

The Northwoods REALTOR

Northwoods Association
of REALTORS®, Inc.

Volume 1 Issue 1

May and June 2008

Annual RPAC Auction and Golf Outing



Thank you NORTHWOODS TITLE
For the drink cart sponsorship



The Biscuit Girls



Girls just wana have fun!



Welcome Dawn!



So do the boys!



Thank you Pat and Cathy for all your hard work.

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**The next regularly
scheduled
Board of Directors Meeting
Thursday,
July 17, 2008
at the Board Offices.**

NWAR 9:00 am

GNMLS 9:00 am

**Members are always Wel-
come!**

**If you would like a copy of
the minutes or agenda please
email your request to:
nwarpam@verizon.net**

PARTICIPANTS may also re-
quest copies of the GNMLS
minutes and agenda.





MEMBERSHIP UPDATES

A publication of the Northwoods Association of REALTORS®

2007-2008 NWAR

Officers of the Association

Cheryl Kelsey- President – 356-9897

Rick Zoerb-Pres. Elect - 365-3000

**Nancy Kuczumarski- Sec/Treas–
365-3000**

Duane Swift- Past Pres - 358-9490

Directors

Len Ciskowski 356-3207

Anita Wilde- 356-9897

Adam Redman –356-3207

Jim Klaric-356-4457

Denise Goldsworthy –479-4431

Ex- Officios

Mike Mulleady, 356-4457

Joan Seramur, 356-9521

The Northwoods REALTOR® is a monthly publication intended to inform members of events and REALTOR® requirements, educate members as to important issues, and provide a forum for communication.

If you would like to submit an article or purchase advertising to be published in the newsletter please contact us at nwarpam@verizon.net or at 715-356-3400.

Editorial Staff

First Notice of Orientation

Barry Klatt

First Weber Group MNQ.

Installation is the final step to becoming a REALTOR®.

The next new member installation will be in March (watch for upcoming date).

Membership Transfers and Releases

NAME	MAY	
	FROM	TO
Jeff Zarosi		Re/Max First
James Hansen	Northland Realty	North-Land Realty
Keith Devos	Lakeshore Realty	C-21 Burkett & Assoc. ER
Fred Peterson	Northland Realty	North-Land Realty
Michael Ariola	Northland Realty	Re/Max Invest
Arlen Panko	C-21 Northwoods Team	C-21 Pine Point
Todd Zeinert	Re/Max Land North	
Scott Voskuil	O'Connor Sales & Realty	
Ralph Marsh	Coldwell Banker Larson Realty	
David Hilgers	Schmidt-Haus Realty MNQ	CB Mulleady MNQ
Victor Bruss	Schmidt-Haus Realty MNQ	Vacationland Properties
Sherilyn Van Goethem	Schmidt-Haus Realty MNQ	CB Mulleady MNQ
George Law	Schmidt-Haus Realty MNQ	CB Mulleady MNQ
John Ariola	Northland Realty	Re/Max Northern Lakes
Debbie Vos	O'Conner Sales & Realty	
Sarah Schreiner	White-Water North	
Tonya Kozuch	CB Larson Realty	
JUNE		
Robert Kern	C-21 Greater Northwoods	Vacationland Properties
Jeffrey Gruber	Northern Exposure	C-21 Northwoods Team
Sandra Riley	Schmidt-Haus Realty MNQ	CB Mulleady MNQ
James Riley	Schmidt-Haus Realty MNQ	CB Mulleady MNQ



2007-2008 GNMLS

OFFICERS

President– Kathy Dolch, Century
21 Pine Point 365-6000

President– Elect –
Sec/Treasurer—Carolyn Cwik
Re/Max Properties North
453-1188

Past President—Jim Gabrielsen
Birchland Realty 339-2181

DIRECTORS

Jim Mulleady Jr- Coldwell Banker
Mulleady, 479-1774

Connie Brayton- Lake Country
Realty- 275-5222

Erik Johnson– RE/MAX First–
356-3207

Mark Wagner—Century 21
Hilgart 762-3291



Thank you to our sponsors of the
NWAR Golf Outing!

Gowey Title & Abstract
M & I Bank
Northern Title & Abstract
Northwoods Title
North Star Title
Northwoods Bank
Corner Stone Custom Builders, Inc

Pam Hoffman Associate Executive

May and June have been very busy months in the office. Budgeting, Committee meetings, Board meetings, training in Madison and much more.

MLS

There have been no new contracts signed. The MLS committee is still reviewing MLS vendor information.

The NWAR and GNMLS Board held the Associates Forum portion of their June 19th meeting at the Woodruff Community bldg. The meeting was attended by approximately 57 people. Realtors, Brokers and appraisers were there to voice their opinion, some wanted to change vendors while others want to keep the current vendor. It was a good meeting with a lot of ideas and information being exchanged.

