



REALTORS® Association of Northwestern Wisconsin

REALTORS® Report

Annual Meeting June 13th at Turtleback

June, 2013

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The **Annual Meeting of the Realtors® Association of Northwestern Wisconsin** will be held **Thurs, June 13th, 12:00 noon, Turtleback Conference Center, Rice Lake**. The slate of candidates for officer and director positions will be presented. Members may nominate candidates from the floor. If a floor nominee's name is seconded, that member will also be placed on the ballot. **Voting will be done online July 15-25.**

NOMINATIONS: Interested in serving on the RANWW Board of Directors? Contact Dave FitzGerald at: 715-834-1501 or fitzgerald@klevenrealtors.com

RSVP TODAY for the Annual Meeting! See Page 3 for Registration/Information!

RANWW BYLAWS AMENDMENT

The following amendment will be made to Article XI, Section 3 of the RANWW bylaws unless a signed petition of 10% of members eligible to vote is received within 30 days of this written notice: **Current language:** Dues for all members shall be payable in advance of the first day of October. Dues for new members shall be computed from the date of application and granting of provisional membership. Three (3) months after the due date, membership of the non-paying member shall automatically terminate. **Proposed language:** Dues for all members shall be payable *no later than December 31*. *Any member remitting payment after December 31 will be assessed the current new member fee.* Dues for new members shall be computed from the date of application and granting of provisional membership.

"HOPE for Homes" 5k!
August 13th!
 all proceeds will benefit the RANWW Foundation



"Electronic WHAT???"

Confused by "electronic delivery", "electronic consent", "electronic signature"? **Join us Thursday, June 13, 9:30-11:30 a.m.**, when **Cori Lamont, WRA Director of Regulatory Affairs**, will demystify what each term means and how it relates to listing contracts and offers to purchase. Cori will speak prior to the Annual Meeting, which begins promptly at 12 noon. Register today for this workshop! (see Page 3 for registration form).

Distinguished Service Award

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. To nominate a member or staff, complete the DSA Nomination Form on pg 4 and email it to brenda@ranww.org no later than July 19.

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.

Penni Asplund - Penni Asplund, Broker
 Adam Carson - Asher Realty
 Tim Kaiser - Re/Max Affiliates
 Jonathan Leuthe - Spin Vision Virtual Tours
 Christian Luthi - Heritage Real Estate

Nate Martel - Woods & Water Realty
 Butch Rickun - Homestead Realty
 Tate Stunkel - Edina Realty/Eau Claire
 Hannah Tiefel - Edina Realty/Eau Claire
 Mark Veneziano - ReMax Affiliates





The Foundation needs YOUR help! Our funds are dwindling and the NEED is rising....Grants are awarded twice a year, May and September. With the last round of grants our checkbook has been reduced to less than \$1,500.00 this leaves us with little funds for September grants. In an effort to rebuild our checkbook balance and provide maximum funding for September grants several fundraising events are scheduled. How can you help? Get the word out to friends and family, ask for participation, ask for sponsorship, educate yourself and other members on the Mission of the RANWW Foundation! This is an amazing program created by the Realtors® of this Association, it has helped hundreds of families since its creation. Let's continue the tradition of caring and keep our Foundation strong!

Event #1: Susan Sutor RANWW Foundation BOD has set up a Chicken Dinner for June 1st located at **Big Swede's** in Holcombe WI. Cost for this dinner is \$7 per person with a limit of 500 customers to be served. **ALL** proceeds are being donated back to the Foundation! If we sell all 500 tickets a total of \$3,500 would be raised for the RANWW Foundation. Come enjoy a summer afternoon, great food, beautiful lake with live music to follow. Tickets can be purchased at the Association office or Coldwell Banker/Eau Claire.



Event #2: 1st Annual "Hope for Homes" 5k family fun run! The Public Relations committee in Partnership with the Foundation BOD are busy putting together the first ever 5k family fun run. We are targeting 200/250 participants to register for this event. How can you help? Two ways Association members can help..... become a **sponsor** of this event or become a **participant** of this event! Please contact Brenda for further details. [brenda @ranww.org](mailto:brenda@ranww.org)



Upcoming Events

Next Month

June 1 Foundation Chicken Feed/Big Sweede's
 June 4 New Member Orientation
 June 6-7 AE Seminars
 June 13 Electronic What?/Annual Mtg
 July 4 Association Office Closed

July 12 MLS Meeting
 July 15—25 Electronic Voting
 July 31 Northern Waters Golf Outing
 Aug 1 Chippewa Valley Golf Outing
 Aug 13 "Hope for Homes" 5K

Get ready..."Hope for Homes" 5k family fun run...coming on August 13th! Lace your shoes, gather up the family, meet us at Hallie Golf Course for an evening of exercise! All proceeds will benefit the RANWW Foundation





“Electronic WHAT???”

