

Realtors® Report

December, 2007

YOU ARE CORDIALLY INVITED TO
One or all of these Christmas parties—take your pick!

Northern Waters Council Holiday Celebration.

Are you smarter than the mystery guest? Join us on December 7 at Tagalong Golf and Resort in Birchwood to witness some of the Association's greatest minds compete in this hilarious event! You can have even more fun by staying overnight at one of the luxurious condos at a special rate. Don't delay—reservations WITH payment, are due no later than November 30.



Red Cedar Council Celebration.

Mark your calendar to reserve the afternoon of December 11 to enjoy some great camaraderie and food at the ever-popular Olde Towne. The event will be a great time just to relax and catch up with fellow members. The fun will begin at 4:30—look for more information, including cost, via email, but please save the date now!



A Black and White Christmas Celebration at the Florian Gardens.

By popular demand, the Association's party will again be held at the beautiful Florian Gardens and will feature a delicious buffet dinner, generous door prizes and the live music of Dixie and the Dreamers. December 14 is the date of this event—please join us for a great evening!



The Education Committee has scheduled Jake Leinenkugel as our motivational speaker for our January program. Jake is a well-known speaker with an interesting life story and will focus his presentation on overcoming life's challenges—watch our website and the MLS messages for information on the date and location of the program!

REALTORS® ASSOCIATION OF NORTHWESTERN WISCONSIN

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The Voice for Real Estate in Northwestern Wisconsin

MEMBERSHIP NEWS



The following people have made application for Realtor® membership; in accordance with the bylaws, written comment, which shall be kept confidential, is invited.

Barbara Arnold	Edina Realty/Spooner	Marilyn Matula	American Edge RE
Barbara Atkinson	Wilderness Lakes RE	Sandra Miller	Pine Tree Realty
Timothy Bell	Haselwander GMAC	Gerald Nesgoda	Edina Realty/Siren
Michael Cline	Edina Realty/Hayward	William Rice	Edina Realty/Spooner
Elton Eastwood	Boncler Realty	Ellen Schmidt	C21 Premier Group
Jon R. Fremstad	ERA American Realty Group	Rebecca Schremp	Big Bear Realty
Jean Hedren	Edina Realty/Hayward		

An orientation for these and other applicants who have not satisfied this membership requirement will be held on December 6 in the Education Center. . . .Welcome to our newest affiliate members: **Piper Beuthling** and **Jasmin Radke** of American Mortgage Corporation and **Laurie Rabl-Diemert** of Oakwood Home Staging. . . Congratulations to **Carrie Anders** and **Carl Mothes** for pursuing their professionalism by earning the ABR designations. If you're interested in earning the SRES designation, mark your calendars to attend the class in Eau Claire on April 3-4.



MEMBER BENEFITS COMMITTEE AT WORK

The Member Benefits Committee, chaired by President **David Dresel**, has been successful in arranging for discounts for members for insurance and gasoline and is continuing to negotiate for discounts on office supplies and technology products.

Members who apply for a Kwik Trip credit card will be given a \$25 credit on their account. In addition to the credit, members will enjoy a savings of 3 cents a gallon on gas purchases plus a 5% rebate on store purchases. The rebate is issued quarterly and can be used for gas or store purchases. The gas discount and rebate are available to all Kwik Trip card holders

but you must be a member of RANWW and use the specially marked application to get the initial \$25 credit. Both personal and commercial cards are available—contact the Association for your specially marked application and start saving today!

In addition to the group health, life, dental and disability insurance available through Employers Benefit Group, members can also save 10% on their auto and homeowners insurance through Sentry Insurance. This offer is valid for existing and new Sentry customers, but you must identify yourself as a member of RANWW. For help in getting more information on insurance products, contact Joan at the Association office.

FOOD DRIVE A SUCCESS—AGAIN!!!



President Dresel and Captain Schiels with PR Committee members Shelley Finnessy, Carl Mothes, Ken Fulgione, Aaron Tiry with Karen Nusbaum and Chair Linda Bucher in front row.

The Association continued its annual tradition of giving back to the community through the 17th annual food drive at Olde Towne in Menomonie. Members contributed generously, giving almost \$12,000 to the Salvation Army and other local food pantries. Captain Andrew Schiels of the Salvation Army was on hand to recognize the contributions and commented that with the exception of the bell ringers at Christmas, our event is their single largest source of support. He concluded his remarks with a statement that our gifts are especially needed because of the growing demand for their food pantry.

And the winners are Haselwander GMAC retained the coveted John Kleven Memorial Traveling Turkey trophy with their generous donation of 20.92 turkeys per agent!! The Top Can award was reclaimed from Vinopal Title and Abstract by Hometown Title. There is no contest for the office donating the most turkeys, but if there was such a competition, it would have been won by CB Brenizer with their contribution of 385 turkeys. They developed an office contest—agents were divided into teams with the winning team being served lunch by the losing team. The real catch in the contest? One of the members of the losing team needs to dress like a turkey to serve the lunch!



PROPOSED BYLAW REVISIONS

Notice is hereby given that the following revisions to the Association’s bylaws will be voted on at the January membership meeting.

Article 12, Section 4(e) “A ballot containing the names of all candidates and their company affiliation will be made available electronically to all Members eligible to vote no later than July 1st of each year. (Addition) The Association staff will draw the names of the candidates to determine the placement of the candidates’ names on the ballot.”