One of the ideas from the meeting was to look up the word Association, so I did.,

the state of having shared interests or efforts (as in social or business matters) **Synonyms** affiliation, alliance, collaboration, confederation, connection, cooperation, hookup, liaison, linkup, partnership, relation, relationship, tie-up, union **Related Words** business, dealings, interaction; exchange, interconnection, interrelation, mutualism, reciprocity, symbiosis; incorporation, integration, merger, unification; affinity, attachment, closeness, intimacy, rapport, sympathy; kinship.

All of these words represent a coming together, sharing and joining for the common good. Whatever decision is made I am confident it will be made with the Association we all share



GAD REPORT– Kevin Jenkins

Why RPAC?

Part of my job, both locally and on behalf of WRA, is to raise funds for RPAC. The annual auction is our primary source of RPAC funding. At this years auction we were able to raise approximately \$9500. Why is it so important that we raise these funds?

As an example, in February of 2007, Governor Doyle introduced a proposal to DOUBLE the real estate transfer tax as part of his 2007-2009 budget. REALTORS® from across the state were mobilized and through this effort combined with media, RPAC, direct mail & phone calls to legislators we were able to defeat the transfer tax increase.

Victories such as the transfer tax defeat would not be possible without your support. Remember that RPAC does not buy votes, it buys access.

RPAC is non-partisan, and we support candidates who support our issue, regardless of their political party. Whether you're a Democrat, Republican or Independent, please support RPAC!



May 2008 Oneida County Sales- All Offices

Average Sale Price: \$145,304
Average Days On Market: 194
Total Cash Value (Residential): \$9,885,569
Total Cash Value (Commercial): \$867,000
Total Cash Value (Overall): \$10,752,569

Units Sold 74

May 2008 Forest County Sales- All Offices

Average Sale Price: \$125,041
Average Days On Market: 228
Total Cash Value (Residential): \$1,500,500
Total Cash Value (Commercial): \$0
Total Cash Value (Overall): \$1,500,500

Units Sold 12

May 2008 Vilas County Sales- All Offices

Average Sale Price: \$159,415
Average Days On Market: 287
Total Cash Value (Residential): \$6,448,700
Total Cash Value (Commercial): \$725,000
Total Cash Value (Overall): \$7,173,700

Units Sold 45

May 2008 Lincoln County Sales- All Offices

Average Sale Price: \$178,531
Average Days On Market: 248
Total Cash Value (Residential): \$3,035,029
Total Cash Value (Commercial): \$0
Total Cash Value (Overall): \$3,035,029

Units Sold 17

May 2008 Price County Sales- All Offices

Average Sale Price: \$106,500
Average Days On Market: 369
Total Cash Value (Residential): \$745,500
Total Cash Value (Commercial): \$0
Total Cash Value (Overall): \$745,500

Units Sold 7

May 2008 Iron County Sales- All Offices

Average Sale Price: \$78,583
Average Days On Market: 194
Total Cash Value (Residential): \$943,000
Total Cash Value (Commercial): \$0
Total Cash Value (Overall): \$943,000

Units Sold 12

May 2008 Langlade County Sales- All Offices

Average Sale Price: \$73,436
Average Days On Market: 159
Total Cash Value (Residential): \$1,321,850
Total Cash Value (Commercial): \$0
Total Cash Value (Overall): \$1,321,850

UNITS SOLD 18

2008

All Sales- All Counties- All Offices

2007

Average Sale Price: \$137,687
Average Days On Market: 227
Total Cash Value (Residential): \$23,880,148
Total Cash Value (Commercial): \$1,592,000
Total Cash Value (Overall): \$25,472,148
Average Sale Price: \$152,042
Average Days On Market: 195
Total Cash Value (Residential): \$40,195,669
Total Cash Value (Commercial): \$2,680,391
Total Cash Value (Overall): \$42,876,060

Units Sold 185

Units Sold 282

Joint Meeting Minutes
Northwoods Assn of REALTORS
Greater Northwoods MLS
May 15, 2008
Board Offices, Woodruff, WI

The meeting was called to order by NWAR President Cheryl Kelsey at 9:10, followed by the Pledge of Allegiance.

NWAR Present: Cheryl Kelsey, Rick Zoerb, Duane Swift, Anita Wilde, Adam Redman, Denise Goldsworthy and Nancy Kuczmariski. Also present were: Pam Hoffman and Jim Thompson

Absent: Mike Mulleady, Joan Seramur, Jim Klaric and Len Ciskowski

MLS Present: Kathy Dolch, Carolyn Cwik, Jim Gabrielsen, Jim Mulleady Jr., Connie Brayton and Erik Johnson.

Absent: Bill Fricke and Mark Wagner

Proceedings:

Consent Agenda:

M/S/C (Rick Zoerb, Nancy Kuczmariski) to approve and place on record the NWAR April minutes. All in favor, motion carried.

