



2015

Sheboygan County Board of REALTORS®



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BOARD OF DIRECTORS

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TREASURER

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NMLS #802725

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Peggy Ayers

NMLS# 226399

(Affiliate director)

Matt Kapellen

(Past President)

EXECUTIVE OFFICER

Jackie Kaiser

President's Message



January is gone and February is fast approaching I'm looking forward to spring and green grass soon!

We reached and surpassed our goal for RPAC, and we got an award for highest percent of participation for Medium Board. Thank you for all your help, we could not of done this without the agents pulling together to accomplish this goal!

Thank you to all the agents that came to the Strategic Planning meeting for Core Standards on January 16th presented by Daryl Braham. He was very informative and an excellent speaker. We accomplished so much and got some great Ideas to start the New Year.

One tip is the app for the Call to Action which is one for our core standards. Go to your app store and search NAR Call to Action and download the app. When we get a Call to Action use your app. This is a convenient, easy, way to let your voice he heard.

We also need some ideas for our general membership meetings speakers; if you have any ideas please forward them to Jackie or I. We would love to hear your idea to make our general membership meetings more informative and interesting.

February is the shortest month with only 28 days yet it is packed with Ground hog day, Valentine day, Lincoln's Birthday, and Washington's Birthday. Just as February accomplishes much, we as realtors can accomplish much as we continue the effort to help clients and customers enjoy the real estate experience

Let's make this a great year and show Sheboygan County that working with our industry is the only way to buy or sell your home.

Barb

SAVE THE DATE

February 25 CE 1 Wisconsin Listings

March 11 REALTOR & Government Day-Madison

May 13 CE 2 Wisconsin State-Approved Offers to Purchase

July 22 CE 3 Wisconsin New Developments

Members on the Move

John Brigham has joined Village Realty and Development.

Rachel Bloch has joined Re/Max Universal.

Brenda Schaller has joined Re/Max Realty Plus.

Dennis Schnur is no longer with Futures Real Estate.

Kim Riemer is no longer with Keller Williams.

Bank Mutual is no longer a member.

Calendar of Events

February 02 72 hour Pre-License Class

February 18 BOD Meeting 11:00

February 25 CE 1

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

For FYI issues:
<http://www.metromls.com/node/283>

For training class schedule
<http://mlswis.com/calendar>

THE COMMITTEE OF THE MONTH

RPAC COMMITTEE

Purpose: Collecting contributions to support the state and local political office in the State of Wisconsin.

Composition: Chairman (appointed by the President) and an at-large member

Term: One year

Duties and Responsibilities:

Communicate what RPAC is and does. Collect contributions. Coordinate RPAC functions
Promote political awareness and member involvement in the political process on National, State and Local levels.
Attend RPAC training seminar at WRA headquarters.
Perform such other duties as directed by the Board of Directors or the President.

What is RPAC?

RPAC is a voluntary political action committee whose membership consists of REALTORS® and affiliates interested in actively and effectively protecting the real estate industry and the dream of homeownership by participating in government affairs at the local, state and federal levels.

What does RPAC do?

RPAC is the muscle of REALTORS® in Washington, D.C. RPAC represents over 1,100,000 politically active REALTORS® that Members of Congress want as their friends. Because of the combined strength of our members who contribute, through RPAC NAR has achieved many legislative and regulatory successes including:

- The continued preservation of the mortgage interest deduction.
- 5-year Extension of the National Flood Insurance Program
- Extended Mortgage Cancellation Relief

Why should I contribute to RPAC?

When REALTORS® join together, they have a very powerful voice that is heard loud and clear. The REALTORS® Political Action Committee exists solely to further issues important to REALTORS®. It's the only political action committee in the country that is organized by REALTORS® to promote and protect the dream of homeownership in America. RPAC works every day on behalf of REALTORS® so that you can practice real estate with the assurance that someone is fighting for you and the real estate industry.

How does RPAC protect the real estate industry and my business?

RPAC helps protect the industry by funding those candidates for elected office who best represent the concerns of REALTORS® and the REALTOR® Party.

Is RPAC affiliated with either major political party?

No. RPAC is not affiliated with the Republican or the Democratic Parties and does not support one candidate over the other because of party affiliation. Instead, RPAC supports "REALTOR® Party" candidates, those who have indicated or demonstrated that they are interested in pro-REALTOR® or pro-business issues.

