



RANWW

**Realtors® Association of
Northwestern Wisconsin**

Making Your Membership Work For You

December Newsletter

Mark your Calendar

December 6

REALTOR® Ring Day

December 24 & 25

RANWW Office closed for holiday

January 1

RANWW Office closed for holiday

January 10

2025 Installation & Awards Banquet

MLS

- Master Lock lockboxes available now and in use!
- Offer Manager by ShowingTime

ADVOCACY

- Do you invest in RPAC?

PROFESSIONAL GROWTH

- CE - Have you started?
 - Reminder completing your CE is required to renew your real estate license

UPCOMING EVENTS

- REALTOR® Ring Day
- RANWW Office Closed December 24-25
- RANWW Office Closed January 1
- 2025 Installation & Awards Banquet + Holiday Social
January 10

ASSOCIATION UPDATES

- 2025 Annual Dues: Renew by December 30 to avoid unnecessary New Member fee

When REALTORS® Come Together, Good Things Happen



Welcome Our Newest Members

Pamela Green

Keller Williams Realty Diversified

Rachel Hursh

Parkside Realty

Jamie Lema Guaman

eXp Realty

James Moran

Keller Williams Realty Diversified

Sarah Nelson

Keller Williams Realty Diversified

Jacob Peak

Keller Williams Realty Diversified

Jesus Perez

Keller Williams Realty Diversified

Samuel Skillings

Property Executives Realty

Angela Skillings

Property Executives Realty

Blake Wilson

Century 21 Affiliated

RANWW wants to thank the
following businesses for their
generosity in sponsoring the

2025 Installation Banquet & Holiday Social



Knight | Barry
TITLE GROUP
Our People. Your Success.

HOMETOWN
TITLE CO. 

Nicolet
NATIONAL BANK

Ruder ♦ Ware
BUSINESS ATTORNEYS FOR BUSINESS SUCCESS®

CoreLogic

ALERUS
MORTGAGE

 **LEGENDS**
Title Services LLC.

 **ALL TITLE SERVICES, INC.**

**Your logo
here!**

Interested in being a sponsor?
Contact: kim@ranww.org



Upcoming Events

- REALTOR® Ring Day - multiple locations: December 6th
- RANWW Office closed: December 24th & 25th

- RANWW Office closed: January 1st
- Installation & Awards Banquet + Holiday Social: January 10th, 2025

Visit our [EVENTS CALENDAR](#) to learn more and register.

A festive red background with a white border of pine branches and gold ornaments. In the center, a white Christmas tree is surrounded by four white stars. The text "REALTOR® Ring Day" is prominently displayed in white serif font. Below it, "Friday December 6th" and "Multiple Locations and Shifts Available" are written in a smaller white font. To the left, "Register Now" is written in a black cursive font. To the right, the "THE SALVATION ARMY" logo is shown in white on a red shield, and the "RANWW" logo is displayed in blue. At the bottom, two hands holding silver bells are visible on either side of a large QR code that is framed by a white border.

REALTOR®
Ring Day

Register Now

Friday December 6th
Multiple Locations and Shifts Available

THE SALVATION ARMY

RANWW
Real Estate Association of
Northwestern Wisconsin



2025

*Installation & Awards Banquet
+ Holiday Social*

West Creek Event Center
S7650 State Road 37
Eau Claire, WI

Friday, January 10th, 2025

*Event
Agenda*

5:30-6:00pm-Cocktail Hour
6:00-7:00pm-Dinner Buffet +
Installation/Awards Program
8:00-11:00pm-Band: Six Figure Sunrise
Attire: Business Casual

RSVP by registering before December 26th

to Register visit:
www.ranww.org/events

-or-



Attendance for RANWW members
is free, if bringing a guest, a \$20
dinner charge will apply.

Send payment for guest dinner to:
RANWW
3460 Mall Drive, Suite 5A
Eau Claire, WI 54701

Questions? Email: kim@ranww.org



MLS

recent updates & info

Offer Manager: Streamlining the Offer Process for REALTORS®

Offer Manager is an innovative feature integrated into the ShowingTime platform, designed to enhance communication and efficiency during the offer process.

Whether you're a buyer's agent or a listing agent, Offer Manager simplifies your workflow, reduces ambiguity, and improves professionalism.

Key Features:

- For Buyer's Agents: Submit offers directly via the MLS, receive notifications when offers are opened, and benefit from improved communication with listing agents.
- For Listing Agents: Automatically organize offers by listing, customize how offers are received, and easily update buyer's agents on offer statuses.

