

News and Current Events

RANUW/NUWMLS provide a level of service that encourages members to embrace change, growth and education.















RONNA BECK

flashlight keychain











THANKS TO EVERYONE WHO ATTENDED THE VIRTUAL ANNUAL MEETING!!

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CLICK HERE to Watch our **VIRTUAL** Annual Meeting

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POSTPONED

Unfortunately, the RANWW Annual Golf Outing has been postponed until 2021 due to the COVID-19 pandemic.



RANWW Officers

Gary Brenizer - President
715-215-0666
garybrenizer@gmail.com

Deb Hanson - President- Elect 715-456-0499 debhanson1@charter.net

Scott Rohde - Treasurer 715-651-8575 scott@1111sold.com

Stacey McKinney - Imm Past
President
715-580-0126
stacey@mckinneyrealty.net

RANWW Directors

Lisa Stelter Graf 715-839-6308 Mary Jo Bowe 715-456-2014 715-205-1519 Ben Rivard John Flor 715-924-4806 715-790-0564 Julie Flor Dana DeCambaliza 715-579-8400 Amber Linhart 715-579-8351 715-821-4765 Judy Nichols Shannyn Pinkert 715-379-3574 Martha Delong 715-790-5468 John Sobota 715-505-8888 Dan Lawler 715-790-3877

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 Barn-**

hardt at: brenda@ranww.org





It is that time of year again when we ask the RANWW membership to exercise their right to vote by electing the 2020-2021 RANWW Leadership team! The slate of candidates is excellent, with each potential candidate bringing their own skill set to the table. RANWW is regarded as one of the top associations within the State of Wisconsin. This strength is a direct result of past and present leadership that has been elected by YOU, the RANWW MEMBERSHIP!!

Each member has a voice in what goes on within our Association, and voting is the avenue for that voice to be heard! I am asking each of you to educate yourselves on each potential candidate and then cast your vote for the candidate that best fits the RANWW vision and mission for its members.

You can participate by logging onto www.ranww.org anytime between July 15th - July 25th and cast your vote for ONE (1) treasurer candidate and ONE (1) director candidate. Elected directors serve a three (3) year term. Once logged onto the secure portion of the RANWW website, the access code for voting will be the same as your Matrix login. Results will be made available to the membership no earlier than July 26th and no later than July 30th.

Get to know the Treasurer Candidates....



Martha DeLong
Edina Realty

Martha began her real estate career in 1995. Over the course of 25 years, she has been actively involved with the RANWW board, holding various positions including Treasurer (Northern Waters Board), Director and RPAC Chairman. She has also served on numerous committees: Orientation, Christmas Party and the RANWW Foundation. She received the RANWW Board Distinguished Service Award in 2007. Martha is very involved in her local community serving on township boards in various capacities and is currently the Treasurer for the Birchwood Chamber of Commerce. She consistently places emphasis on her real estate education. Her experience, integrity, work ethic and creativity would be an asset to the position of RANWW Treasurer.

"I would be honored to be the Treasurer for the RANWW. Commitment to the position and doing what's best for our organization is my utmost promise."

Julie has been fascinated with real estate for as long as she can remember. She began her real estate career as a Mortgage Loan Officer and after 11 years decided to join the family business as a Buyer Specialist. She also earned her Broker's license in July 2014. Julie has been an active member of the Realtors Association of Northwestern Wisconsin since 2003 and was voted "Affiliate of the Year" in 2009. Moving is the third most stressful time in your life... but it doesn't have to be. Julie's extensive background and high level of customer service can make your life easier during a real estate purchase. Her goal is to make the process as smooth and stress-free as possible. She has a strong record of satisfied customers and is well-known for her outstanding communication flow with all parties throughout the home buying process. Julie and her husband John have four children and are very involved in the Chetek Community. Her entire family are avid water sports fans and spend countless hours enjoying the Chetek Chain of Lakes. "I look forward to making your home ownership dreams come true!"



Julie Flor Keller Williams

Get to know the Director Candidate....



Judy Nichols
WESTconsin Realty
LLC

Originally from Rice Lake, I have been a full time licensed real estate agent for nearly 23 years. During my tenure, I have witnessed many positive changes within our industry. I believe it is imperative that we keep ourselves educated on industry trends and being involved in our Association is imperative to professional development. Currently, I serve on both the Professional Standards Committee and will serve as the 20-21 Chair of the Foundation. As past Events Chair of our Association, I have coordinated bell ringing day for Salvation Army for 8 years, organized clean up from the Chetek tornado, organized the Fair Housing Essay contest for 5th graders in area school districts and coordinated Family Fun nights.

