



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."

May 2017

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

See page 11.

May is REALTOR®
Pride month

Please write your MLS invoice # on your check when submitting payment.

Thank you!

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WRA Offers Members Free Tech Helpline Starting April 2017

How does the WRA Tech Helpline work?

To access the helpline, contact the helpline via phone, email or chat, and provide your WRA member identification number, and a technical support analyst will be available for assistance. For larger-scale issues, analysts can also connect to your computer via remote software to diagnose and repair problems. Some cases may involve further research or a call back.

For more information [click here](#).



Using DRONES in Real Estate

- A drone, or UAS, is an unmanned aircraft and all associated equipment necessary to operate it.
- The Federal Aviation Administration (FAA) has jurisdiction over the operation of drones in the National Air Space.
- **Currently, commercial use is prohibited, except for operators who have applied for and received a Section 333 waiver from the FAA.** At this time, having and complying with the waiver is the only path to lawful commercial use of a drone.
- It is anticipated the FAA will issue a final ruling on commercial use of small drones in the *Summer of 2016*.
- Drones have several applications that could dramatically enhance different aspects of the real estate business.
- NAR supports the use of drones for commercial purposes and is encouraging and has testified before the House Judiciary Committee in favor of allowing drones for commercial real estate purposes.

For more information, visit <http://www.realtor.org/topics/drones>

Source: RisMedia Magazine, Mar 2016



RANWW

Realtors® Association of
Northwestern Wisconsin

A Note From RANWW President

LIVING IN A PAPERLESS WORLD

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

Imagine a world where real estate transactions are done electronically, files are kept in the cloud, and all participants have access to the whole process via their phone, tablet, laptop, or desktop. The reality is that those things are here and now. There are numerous software programs, contact management platforms, and apps available that will make your real estate business more productive, more efficient, and save you money. Start with cloud storage. If you are not using BOX, Dropbox, iCloud, or Google Drive...you are missing a wonderful opportunity. As an example; download the free BOX app on your phone and laptop. Create a folder for photos and invite your administrator to access that file. Take photos of a new listing and save them to that BOX file. Your administrator will see them in live time and can upload them to the MLS before you get back to the office. Watch for new education programs over the next few months focusing on new technology and how to improve the way you do business. Topics will include electronic signatures, transaction management, and file sharing. Look for the "Appy Hour" programs on the upcoming RANWW calendar over the next few weeks.

Marty Tauger-RANWW President



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

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.

Megan Adams
Chippewa Valley Real Estate

Michelle Fellom
Real Estate Solutions

Katie Folstad
Edina Realty/Spooner

Aaron Frei
Live in Eau Claire

Joan Friedenfels
C21 Premier Group/Menomonie

Caroline Gerdes
C21 Woods to Water

Jon Hempel
New Age Inspection LLC

Colette Herman
Team Realty

Katelind Jensen
Associated Realty

Jennifer King
Coldwell Banker East West/Minong

Cole Knutson
Kleven Real Estate Inc

Maria Lane
US Bank Home Mortgage

Joel Michaelson
Keller Williams Integrity/Hudson

Deanne Moravitz
LakePlace.com Brothers/Turtle Lake

Kristie Nelson
Keller Williams Integrity/Hudson

Sarah Starck
Woods & Water/Eau Claire

Erin Swanson
Chippewa Valley Real Estate

Nominate a REALTOR®

Are you or someone you know doing great work serving the community? We want to hear about it!

Here at REALTOR® Magazine, we have two programs that work to recognize and nurture REALTORS® who are working to better the world around them. The Good Neighbor Awards recognize REALTORS® for extraordinary accomplishments in community service. Volunteering Works is designed to help new and growing community service efforts grow by providing seed money and mentoring from the seasoned experts that make up the Good Neighbor Society.

To nominate someone
[CLICK HERE](#) for application.



Do You Have a Safety Plan?

Learn what you need to know to work more safely in the field, with regularly updated resources, videos, webinars, and other tools at nar.realtor/safety.



**REALTOR
SAFETY**
PROGRAM

FOR SALE

Podium Stand

\$20.00

Call Kim 715-835-0923



If anyone would like any of these house boxes, we have 25 of them. They would make a nice presentation for closing gifts, etc. Call or email Kim at the board office.

kim@ranww.org





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.

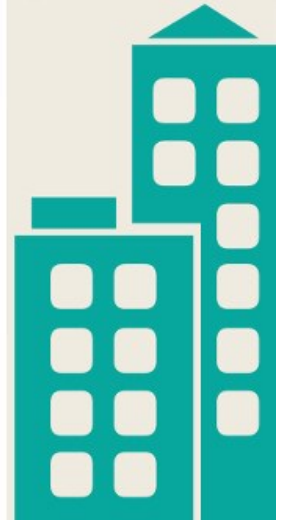
**WHEDA
DEVELOPMENT
TRAINING
PROGRAM**

**June 7-9,
2017**

Presented by



WHEDA



ShowingTime Update



"Out Of Office" Settings

During the holidays or other times when no one is available to follow up on appointment requests, office administrators can now set an "Out of Office" message to easily communicate to the requesting agents.