M/S/C (Connie Brayton, Jim Mulleady Jr.) to approve and place on record the GNMLS April minutes and Treasurers reports. All in favor, motion carried.

M/S/C (Erik Johnson, Carolyn Cwik) to approve new MLS member McKeough Land Company. All in favor, motion carried.

M/S/C (Nancy Kuczmariski, Duanne Swift) to approve new NWAR member Dawn Sobczak. All in favor, motion carried.

Communications: **Tabled-** Look at policy and check dues records of Mark Juel.

Finance Report: **Tabled-** Pam to get answers to questions Treasurer had.

GAD Report: M/S/C (Anita Wilde, Rick Zoerb) to approve a policy as an organization not to become involved in local school district matters. All in favor, motion carried.

MLS Committee Report: M/S/C (Rick Zoerb, Anita Wilde) to give the MLS committee two weeks to pick from one of the MLS vendors, notice both the MLS and NWAR board, and have an electronic vote called.

Pam to notify participants regarding making MLS a committee.

Adjournment: M/S/C (Nancy Kuczmariski, Kathy Dolch) all in favor. The meeting ended at 11:10.

Next meeting will be a Joint meeting on June 19th, 2008 at 9:00



Meeting Minutes

Northwoods Assn of REALTORS

June 19, 2008

Northwoods Association of Realtors

Greater Northwoods MLS

The meeting was called to order at 9:00am by Presidents Cheryl Kelsey and Kathy Dolch, followed by roll call,

NWAR Board Present: Cheryl Kelsey, Rick Zoerb, Anita Wilde, Jim Klaric, Nancy Kuczarski, Adam Redman, Denise Goldsworthy, Joan Seramur.

NWAR Board Absent: Duanne Swift, Mike Mulleady, Len Ciskowski, all excused

MLS Board Present: Kathy Dolch, Carolyn Cwik, Jim Gabrielsen, Connie Brayton, Erik Johnson, Mark Wagner.

MLS Board Absent: Jim Mulleady excused

Followed by the Pledge of Allegiance.

M/S/C (Zoerb, Johnson) to adjourn the meeting and re-convene at the Woodruff Community Building for Associates Forum. All in favor motion passed.

The re-convened meeting was called to order at 9:30 am by Presidents Cheryl Kelsey and Kathy Dolch followed by Roll call,

NWAR Board Present: Cheryl Kelsey, Rick Zoerb, Anita Wilde, Jim Klaric, Nancy Kuczarski, Adam Redman, Denise Goldsworthy, Joan Seramur.

NWAR Board Absent: Duanne Swift, Mike Mulleady, Len Ciskowski, all excused

MLS Board Present: Kathy Dolch, Carolyn Cwik, Jim Gabrielsen, Connie Brayton, Erik Johnson, Mark Wagner.

MLS Board Absent: Jim Mulleady excused

M/S/C (Zoerb, Kuczarski) to re-convene the meeting all in favor, motion passed, followed by the Pledge of Allegiance.

Presidents Message: Kathy Dolch

Associates Forum: Jim Olsen

M/S/C (Klaric, Seramur) to eliminate executive session from the agenda and not to hold any votes regarding a new MLS vendor. Motion passed

M/S/C (Kuczarski, Cwik) to adjourn and re-convene at the Board office. Motion passed

Meeting adjourned at 11:30

At 11:45 the Joint meeting of the Northwoods Association of Realtors and the Greater Northwoods MLS was called to order by Presidents Cheryl Kelsey and Kathy Dolch.

NWAR Board Present: Cheryl Kelsey, Rick Zoerb, Anita Wilde, Jim Klaric, Nancy Kuczarski, Adam Redman, Denise Goldsworthy, Joan Seramur.

NWAR Board Absent: Duanne Swift, Mike Mulleady, Len Ciskowski, all excused

MLS Board Present: Kathy Dolch, Carolyn Cwik, Jim Gabrielsen, Connie Brayton, Erik Johnson, Mark Wagner.

MLS Board Absent: Jim Mulleady excused

Consent Agenda:

M/S/C (Seramur, Redman) to approve consent agenda. All in favor, motion passed

Communications: M/S/C (Cwik, Wilde) to award one free registration to the WRA Fall convention to a new member. All in favor, motion passed.

Finance Report:

M/S/C (Wilde, Klaric) to accept the NWAR Treasurers report. All in favor, motion passed.

Gad Report:

AE Report:

New Business:

M/S/C (Goldsworthy Seramur) to create a committee to combine the NWAR and GNMLS boards. All in favor, motion passed.

Old Business:

MLS committee

Executive Session: No Executive Session held

Adjournment: M/S/C (Kuczarski, Zoerb) to adjourn the meeting, all in favor, motion passed.

Next meeting will be July 17, 2008 9:00 am

It will be a Joint meeting of the boards