination; and established a record of effective participation in RANWW affairs. Recipients' association activities shall have set a high standard and be worthy of emulation. The DSA will be awarded only once to each recipient.

The DSA may be awarded to Members or Staff based on the following criteria:

- Active participation in RANWW activities
- Extraordinary dedication to the RANWW through volunteer work
- Leadership, expertise and teamwork
- Commitment to RANWW objectives and ideals
- Work ethics far exceeding expectations (RANWW employee)

Nominee's Name _____

Company _____ Phone _____

Please provide background information:

Number of years in Real Estate _____ Number of years as RANWW member _____

RANWW leadership:

Office or position held _____ Date of Service _____

Office or position held _____ Date of Service _____

Committee involvement (committees, task forces, PAGs)

Type of Involvement _____ Date of Service _____

Type of Involvement _____ Date of Service _____

Educational activities (class/workshop instructor)

Educational Activities _____ Date of Activity _____

Educational Activities _____ Date of Activity _____

Governmental activities (political work)

Governmental Activities _____ Date of Activity _____

Governmental Activities _____ Date of Activity _____

Other Comments on Candidate (attach additional pages, if necessary)

Complete and email this form to Brenda at brenda@ranww.org by June 30th, 2017



RANWW

Realtors® Association of
Northwestern Wisconsin

RANWW Annual Membership Meeting

Wednesday, June 21st, 2017

Turtleback Convention Center, Rice Lake, WI

Open RANWW Annual Meeting -10:00am

Meet the 2017-2018 slate of candidates for the open Officer and Director positions. In addition to the presented slate of candidates, nominations can be taken from the floor for open positions.

10:30am-12:00pm

Carl Carter - Your Safety is Non-Negotiable – The Beverly Carter Story

Carl Carter, son of Beverly Carter, delivers a powerful presentation on REALTORS® safety that only someone with his background and experience could deliver. His story and presentation is an impactful combination of harrowing details involving his mother's story and practical industry anecdotes and takeaways. Carl's mission is to take his mother's experience and use it as inspiration to make positive changes in agents' lives and business.

Lunch 12:00pm-12:30pm

Annual Meeting Wrap Up 12:30pm –1:30pm

THERE IS NO CHARGE TO ATTEND, *but in order to prepare materials, food and beverages, PLEASE RSVP to kim@ranww.org or complete below and return to RANWW by June 14th!*

Name _____

Thanks to our sponsors:

*All Title Services Inc, Bank Mutual, Flagstar Bank, Hometown Title Co,
Home Warranty Inc, Johnson Bank, Keller Williams Realty,
Legends Title Services, and Woodland Developments & Realty*



RANWW

Realtors® Association of
Northwestern Wisconsin

RANWW Golf Outing!

Thursday, August 24th, 2017 at Wild Ridge Golf Course

- Golf** Golf will be a 4-5 person scramble. Golfers may choose their own 4-5 person teams or may register as an individual, requesting to play with any other team short of players.
- Tee Times** Registration will begin at 11:00 a.m. Shotgun start will be at 12:30 p.m. Please arrive early for check-in.
- Lunch** A burger/brat/hotdog buffet lunch will be served 11:30 a.m. - 12:30 p.m.
- Refreshments** Refreshments will be available throughout the day and each player will receive two complimentary beverage tickets. Complimentary soft drinks and snacks will be available on the course during the afternoon.
- Networking** Networking, games and socializing will commence from 3:30-5:00 p.m. This is a great time for non-golfers to get together and mingle!
- Dinner** A buffet style dinner including two entrée choices, potato and salad, will be served at 5:00 p.m.
- Sign-up** All golf and dinner fees MUST be paid with your reservation by 4:00 p.m. Thursday, August 17.
- Cancellations** All cancellations must be received on or before August 17 for a refund, minus a \$15 surcharge.

2017 RANWW NETWORKING, GAMES AND GOLF RESERVATION FORM

Choose One of the Following:

*FIRST TIME ATTENDEE? Take \$10.00 off!!!

INDIVIDUAL (will be placed with team)

OR

TEAM

Name _____

Captain _____

Players _____

Choose One of the Following:

_____ Afternoon golf (9 Holes), lunch, cart, games and dinner - \$55.00* per person (\$45.00 for first timers!)

_____ Lunch only - \$15.00 per person (FREE for first timers!)

_____ Dinner, games and networking only - \$25.00 per person (\$15.00 for first timers!)

_____ Lunch, dinner, games and networking only - \$35.00 per person (\$25.00 for first timers!)

Send all reservations WITH PAYMENT to: RANWW, 1903 Keith Street, Suite 3, Eau Claire, WI 54701

\$2.00 of each golf registration will be donated to the RANWW Foundation