Multiple Email Addresses Are Now Supported

Agents often work in teams. With our latest release, the office administrator can now add several email addresses (separated by a comma or a semicolon) on the appointment detail screen, so the entire team can receive notifications. Tip: This is only available on desktop scheduling and appointment modifying screens.

5 Steps To Get More Showings & More Feedback

Is it possible to get more showings and more feedback? Explore our free guide to gather a few quick tips...you might be surprised. The guide is based on real-world examples from real estate agents.

Preview:

- Make it exceptionally easy for other agents to request to show your listing.
- Consider using an appointment service so you never miss a request = more showings.
- Include a photo of your listing in the feedback request so agents remember it.

[Click here to download our free guide!](#)

DIRECTIONAL SIGNS ON BOULEVARDS

The City of Eau Claire has asked that members be reminded that placing directional signs on boulevards is prohibited; the City will remove signs in violation of the ordinance. Some agents are having success placing directional arrows on neighboring properties AFTER GETTING PERMISSION FROM THAT PROPERTY OWNER. You may want to try that same procedure. Please be sure your signs are not on the boulevard and if placed on a neighbors' property, are done only with permission.



MULTIPLE LISTING SERVICE
MLS

NWWWMLS Updates

®

RPAC Report & *Legislative Updates*

Jordan Mabin
RANWW GAD Intern
March 9, 2017

Jury Duty

Today, jury duty is commonly talked about among our society in many different lights. Most often times, we associate jury duty with words like inconvenient, pain-staking, and rather boring part of life. Jury duty is defined as, “the obligation to act or a period of acting as a member of a jury in court” (Merriam-Webster). “The right to a trial by jury is the cornerstone of our country's justice system. A juror has a vital role to play in Wisconsin's court system” (State of Wisconsin). It is an obligation that every member of society, with a few exceptions, over the age of 18 could be chosen to participate in. Understanding the vitality of jury duty is exceedingly important however, few know the origin of the ‘cornerstone of our country's justice system.’

Jury duty dates back to England and the Magna Carta (WDM). “Jury [duty] began in the form of a grand or presentment jury with the role of inquest and was started by Frankish conquerors to discover the King's rights. Henry II regularized this type of proceeding to establish royal control over the machinery of justice, first in civil trials and then in criminal trials” (WDM). Jury duty was quite different in England than what we see today but even the original 13 colonies adopted the idea of jury duty. “The right was guaranteed in the constitutions of the original 13 States, was guaranteed in the body of the Constitution; in the Sixth Amendment, and the constitution of every State entering the Union thereafter in one form or another protected the right to jury trial in criminal cases” (WDM). Jury duty since these times has vastly changed, however, the principles of jury duty and the courts remain the same. The same focus is to protect those whom are accused of a criminal act and give them the right to a fair and honest trial.

“The law requires all qualified state citizens be available to serve as jurors. Not all persons summoned actually serve as a juror. A person may not be selected as a result of a process known as ‘voir dire’ whereby the parties in the case (and the judge in some circumstances) ask questions to determine potential juror's qualifications or degree of impartiality to serve on a particular trial” (State of Wisconsin). However, there are exclusions. Examples include an individual who is not mentally incapable to participate, someone who is actively serving in the United State Military, or an individual who committed a felony and has not had their rights restored (State of Wisconsin). How are you selected to a jury? Individuals are selected through the Department of Transportation using driver's licenses. These individuals are randomly selected at every level whether it is state or federal courts. Courts will also use voting registration to select jurors. The difference between Federal and State courts are stark. The main difference is jurisdiction and what each court is allowed to hear. Federal courts usually gain national attention due to their high-profile cases but there are many state trials that gain attention as well. Federal courts hear cases that involve the United States Constitution and other cases that involve laws passed by Congress. Each court has two options with jury size. A grand jury is composed of 12-23 individuals who serve as jurors. A petit jury is most commonly used and contains only 6-12 individuals who serve as jurors. A frequently asked question is, do you get paid to serve on a jury? The answer is yes. It varies from county to county and state to state. For example, in Eau Claire County, a juror is paid \$25 per day they serve but that again, varies from other counties (State of Wisconsin). Federally, you are compensated more than state cases. A federal juror is paid \$40 per day they serve and is compensated for transportation, lodging, and meals, if needed (IFC). State jurors are also compensated for travel expenses but the trials usually last a

day therefore lodging, and meals may not be provided. Moving further, is your job required to pay you for your absence while serving on a jury? No. Your job is not required to pay you your wage. However, many companies will compensate you for your absence, including government officials. Another aspect to highlight is employer's cannot discipline or fire you for being absent due to jury duty (State of Wisconsin). Jurors are protected under state and federal laws to ensure no unfair results occur while serving the state or nation. Many people, annually, serve on a jury in some sort of way. A few members and staff of the REALTORS® Association of Northwest Wisconsin have experienced our jury system in action. Mary Jo, from Edina Realty, has served on several juries' and Jane Jereb has recently been required to 'call in' to see if she is required to appear for jury duty. Jane, like many of us, felt the whole process was inconvenient. Although she was not selected to serve on a jury it was mandatory for her to call in to the court to see if her number was chosen. Many people will be selected to serve and it is not uncommon for you or someone you know serve on a jury.