Confused by "electronic delivery", "electronic signature" and/or "electronic consent"? Thanks to the generous support of

_____ we are pleased to be able to bring Cori Lamont, WRA Director of Regulatory Affairs, to the **Turtleback Conference Center, Rice Lake on Thursday, June 13th from 9:30-11:30** to get the answers you need to these questions and more! (*Complete the registration below, please*)



***** ANNUAL MEETING *****

Following Cori's presentation, we invite you to

- attend the Annual Meeting
- enjoy a delicious buffet
- hear about the proposed bylaws amendment
- meet the 2013-14 candidates for Treasurer and Board of Directors

ONLY \$15.00 !

REGISTRATION FORM

Deadline: June 6th

Schedule:

Electronic WHAT??? 9:30—11:30

Annual Meeting 12:00-1:00 (*check-in begins at 11:30*)

____ I will attend the "Electronic WHAT???" presentation. Payment of \$15.00 is enclosed (*includes lunch*)

____ I will attend the **Annual Meeting only**. Payment of \$15.00 is enclosed

***Make checks payable to RANWW - Sorry, no refunds!**

Name _____

Email Address _____

Return to RANWW, 1903 Keith St, Eau Claire, WI 54701



From the North: Hwy 53 South to Hwy 48 West (exit 143) to West Ave/19th St South (west frontage road of Hwy 53) to 20th Ave West to 18 1/2 St South

From the South: Hwy 53 North to Hwy 48 West (exit 143) to West Ave/19th St South (west frontage road of Hwy 53) to 20th Ave West to 18 1/2 St South

From the East: Hwy 8, 64 or 29 or I-94 to Hwy 53 North to Hwy 48 West (exit 143) to West Ave/19th St South (west frontage road of Hwy 53) to 20th Ave West to 18 1/2 St

From the West: Highway 8 or I-94 to Hwy 25 North to 20th Ave East to 18 1/2 St South

Distinguished Service Award

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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)



DISTINGUISHED SERVICE AWARD NOMINATION FORM 2013

Nominee's Name _____

Company _____ Phone (715) _____

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 NO LATER than July 19!



I AM A REALTOR® I LIVE BY “THE CODE.”

“When representing a buyer, seller, landlord, tenant, or other client as an agent, REALTORS® pledge themselves to protect and promote the interests of their client.” CODE OF ETHICS

The Preamble of the Realtor® Code of Ethics quotes the “Golden Rule”:

“Whatsoever ye would that others should do to you, do ye even so to them.”

My Realtor® Done Me Wrong!

Here’s how it starts:

- “Ring! Ring!”
- “Realtors® Association, how may I help you?”
- “I have a complaint about a Realtor® and I want YOU to fix it!

Of course the caller wants us to fix it, but it’s not quite that simple. Here’s an abbreviated explanation of the process:

- Caller files complaint form with Association office.
- Complaint is submitted to the Grievance Committee.
- Grievance Committee reviews the complaint.
- If complaint’s facts indicate *possible* violation of the Code of Ethics, complaint is forwarded to a Hearing Panel.
- The person submitting the complaint and the Realtor® to whom the complaint is against are notified.
- A Hearing Panel is organized and the hearing is scheduled.
- At the hearing, each party states their case.
- Hearings are confidential and recorded (*Code of Ethics hearings are NOT courts of law*).
- Parties are dismissed, hearing panel convenes.
- If the Realtor® is found in violation of the Code, discipline is determined via a series of guidelines considering first offense, previous violations, etc, and the Findings of Facts are prepared.
- Both parties are notified of the Hearing Panel’s Findings of Facts Parties may appeal within 20 days.
- No appeal requested, the Hearing Panel decision is forwarded to the Board of Directors for final action.

MLS: “Did you know.....?”

Accessibility Features: Selling a property equipped with features needed for clients/customers with special needs? If so, complete an Accessibility Features Report (available at <http://ranww.org/documents/resources/sellers-accessibility-featrep2011.pdf> and on ZipForm WRA-SFAR), upload as a listing attachment, and check the Access Features Report data field Y (yes). That field is searchable in the MLS, should you need to locate such properties for your clients/customers.

Business Cards At Showings: Unless prohibited by listing broker’s office policy, agents may leave a **business card noting date/time of showing only on the reverse side.**

Listing Attachments Can Be Public: If desired, listing attachments (condition reports, addendums, etc) can be included with displays emailed to clients/customers. To enable that option, at the Upload Document OR Edit Attachment screen, check the Public Access box. Once checked, anytime a customer display of that property is emailed to a client/customer, attachments are included as supporting documents.

Copyrighted Images: Be sure the images you are uploading to the MLS are not copyrighted. If so, don’t use them OR be sure you have permission from the copyright holder to include them in the MLS. In other markets agents and MLSs have received letters from Getty Images demanding hefty reimbursement fees or immediate removal of images copyrighted by them.

Best practice—take your own photos.

Upload Document	
Use the Browse button to select a file to attach to this listing.	
Space used: 1973 KB	Space available: 3147 KB
File name:	<input type="text"/> Browse...
Valid attachments: *.doc, *.pdf, *.txt, *.jpg, *.jpeg, *.docx	
Type:	Property Condition Report ▼
Description:	<input type="text"/>
Public Access:	<input type="checkbox"/> Check this box to make this document available to the general public