In 2017, I was honored to receive the Distinguished Service Award from the Realtors Association of Northwestern Wisconsin. I am also a member of the Heart of the North Builders Association as well as Ambassador with the Rice Lake Chamber of Commerce.

It is through this dedicated service and my years of experience as a Real Estate Agent that I believe I would make a positive contribution to our association as a board member.

I am married and the proud mother to three grown children and six beautiful grandchildren. In my free time, I enjoy spending time with my children, grandchildren, gardening, and quilting.

Welcome New Members

Jessica Aubart

Keller Williams Diversified

Brandi Bahr

Voyager Village Realty

Charles Brosnahan

American Home Inspections LLC

Leslie Gorman

C21 Affiliated

Breanne Hanson

Re/Max Affiliates

Kole Lekvin

Keller Williams Diversified

Andrew Martin

Andrew Martin, Broker

Chris Powell

Edina Realty~Chippewa Valley

Ryan Smith

C21 Affiliated



BROKERS/SUPPORT STAFF:

Please have new members contact the board office *prior* to stopping in to set up a time to meet regarding new membership. It takes over an hour to process an application and program a SentriCard for new members.

Thanks!

On June 8, 2020, the RANWW/NWWMLS offices opened for <u>limited</u> <u>member and public traffic</u>. It meant a return to the office environment under a new set of rules governing office interactions. In the process of moving forward towards normalcy, we're always looking for ways to avoid the expansion of the coronavirus as we conduct our daily activities; we actively monitor the covid-19 pandemic with respect to its impact on our members and our staff. We remain committed to implementing and complying with CDC, stat, and local public health authority recommendations in all areas of our jurisdiction.

As a visitor to the RANWW/NWWMLS offices, please be aware of the following:

- While we are practicing social distancing, the wearing of masks in our offices is optional.
- We will provide the names of all office visitors to local health care departments if a contact tracing request is made.
- While we remain willing to meet with members in person, we also have the ability to meet with members via teleconference or videoconference and strongly encourage this option.
- If you have a scheduled meeting, we ask that only those persons necessary for the meeting be in attendance.
- If you are displaying respiratory symptoms or have recently come into contact with a person that has a confirmed diagnosis of COVID-19, we ask that you contact us prior coming to our offices.

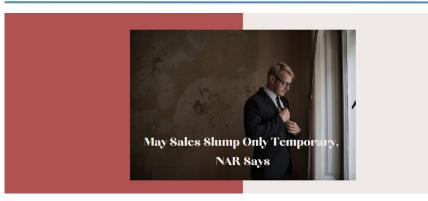
We are committed to serving our members while maintaining the health and safety of our staff.

Due to the ever-changing nature of the COVID-19 pandemic, newly released information and/or evolving legal requirements, these guidelines are subject to change at any time.

Brenda Barnhardt

Brenda Barnhardt

Executive Vice President REALTORS® Association of NW WI & NWWMLS







WISCONSIN CE

2019-20 REAL ESTATE CE

As low as \$21 per course

Trusted since 1909, the WRA is the leading expert in Wisconsin real estate. Our CE is developed by attorney-level instructors, many of whom are active in the forms creation process and experts on Wisconsin rules and regulations, Industry expertise, plus flexible options sets the WRA apart.

See Options



FINANCIAL TIP WEDNESDAY

Working on paying down your debt? Consider starting with the smallest balance and carry over that payment to your next loan once it's paid off.



Learn more at FinancialWellness.realton

Social Media Tips & Tricks for **REALTORS®**

Taylor Pelissero STOKES | HERZOG Marketing + Consulting









Brutal open-house attack fractures Virginia agent's skull

Lenora Farrington was attacked by a man wielding a wrench | TRD New York / Staff June 24, 2020

A Virginia real estate agent is facing a long recovery after a vicious attack at an open house over the weekend sent her to the hospital for three days.

Keller Williams agent Lenora Farrington was showing a home in Huddleston on Saturday when she was attacked by a man wielding a heavy, foot-long wrench, according to Inman.

The assailant hit Huddleston over the head 10 times, according to Farrington's friend Kathryn Bishop. Dustin Holdren was later arrested and charged with aggravated malicious wounding, authorities said. It is unclear what motivated the attack.

Farrington was hospitalized with several skull fractures and other head injuries and was released Tuesday. Farrington's boss at Keller Williams, Teresa Grant, set up a <u>fundraiser</u> that had raised more than \$145,000 for Farrington as of Wednesday morning.