WHERE WILL YOU BE WHEN YOU GET THE CALL FOR ACTION?

As a busy professional on the go your lifeline to clients and your office is your phone. Fewer and fewer of us are tied to a traditional desktop or laptop anymore to complete the functions of our work. Smartphones and tablets are how we increasingly manage our information and daily tasks.

[THE REALTOR® ACTION CENTER MOBILE APP - DON'T JUST GET IT - USE IT! DOWNLOAD AND LOGIN TODAY](#)

Form Revisions in 2014

And what's in store for 2015

To help keep your form libraries up to date, below is a recap of what has changed over the past year and what to anticipate moving forward.

At the beginning of 2014, several of the WRA property management forms and landlord-tenant forms were revised to implement the new landlord-tenant legislation that went into effect March 1, 2014.

Mid-year, the Wisconsin legislature made changes to the mandatory content of the Real Estate Condition Report (RECR) and the Vacant Land Disclosure Report (VLDR), effective July 1, 2014.

New DNR well inspection rules went into effect October 1, 2014, requiring revisions to the WRA Offer to Purchase Addenda A and B.

Rounding out the year, the WRA, in conjunction with the Real Estate Contractual Forms Advisory Committee of the Real Estate Examining Board (REEB), modernized the business listing and offer forms with enhancements designed to provide better base forms for business practitioners. Mandatory use dates for these revised forms was **January 1, 2015**.

These forms were modified in 2014:

WRA-CIS Check-In Sheet
WRA-NRL Residential Lease
WRA-NRP Nonstandard Rental Provisions
WRA-RAN Rental Agreement Notice
WRA-RD Rental Disclosure Form
WRA-RRC Residential Rental Contract
WRA-CR Real Estate Condition Report (2 page)
WRA-SCR Real Estate Condition Report (3 page)
WRA-SRR Seller's Refusal to Complete Condition Report
WRA-VLD Vacant Land Disclosure Report
WRA-RCC Seller Disclosure Report — Commercial
WRA-ADA Addendum A to Offer to Purchase
WRA-ADB Addendum B to Offer to Purchase
WRA-BDR Business Disclosure Report*
WRA-SBA Signatures Page*
WB-06 Business Listing Contract
WB-16 Offer to Purchase – Business with Real Estate
WB-17 Offer to Purchase – Business without Real Estate
**Only available in zipForm®.*

Within the next year, the Wisconsin DSPS is expected to make revisions to the following forms:

WB-35 Simultaneous Exchange Agreement
WB-40 Amendment to Offer the Purchase
WB-41 Notice Relating to Offer to Purchase
WB-45 Cancellation & Mutual Release Agreement
WB-01 Residential Listing Contract — Exclusive Right to Sell
WB-36 Buyer Agency/Tenant Representation Agreement

For more information on forms and to order, contact the WRA at 1-800-279-1972.

Chris Dregne is the Member Products Director for the WRA.

🎵 🎵 **Happy Birthday to you** 🎵 🎵

- February 01 Kay Kulow
- February 04 Jeffrey Winter
- February 05 Dale Krier, Randall Rautmann
- February 06 Michael Werner
- February 10 Linda DeTroye
- February 11 Tim Kapellen
- February 12 Robert Turicik
- February 22 Brandi Pitkanen
- February 24 Scott Schreiber, Julie Walber
- February 26 Frank Ribich
- February 28 Candace Geiger

IMPORTANT NUMBERS

- Board Office.....892-7908
- Board Fax.....892-2182
- Email.....Jackie@RealtorsBoard.com
- Website.....realtorsboard.com
- Facebook.....[click here](#)
- WRA (www.wra.org).....(608) 241-2047
- Members only.....(800) 279-1972
- Legal Hotline.....(608) 242-2296
- Members only.....(800) 799-4468
- 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:

Barb Lukens 920-918-1412; Barry Kreft 920-980-3024; Kristine Hartmann 920-980-5542

Derrick Hermann (NMLS#802725) 920-528-8385; Steve Stoffregen 920-698-0527

Connie Conrad 920-892-7711; Jeanne Koehn 920-920-629-0866; Sue Toerpe 920-254-7766

Tara Hocevar 920-980-1675; Denise Summers 920-286-1187

Peggy Ayers (NMLS# 226399) 920-457-5626; Matt Kapellen 920-207-5450



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