Rationale: Association policy has been to place the names alphabetically on the ballot, which may have affected the voting process. This addition to the bylaws specifies the placement of names on the ballot.

Article XVII, Section 1 “These Bylaws may be amended by majority vote of the Realtor® Members present and qualified to vote at any meeting at which a quorum is present, provided the substance of such proposed amendment or amendments shall be plainly stated in the call for the meeting.” *Replace with the following:*

“Upon approval of amendments by the Board of Directors, such changes shall be noticed to the membership. Within thirty (30) days from the date of publication, all amendments shall automatically go into effect provided no petition from the membership has been received. Through a signed petition of ten percent (10%) of the members eligible to vote, such amendment(s) in question shall then be submitted to the members for a ballot vote, provided such petition is received prior to the thirty (30) days from the date of publication.”

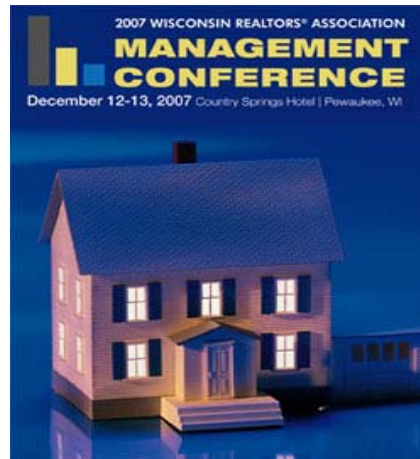
Rationale: With a larger membership and fewer membership meetings, it’s difficult to have a meeting with a quorum; this revised procedure will allow the Association to revise its bylaws but still permit members to vote on bylaw revisions if a signed petition of at least 10% of the members is filed with the Association within 30 days of notice of the proposed revisions.



DECEMBER EDUCATION OPPORTUNITIES

Brokers and sales managers are invited to a meeting in the Education Center on December 5 from 9 to 10:30. This will be an informal round table discussion on topics of interest and concern to brokers. If you plan to attend or have a something you’d like to have on the agenda, please contact Joan at the Association office.

All brokers are welcome, however, another meeting will be scheduled in our northern area in January.



Brokers and sales managers will also want to take advantage of the WRA’s Management Conference on Dec. 12-13 in Pewaukee to network and attend workshops on timely topics such as:

- *Trends and innovations
- *Technology
- *Communication strategies
- *Building profitability
- *Controlling expenses
- *Short sales

To register, visit wra.org

Interested in learning about staging to help sell your listings? *Laurie Rabl-Diemert* of Oakwood Home Staging will offer a free workshop on this growing trend in the Education Center on December 12. Laurie is an Accredited Staging Professional (ASP) and may give you the information you need to help sell more homes! The workshop will be held over the noon hour—plan to bring a “brown bag” lunch and enjoy the dessert Laurie will provide. Please call the Association office to register your attendance.

Look for details in the January newsletter on the change of software for MLS planned for April.



Join us for a Holiday Celebration!

Are You Smarter Than Our Mystery Guest?

All proceeds will benefit local food pantries.

We've searched high and low, near and far and, and folks, we think we've found them...our association's five brightest beacons of pure intellect, each possessing such immense knowledge that it oozes from every pore of their bodies. Okay, maybe they were the only ones we could catch at a weak moment. Our "Rhodes" Realtors include:

Dave Dresel, CB Brenizer
Layne Grover, Team Realty
Dan Lawler, Edina Realty
Mark Leaf, RE/MAX Advantage
Ray VanGilder, CB Brenizer

Will these clever souls rise to the challenge and outwit our exceptional mystery guest? You won't want to miss the hilarity that is sure to ensue. Once again, Monty Huempfer returns as our amiable host. Join us for a night of fun while helping a great cause. Game on!

Want to extend the fun?

Tagalong is offering our association exclusive rates for either/both Friday and Saturday nights for stays in their luxurious condos.

1 bedroom/1 bath = \$99/night
2 bedroom/2 bath = \$145/night
3 bedroom/3 bath = \$215/night
Call 800/657-4843 ext 4
to reserve your condo.

Northern Waters Council
Christmas Party
Tagalong Golf and Resort
Birchwood, WI
Friday, December 7th
Social Hour at 5:30
Dinner at 6:30
Entertainment at 8:00

Cost is \$25 per person or \$30 with a \$5 donation going directly to local food pantries.

Please RSVP no later than November 30th

Send payment and this form to Dawn Horton at:
Alliance Realty, PO Box 757, Rice Lake, WI 54868
Make checks payable to RANWW.

Yes, I will be in attendance at this year's Holiday Party.

Name: _____

Dinner Choice: Stuffed Chicken Breast or Prime Rib

Guest: _____

Dinner Choice: Stuffed Chicken Breast or Prime Rib



You are cordially invited to the
Realtors® Association of Northwestern Wisconsin

“Christmas in Black and White”

On Friday, December 14, 2007 at The Florian Gardens, Eau Claire

Social hour: 5:30
Dinner Buffet: 6:30
Band: 8:00 to midnight
Cost: \$20 per person

Entertainment by Dixie and the Dreamers
(featuring our own Dave Engedal)

Everyone is encouraged to dress in black and white to enjoy the
great food, prizes, dancing and fun for all!

Please mail your reservation with payment by Friday, December 7
to: RANWW, 1903 Keith Street, Eau Claire, WI 54701

Number attending: _____

Names of Attendees: _____

As in past years, donations will be accepted for The Time Out Shelter and Bolton Refuge House