Bishop said that she faces a lengthy recuperation, both physically and psychologically.

Showing homes can put agents at risk. On Dec. 31 Minneapolis agent Monique Baugh, 28, was <u>abducted</u> <u>and shot to death</u> upon meeting someone for a showing. Authorities believe the crime was orchestrated by someone associated with her boyfriend, who was shot elsewhere at the same time. Two arrests were made.

Farrington is far from the first agent to be attacked during an open house, a practice that some in the industry say is inherently dangerous for agents.

Last year a man <u>attacked</u> a female agent at an open house in Encino, California.

CLICK HERE TO FINISH STORY!





Who is in my House!?

Please be sure when scheduling a showing, you add who the showing agent is going to be, especially if you are on a team. During this COVID-19 time, it is imperative that we know who is showing the home for safety sake and tracking purposes. If you must send another agent on short notice,

please be sure to call, text, or email the listing Broker/Agent to alert them of the change.

Please be mindful when showing properties that you are turning all lights off, closing all door securely, and making sure all doors are locked. Don't forget to put the keys back in the lockbox unless instructed differently.

*Note: If sellers are asking you to leave lights on and doors open and unlocked due to COVID-19, please be sure to leave that information in ShowingTime Comments so all agents are aware.

Incomplete/Inaccurate/Late Listing Entry:

Complete, accurate listing information as described in Section 1.2 (including submission of photos as described in Section 1.2 (N)) not uploaded within the required 3-day reporting rule shall receive an automatic fine accompanied by a letter with a chance to appeal to the NWWMLS BODs. 1st Offense \$100.00 2nd Offense \$250.00 and 3rd Offense \$500.00.

Just a friendly reminder to

check your listing photos. Per NWWMLS Policy, there must be a photo of the homes Exterior Elevation as the primary photo on all residential type properties. Click HERE for Exterior Elevation examples.

Just in case you missed the policy video, you can watch it NOW. One of the biggest changes to the policies is that, there will be an automatic fine for Incomplete/Inaccurate/Late listings.



Looking for a place to advertise your rental properties?

Do you have rental properties for rent, not for sale? Are you looking for a place to advertise them? Well look no further. NWWMLS now allows properties for rent in the MLS. They will feed out to Realtor.com, Zillow, and Homes.com. There will be some future updates coming to the Rent/Lease input form.

Making the Matrix work for you!!

Co-List Agent and Co-Sell Agent is now available in

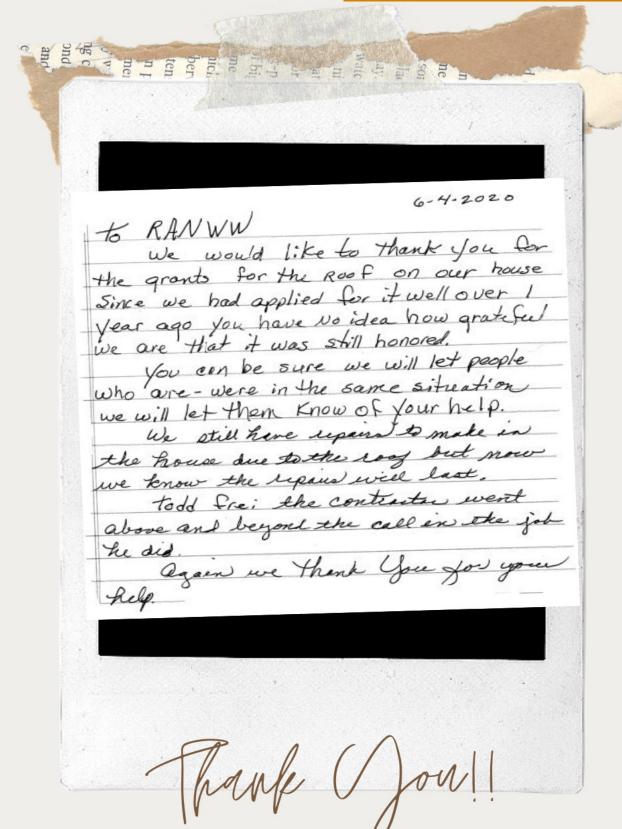
You can now add a Co-List or Co-Sell Agent to your listing as long as they are a NWWMLS member!!

