



# August

2017

*Sheboygan County Board of REALTORS®*



**Individual Highlights:**

Birthdays  
Affiliates  
WRA info

**Special Interest**

**Articles:**

Members on the Move  
Calendar of Events  
Announcements  
Reminders

# President's Message



## BOARD OF DIRECTORS

PRESIDENT

Connie Conrad

PRESIDENT ELECT

Renee Suscha

TREASURER

Derrick Hermann

NMLS #802725

SECRETARY

Debbie Saueressig

## DIRECTORS

Kathy Nonhof

Candace Geiger

Deena Bergstrom

Tara Hocevar

Dan Menzer

Sue Toerpe

Linda Serrano

NMLS# 441416

(Affiliate director)

Barry Kreft

(Past President)

EXECUTIVE OFFICER

Jackie Kaiser

Can't believe August is here already...where is this summer going? It's been a good and exciting year and I have a lot to cover in this Newsletter.

I would like to congratulate our incoming Board of Directors for 2018:

**BIG CONGRATULATIONS** to everyone!

**President:** Renee Suscha

**President Elect:** Lisa Darr

**Treasurer:** Linda Serrano

**Secretary:** Bridgett Neu

**Directors:** Kathy Nonhof, Leah Wagaman-Colon, Deena Bergstrom, Candy Geiger, Sue Toerpe & Dan Menzer.

**Affiliate Director:** Derrick Hermann

It's great to see some new people joining the Board of Directors. We are looking forward to new ideas and a GREAT year! Thank you everyone for your willingness to be involved.

We have some exciting events planned for everyone in the near future...please mark your calendars for the following dates:

**August 24th:** GENERAL MEMBERSHIP meeting. We will be doing a breakfast meeting at the Yacht Club. We will be having lenders on a panel for discussion similar to the Appraisers we had earlier this year. The cost is \$5.00 per person. We would love to see the same great attendance that we had for the Appraisers...Jackie will be sending out details and sign up information month.

**September 12-13:** WRA CONVENTION AT POTAWATOMI. This one is in our own "backyard". If you have never attended please consider checking it out. There are many great learning and networking opportunities. See page 6 of the Newsletter for free registration promotion.

**September 20th:** ANNUAL INSTALLATION DINNER (BOARD OF DIRECTORS): We are holding this at Three Guys and a Grill. We have a great dinner planned...a great speaker and you can hear the great music of Classic Racket. We will have a Silent Auction for RPAC as well as raffle and door prizes. We hope to have increased attendance for a great night out with your fellow Realtors and Affiliates!

One last item of information for you...Our Association has individuals trained as Ombudsman. These individuals are trained to help with any disputes/complaints or issues that may arise within our Association. This is an informal method to help with complaints or disagreements. Please feel free to call any of the Board Members or Jackie if you have anything you would like help resolving and we will help to get an Ombudsman in touch with you to work through the details.

Thank you again to all of the Board of Directors and I encourage all of our members to reach out to Jackie to get involved with our Association. We have many ways you can be involved that don't require a great deal of time.

I hope you all are having a GREAT summer and enjoying some time with friends and family!

*Connie*

## **Members on the Move and New Members**

Markus Savaglio has joined Village Realty.

Octavio Arredondo has joined Shorewest.

Patrick Vaessen has joined Keller Williams.

Linda Mentch is no longer with Shorewest.

## **Calendar of Events**

August 16 BOD Meeting 11:00

August 24 General Membership Meeting—Yacht Club

### ***METRO NEWS***

**Be sure to keep up to date with the Flex system:  
(Do we have you right email? You should receive the updates and tips each month)**

For flexMLS Quick Tips

<http://www.metromls.com/node/18>

For MLS Support

[support@metromls.com](mailto:support@metromls.com)

For FYI issues:

<http://www.metromls.com/node/283>

For training class schedule

<http://mlswis.com/calendar>

## **SAVE THE DATE**

**September 12-13 WRA Convention-Potawatomi Hotel and Casino, Milwaukee**

## **UPCOMING EVENTS**

**September 20 Installation Dinner**

**October 11-12 CRS 206 : “Technologies to Advance Your Business”**  
**sign up at WRA Class will be held at the Board Office**

**December 6 Realtor of the Year, Affiliate of the Year and other awards**

## **Appraiser's Corner**

When an appraiser is completing a FHA/USDA inspection they are looking for items that affect the safety and soundness of the home. The most frequent FHA infraction is chipping and peeling paint. If the home is built prior to 1978 the appraiser is required to report on any surface on the property that has defective paint surfaces. These areas include storage sheds, outbuildings and fences. Another common infraction is smoke and carbon monoxide detectors. The requirement is to have one smoke detector and one carbon monoxide detector on each level of the home. The lack of handrails is another safety issue that is commonly reported. If the stairs have more than four consecutive steps a handrail is required. If a porch or balcony is more than 30 inches above the ground a railing is required. If there are missing switch plate covers or exposed wiring that also presents a safety issue and must be rectified. These are just some of the more common infractions and is not a complete list of FHA requirements.