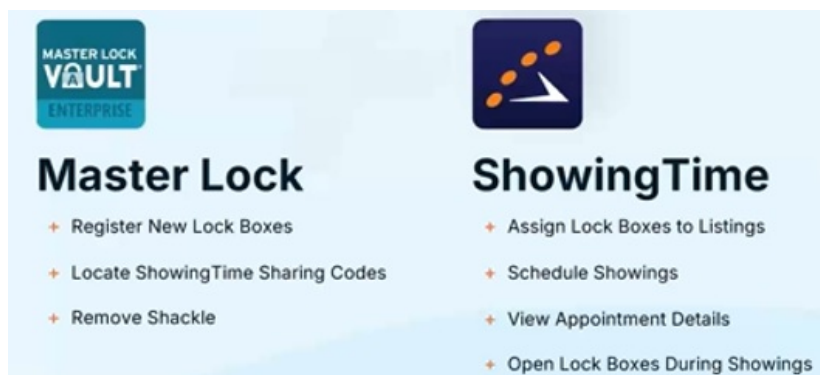
Accessible through both mobile and desktop, this tool ensures REALTORS® can manage offers efficiently while focusing on serving their clients better. For more details, visit ShowingTime's training site: ['Quick Start' Training for RANWW Members](#).

Be sure to update your ShowingTime profile to maximize this feature!

[Click here for the Getting Started Guide.](#)

Master Lock lockboxes are now available and in use!

Register [here](#) for recorded Webinar from ShowingTime. In this tutorial you will learn how to:



Master Lock Tutorials:

- [Master Lock Tutorials \(zendesk.com\)](#)
- [Getting Started](#)
- [Help for Buyer's Agents](#)
- [Help for Listing Agents](#)
- [Managing a Lock](#)

Download the Master Lock Vault Enterprise App!

- [Android App - Google Play Store](#)
- [iOS App - Apple App Store](#)

Follow the instructions in your Master Lock Vault Enterprise Welcome Email

- The email contains your Organization ID and temporary password. Copy the temporary password and login to Master Lock Vault Enterprise app or website to complete the temporary password reset on the first time login.

If your original email has expired or you can't locate it, please reach out to ann@ranww.org or kristyn@ranww.org to request a new link.

Upcoming FOREWARN Safety Training Sessions

Agent safety is always a priority! To support increased activations and usage of FOREWARN, we're offering monthly training sessions to help agents get the most out of this valuable tool.

November Training Sessions

- December 5 at 9 a.m. CST
- December 18 at 1 p.m. CST

Join us as we demonstrate how to effectively use FOREWARN, share insider tips and tricks, and hold a live Q&A session.

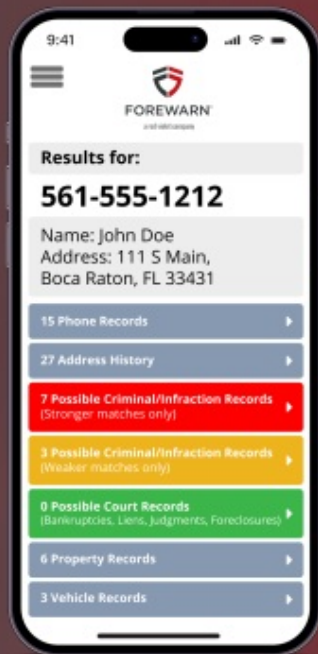
Registration: To sign up, please visit our [registration page](#). We've also created a flyer with details and registration links for the November trainings—feel free to share it with your members to help spread the word!



**SAFER SHOWINGS.
SMARTER ENGAGEMENTS.**



Register for a FOREWARN Training and Live Q&A



Know your prospect...*in seconds*



Receive a call



Enter phone #
in FOREWARN app



Get instant prospect info
(Identity verification, criminal history and more)



Advocacy

Government Affairs

RPAC

REALTORS® Political Action Committee



NIMBY: The Issues of Our Time

In communities across the country, a new wave of resistance is gaining momentum—one that is often misunderstood, but nevertheless carries significant consequences for property owners and small businesses alike. This movement is embodied in the term “NIMBY,” which stands for **“Not In My Backyard.”** It refers to individuals who oppose certain developments or changes in their community, often out of fear that they will negatively affect their property values or the character of the neighborhood. While it’s natural to have concerns about new developments, the challenge arises when these objections become overly restrictive, stifling the growth and opportunities that benefit the larger community.

One of the most pressing issues facing our area right now is the regulation of short-term rentals, like those listed on platforms such as Airbnb. While this trend is not unique to Eau Claire, the debate is heating up here and in nearby communities like Sawyer County. The growing opposition to short-term rentals, driven by NIMBY sentiments, is threatening to undermine homeowners’ rights to rent out their properties as they see fit.

Short-term rentals provide a crucial source of income for homeowners and small business owners. Many rely on the revenue from renting out a spare room or entire home to visitors, especially during the busy event seasons in Eau Claire. But now, some local officials are proposing ordinances that would impose restrictive measures on these rentals.

The proposed regulations in Eau Claire would mandate a minimum 7-night stay and limit the availability of short-term rentals to just 180 days per year. These rules are being presented under the guise of safety, neighborhood vibrancy, and health concerns, which are valid to a degree, but they fail to consider the broader economic impact. The truth is that over 90% of short-term rental bookings in Eau Claire are for stays of less than 7 nights, and many of these stays are tied to local events that span 2-3 days.