Updates & Changes



REALTOR® Owned/REALTOR® Referred

Who We Are And What We Do



July 2020

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	31	

3rd - RANWW/NWWMLS Office Closed: Independence Day

14th, 16th, 21st, 23rd, 28th & 30th - New Member Orientation

15th-25th - Online Voting

August 2020

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	31					

6th & 7th - WRA BoD meeting [Lake Geneva]

16th-18th - Leadership Summit [online]

21st - NWWMLS Board Meeting

26th - RANWW Board Meeting

September 2020

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			

3rd - Foundation Directors Meeting

7th - Office Closed for Labor Day

15th-16th - WRA Convention, Kalahari Resort, Wisconsin Dells

29th to Oct 1st - CMLS—Indianapolis



October 2020

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	31

- <u>Beginning of new fiscal/Leadership Year</u> 2020-2021-

8th - New Member Orientation

9th - NWWMLS Board Meeting

21st - RANWW Board Meeting

PROSPECT or PREDATOR?

Reduce The Risk of Being Targeted!

CLICK HERE for the write –up AND the webinar

CLICK HERE for the handout to accompany the

presentation

RPAC Report Legislative Updates

Campaigns in the Age of COVID-19

Joe Murray | June 08, 2020

On June 1, all candidates running for office at the federal, state and local level in Wisconsin must file their nomination papers to have their names qualify for the November 3 election ballot. The process of running for office begins long before Election Day, starting months in advance with candidates collecting signatures to qualify for the ballot, fundraising and building grassroots political organizations to get their names and messages out to voters.

But this year, candidates face a very significant challenge. The COVID-19 pandemic has changed almost everything. In the age of social distancing, political campaigns will have to adapt to the restriction on face-to-face interactions with voters while campaigning at every level. Events that feature large crowds have been canceled, and the most common task of the grassroots campaign — knocking on doors — is taboo for now.

In spite of all this, the elections to be held on November 3 are underway. Three political factors will ultimately influence the final results, perhaps significantly, one way or another:

- 1. The 20 state legislative seats with no incumbent running.
- 2. The incredible surge in absentee voting.

The big question of how voters will respond to the COVID-19 "Safer at Home" shutdown that has produced the highest number of unemployed workers in Wisconsin since the Great Depression.

Open legislative seats

The 2020 legislative election cycle includes 20 open state legislative districts. These are districts where the incumbent has decided to retire or possibly run for a different office. In the state Senate, there are seven open seats; in the state Assembly, 13 districts are open. This is an average number of open seats over the last 10 years.

After looking closely at the voting history of all 20 open seats, one conclusion is pretty clear: only six of the 20 districts (30.0%) will be or could be highly contested between the two major parties. The other 14 seats are either strong Democrat or Republican districts and will remain in the same party hands after the elections on November 3. Why are open legislative seats important to political insiders? Because open seats in any election cycle, depending on where they are located, offer the best possibility to flip from one party to the other. Based on historical voting numbers, only six open seats fall into competitive territory this year, and this means that additional "opportunity" seats will be in districts with incumbents running for reelection, and incumbents are generally more difficult to defeat.

Absentee voting will continue to skyrocket in Wisconsin

Badger State voters have a long-held tradition of turning out to vote in big numbers. Wisconsin voter turnout is always near the top compared to most states, and political prognosticators believe that November 2020 voter turnout could break all previous records in the state.

Read Full Story

A MEMBER MINUTE



Here's what you should know

Beginning January 2020, R22 refrigerant (commonly known as Freon® can no longer be produced or imported but existing supplies can continue to be used in older air conditioning systems until they are depleted.

P

If a homeowner has an AC unit manufactured prior to 2010, chances are it uses R22 refrigerant. Systems manufactured *after* 2010 use a more environmentally-friendly refrigerant called R410a (often referred to as Puron®) or one of the EPA approved "drop in replacement" refrigerants that are compatible with a R22 system

Homeowners with newer units should have little reason for concern. However, just because an AC unit was *installed* in 2010 or later doesn't necessarily mean it was *manufactured* in 2010 or later. See our FAQ's about how to determine what refrigerant a system uses.

Homeowners with older AC systems still in service need to be aware of their options. Remaining or recycled/reclaimed R22 can still be used for service, but as supplies shrink over

time, the price of R22 may rise. The cost that contractors charge for R22 may rise despite the fact that wholesale costs remain less than \$20 per pound.

The following options are being employed to keep older systems running until the homeowner is prepared to purchase a complete new system:

- Use existing stock of new or reclaimed R22 refrigerant.
- Flush existing R22 out and use an EPA-approved drop-in replacement refrigerant.
- In the event a R22 heat pump has failed, replace the failed outside unit with a new R410A unit, which ships with the refrigerant in it. The homeowner would pay the cost difference to upgrade the non-failed inside a-coil. However, if the homeowner has purchased our Enhanced HVAC Coverage, they will receive \$500 to apply to the non-failed part replacement (see details to the right).