## WB Forms

The Contractual Forms Advisory Committee provides the REEB assistance in reviewing, modifying and creating the WB real estate forms Wisconsin licensees are required to use. The following forms are currently being revised or will be revised in near future.

### **Approved for use: Optional use 7/1/17 and mandatory use 10/1/17**

WB-36 Buyer Agency/Tenant Representation Agreement  
WB-47 Amendment to Buyer Agency/Tenant Representation Agreement  
WB-38 Commercial Buyer Agency/Tenant Representation Agreement (NEW)

### **Currently being revised:**

WB-4 Residential Condominium Listing Contract Exclusive Right to Sell  
WB-5 Commercial Listing Contract Exclusive Right to Sell

### **Slated to be revised in the near future:**

WB-2 Farm Listing Contract Exclusive Right to Sell  
WB-3 Vacant Land Listing Contract Exclusive Right to Sell  
WB-6 Business Listing Contract Exclusive Right to Sell

If you have any comments, suggestions relating to the WB forms, or would like to participate in the WRA's forms committee, please contact Debbi Conrad at [dconrad@wra.org](mailto:dconrad@wra.org).

## What is an ombudsman program?

In its simplest definition, the ombudsman program is informal telephone mediation. In some cases, it can address and solve minor complaints from the public. The ombudsman can also solve inter-REALTOR® conflicts before they become serious problems. Some complaints do not allege specific articles of the NAR Code of Ethics, and many times the complaints are transactional, technical and procedural questions that can be addressed by communication. Like a mediator, an ombudsman helps parties find solutions that everyone can be happy with.



The criteria for the Free Registration for the September 12-13, 2017 Convention is as follows:

### BOARD PROMOTION - FREE REGISTRATION

1. Registration must be given, not sold, and is not transferable.
2. Recipient must be a member of good standing.
3. Financial need is not necessarily a prerequisite, but could be.
4. Recipient may not be a local board officer.
5. Deadline for submission: August 15, 2017
6. Recipient may add ticketed items at their own cost.

Name \_\_\_\_\_

Phone \_\_\_\_\_

Company \_\_\_\_\_

Reason you'd like to attend:

---

---

---



## Happy Birthday to you

August 01	Susan Lentz
August 02	Derek Larrabee
August 03	Robert Rice, Trisha Valleskey
August 04	Matt Schuette, Wayne Vetsch
August 05	Tara Hocevar
August 06	Roger Beaumont
August 08	Angella Clarke, Daniel Menzer Joseph Michalowitz, Bridget Tally-Brill
August 09	Tom Engel, Dietmar Wohlgemuth
August 12	Renee Suscha
August 13	Barbara Lukens, Charmain Romanoski
August 15	David Amel
August 19	Darcy Vollrath
August 21	Karen Mitchell
August 22	Joan Stockel
August 23	Amanda Belonger
August 26	Sharon Jensen
August 27	Jennifer Littmann
August 29	Todd Smith
August 31	Ashley Fenner, Sharon Thelen, Jacob Werner

## IMPORTANT NUMBERS

Board Office.....	892-7908
Board Fax.....	892-2182
Email.....	Jackie@RealtorsBoard.com
Website.....	realtorsboard.com
Facebook.....	<a href="#">click here</a>
WRA (www.wra.org).....	(608) 241-2047
Members only.....	(800) 279-1972
Legal Hotline.....	(608) 242-2296
Members only.....	(800) 799-4468
WRA Tech Helpline.....	(866) 610-7997
MetroMLS.....	(414) 779-5400
Members only.....	(800) 229-9211

Here are the phone numbers to contact your board of directors  
when you have questions or concerns:

Connie Conrad 920-918-0698; Renee Suscha 920-912-0459  
Debbie Saueressig 920-627-4750; Derrick Hermann (NMLS#802725) 920-528-8385;  
Sue Toerpe 920-254-7766; Dan Menzer 920-548-7653 Candace Geiger 920-254-3478  
Deena Bergstrom (920) 254-4146; Tara Hocevar 920-980-1675; Kathy Nonhof 920-254-4784  
Linda Serrano (NMLS#441416 ) 920-694-3908 ; Barry Kreft 920-980-3024



639 Walton Drive  
Plymouth, WI 53073  
[www.RealtorsBoard.com](http://www.RealtorsBoard.com)

Phone: (920) 892-7908 Fax: (920) 892-2182  
Email: [Jackie@RealtorsBoard.com](mailto:Jackie@RealtorsBoard.com)  
[realtorsboard@yahoo.com](mailto:realtorsboard@yahoo.com) (MLS email only)

All articles are reprinted with permission from the National Association of REALTORS®,  
Wisconsin Association of REALTORS® and the Multiple Listing Corporation