Jury duty is an integral part of our justice system and it provides every individual accused of a crime to be represented and given a fair, honest trial, only judged by his/her peers. In many other 'states' or countries, not only do the accused not get a jury but often times, not even a trial. In some places, the accused may be sentenced to prison or even death without any sort of protective measure. In short, we, Americans, take this civil right for granted and we do not stop to think of the importance of the justice system. From England to the 13 colonies, our justice system has served many individuals and changed many times but the sole purpose is to protect those that are accused of a crime.

Works Cited:

"For jurors." Wisconsin Court System. State of Wisconsin, n.d. Web. 09 Mar. 2017.

"28 U.S. Code § 1863 - Plan for random jury selection." LII / Legal Information Institute. Cornell University, n.d. Web. 09 Mar. 2017.

"Inside the Federal Courts." Inside the Federal Courts., n.d. Web. 09 Mar. 2017.

"Jury Duty." Merriam-Webster. Merriam-Webster, n.d. Web. 09 Mar. 2017.

"United States Courts." History of Jury Duty | Western District of Missouri. N.p., n.d. Web. 13 Apr. 2017.

The infographic features the National Association of REALTORS® and REALTOR PARTY logos at the top. The main heading reads "ADVOCACY starts with YOU and your MEMBERS" with a silhouette of a state capitol building in the background. A text box on the right states: "You're a member of the REALTOR® Party—the only advocacy group in America that fights exclusively for homeownership, real estate investment, strong communities and the free enterprise system. Here are six easy ways to get started." Below this is a 2x6 grid of steps, each with an icon, a title, and a description. The bottom of the infographic includes the website www.realtoractioncenter.com.

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Register To Vote	REALTOR® Party Mobile Alerts	Follow Us	Visit Us Online	Check Your Email	Do Your Research
Our goal is to have as many of our members registered and at their polling place on Election Day as possible	Text REALTOR to 30644 to have national and state calls for action sent directly to your phone	Follow the REALTOR® Party on Facebook and Twitter. Use #REALTORParty in your posts.	Stay tuned to www.realtoractioncenter.com for the latest news and information	The REALTOR® Party News newsletter is sent the 2nd Thursday of the month	Learn who your elected officials are and where they stand on real estate issues

www.realtoractioncenter.com



REALTOR® Owned/REALTOR® Referred

[Did you know Video](#)

[Foundation History](#)

It all began in 2004 with a simple idea “helping our neighbors in need.” REALTORS® across the country help people obtain the ultimate goal of home ownership.

Once realized, home maintenance becomes an on-going process and can create heavy financial burdens. It is the realization the area residents may be unable to afford necessary home repairs, that the RANWW Foundation was born.

The Foundation is funded by generous donations from members of the REALTORS® Association of Northwestern Wisconsin.

The REALTORS® Association of Northwestern Wisconsin Foundation, awards grants to neighbors in need. Grants fund projects for homeowners who are experiencing financial strain.

What we can help fix through grants

- Bathroom Repairs
- Roof Repairs
- Garage Door Installation
- Electrical Upgrades
- Window Replacements
- Plumbing
- Handicap Access
- Replacing Dangerous Flooring



[How To Apply For A Grant](#)

- Contact a local clergy member, the County Health and Human Services Department or a RANWW member.
- Identify repair needed and submit an application. Include two repair bids and photos of the identified area for repair.
- Grants are awarded in \$1000 increments. If repairs are beyond this, applicant is responsible for the remaining balance.
- Grants are awarded twice a year - typically May and September.
- Grant recipients will be alerted by mail to the submitting clergy, Human Services employee or RANWW member.
- All applications are kept confidential.

May 2017

Sun	Mo	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	31			

3rd - RANWW Foundation Meeting

5th - MLS BOD Meeting in Rice Lake

11th - RANWW BOD Meeting

15th-20th - REALTORS® Legislative Meetings & Trade Expo

29th - RANWW Office Closed Holiday

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 - Airport Park in Chetek

14th - 25th - Online Voting

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

16th - Family Fun Night in Rice Lake

17th - New Member Orientation

24th - Golf Outing at Wild Ridge



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, Flagstar Bank, Johnson Bank, Legends Title Services, and Woodland Developments & Realty