In addition to these limitations, the city is pushing to impose even more fees and regulations on short-term rental operators, further burdening homeowners. Currently, short-term rentals in Eau Claire contribute approximately \$80,000 annually in lodging tax revenue, with \$24,000 of that already going directly to the city’s budget. By restricting these rentals, the city risks driving away business during important events, cutting off a valuable revenue stream that benefits local communities.

As property owners and small business advocates, we must stand up to these measures. We cannot let NIMBY-driven policies harm our ability to thrive and grow. **That’s why it is more important than ever for you to get involved and make your voice heard. Attending city council meetings is a key way to ensure that your rights as a homeowner and small business owner are protected. By showing up, speaking out, and pushing back against unnecessary restrictions, we can safeguard our community’s economic future.**

Don’t let NIMBYism dictate the future of our neighborhoods. Get involved, stay informed, and fight for the rights of property owners in Eau Claire and beyond.

Madelyn Woodhull

Madelyn Woodhull
RANWW Advocacy Coordinator



Do you invest in RPAC?

When you invest in **RPAC**, your money is pooled together and contributed on a nonpartisan basis to candidates who support housing and real estate interests. If you wish to designate which candidate receives your investment, invest in the **Direct Giver** program.

Donate to RPAC



Contact your local
Advocacy Coordinator,
Madelyn Woodhull
715-835-0923
madelyn@ranww.org

Donate to Direct Giver



Professional Growth

REAL ESTATE CE Courses – deadline Dec 14th, 2024

Have you started your CE requirements yet? Don't wait any longer!!

The December 14th **deadline is NEXT WEEK**. Now is the time to check in on your progress to ensure timely renewal.

For the 2023-24 biennium, the 18 hours of required credits include the completion of 18 one-hour course topics, comprised of 12 mandatory courses and 6 elective courses.

Don't wait. Start your courses today!

Important Information

2024 REALTOR® & Government Day attendance and exam completion - 1 Elective Credit
2024 June or April WRA Legal Update - Course 6

*After you complete your CE Credits, you will upload your course credit name and date completed to the [DSPS website](#) once license renewal is open (usually October).

Learn more & get
registered>>>



Association Updates

Clarification on Written Buyer Agreements

There's been some confusion circulating about the settlement agreement and written buyer agreements. Here's what you need to know, directly from NAR:

- A written buyer agreement can be amended if both you and your client agree, as long as it follows the settlement guidelines, state laws, and is fully transparent.
- Compensation must be specific and agreed upon in the written agreement. It cannot be open-ended (e.g., "whatever the seller is offering") or amended simply to match a seller's offer.
- Transparency remains key—this is in everyone's best interest.

For more detailed guidance, visit the Dos and Don'ts for working with buyers or check out [facts.realtor](#).

Alert: Wisconsin DSPS Warns of Renewed Scam Be wary of calls and texts asking for your information.

The Wisconsin Department of Safety and Professional Services (DSPS) is reminding professional license holders of an older scam that is resurfacing and has provided the following information: Wisconsin's safety agency was contacted by several license holders this week saying they got a call from a man who claimed to be a DSPS investigator. The scammer claims there is a problem with the target's license due to being a suspect in illegal activity.

These scams can be very convincing at first. The Caller ID mimics the DSPS phone number, and the caller may provide a phony case number or badge number (DSPS investigators do not have badges or badge numbers).

It is important to remember DSPS and state regulatory boards will never contact credential holders requesting payment to clear or restore licenses. If you receive a call, email, fax, letter, text, or other communication indicating that there are problems with your license/credential that can be resolved with immediate payment or by clicking a link or providing your email and/or password, be wary.

Remember in these cases:

- Do not provide money or personal information, even if you feel pressured, threatened, or scared.
- Hang up the call or ignore it.
- Report suspicious calls, texts, or emails that mention DSPS or any regulating or credentialing board. You may file a complaint online at the FBI Internet Crime Complaint Center or by calling 202-324-3000.
- Wisconsin license holders can also check the status of their license at any time by logging in to their **LicenseE account** or by using the public License Look-Up tool on the DSPS website to verify their license is in "active" status.



Affiliate Connection

Your Real Estate Marketing Partner



With Basic Graphics LLC, we help you thrive, not just survive.

Let's lighten your marketing load today!

Call or text **715-944-7411** Email info@basicgraphics.biz

Stop Stressing. Close More Deals.

What would it feel like to focus on building relationships while we handle your online presence?

- ☐ Are you losing time trying to juggle social media with everything else?
- ☐ Are great listings being overlooked because there's no time to market them online?
- ☐ Does your agency need a marketing partner who understands real estate?
- ☐ Imagine having *two dedicated teams*: one managing your online marketing and the other building relationships and closing more deals!

**WRA Member
Benefits**

**NAR Member
Benefits**

Stay Up to Date with the State and National

[WRA Website](#)

[NAR Website](#)



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Top Notch Support is Just a Phone Call Away

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