Still have questions or concerns?

Let's talk!



Peter Jackson District Sales Representative



PeterJackson@homewarrantyinc.com (877) 977-4949 (toll-free), ext. 257 (952) 239-0182



FAQ's

How does a homeowner know what refrigerant their system requires?

Most condensers (the outdoor unit) have a plate that indicates the type of refrigerant used. If it isn't listed but you know the unit's make and model, check the manufacturer's website

Does Home Warranty, Inc. offer coverage for older AC units?

YES! Any unit in good working condition at the time coverage begins (regardless of its age) will be covered. If a system can't be repaired, it will be replaced.*

Enhanced HVAC Coverage Includes:

- Increases HVAC limit to \$5,000 per contract period
- · Condensate pump
- Crane use up to \$250
- Failures due to lack of routine maintenance
- R410a System Compatibility Modifications up to \$500
- Initial refrigerant charging up to \$20 per lb
- · Refrigerant recapture or reclamation
- Labor concessions for items under manufacturer's warranty
- Haul away
- Disposal

* In certain situations, the homeowner and Home Warranty, Inc. may agree to a cash payout in fieu of repair or replacement. Payment is based on Home Warranty's negotiated rates with its suppliers, which may be less than retail. Please review a sample contract for specific coverage, terms and conditions, which can be found at www.homeowarrantyinc.com.



homewarrantyinc.com

Form R22 Rev. 01/2020





Banking, Wealth, Insurance, Family,

CONTINUING EDUCATION REQUIREMENT: All licensees <u>MUST</u> complete 18 hours of continuing education (CE) every two years. The 18 hours must include completion of 3 hours for each of the 6 required course topics listed below. There are no longer elective courses as part of the 18 required hours. 2019-20 CE courses (all six required)

Rice Lake Classes

October 20, 21 & 28
Turtleback Golf Course

October 20, 21 & 28

Oct 20: Course 1 Wis Listing Contracts (8:30-11:30) plus exam

Oct 20: Course 2 Wis Offers to Purchase (1:00-4:00) plus exam

Oct 21: Course 3 Wis New Developments (8:30-11:30) plus exam

Oct 21: Course 4 Wis Real Estate Ethics and Consumer Protection (1:00-4:00) plus exam (Fulfills NAR Code of Ethics)

Oct 28: Course 5 Wis Real Estate Law and Practice (8:30am-11:30am) plus exam

Oct 28: Course 6 Wis Real Estate Transactions (1:00-4:00) plus exam

ABOUT THE INSTRUCTOR

Jonathan M. Sayas is currently the Wisconsin State Underwriting Counsel for Stewart Title Guaranty Company, a part of Stewart Information Services Corp. Stewart Title is a leading provider of real estate services, including global residential and commercial title insurance as well as various escrow and settlement services. Jonathan previously practiced law as a second-generation partner at Sayas, Schmuki, Rondini & Plum. S.C.

Jonathan also is a regular instructor for the WRA, the Wisconsin Land Title Association (WLTA), and is a member of the DSPS' Wisconsin Real Estate Forms Advisory Committee. In 2016, he was awarded the designation of Wisconsin Land Title Professional by the WLTA. Jonathan received his Juris Doctor from Valparaiso University in Indiana and his undergraduate degree in general business from

graduate degree in general business from University of Wisconsin - Whitewater.

REGISTRATION FEES:

Each full day of education (6 hours) is \$70 for members, \$80 for non-members, and includes morning and afternoon breaks and lunch buffet; each 3 hour class is \$35 for members, \$40 for non-members. No lunch included if attending only 3 hours. Note: Registration begins 30 minutes prior to class; will not be late arrivals allowed into the class and will forfeit their reservation fee. Refunds (less \$15 admin fee) will be issued only if cancellations are made 3 days before the class.

Sponsored by:



Banking, Wealth, Insurance, Family.

Please register me for the indicated classes; my check for	or \$, payable to RANWW, is enclosed:
Name	Email
() Course 1, October 20 Rice Lake	Send this registration form, with payment to:
() Course 2, October 20 Rice Lake	
() Course 3, October 21 Rice Lake	RANWW, 3460 Mall Drive #5A
() Course 4, October 21 Rice Lake	Eau Claire, WI 54701
() Course 5, October 28 Rice Lake	
() Course 6, October 28 Rice Lake	