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Calendar of Events

- ◆ August 6th: Annual Summer Picnic
- ◆ September 9th-11th WRA Annual Convention
- ◆ September 17th: Installation Dinner



RPAC: Help the PAC Help You

Dear REALTOR®,

As you know, politics are an important part of the real estate industry. That is why it is important to give to RPAC.

RPAC is the real estate industry's vehicle for political success. Realtors® raise money across the state that is contributed on a nonpartisan basis to candidates for public office who support real estate interests.

Some recent RPAC victories are:

Commissions: - Stopped sales tax on your commissions.

Closing Agent: - Defeated legislation to require new "closing agent" at every closing.

Transfer Tax: - Defeated numerous attempts to increase the transfer tax on home sales.

Fines: - Defeated excessive fines (\$10,000) for innocent telemarketing violations.

Property Taxes: Preserved revenue limits to hold down property taxes. Your office manager will have RPAC contribution cards you can use for your donation of any amount. You can also stop in at the Ozaukee Board office or you can contribute online at www.wra.org/rpac

If you are a serious REALTOR® who is concerned about your industry, contribute today. We need your support to preserve, protect and defend our industry.

Mike Didier
RE/MAX United
2009 ORA RPAC Chair



Officers

President: Steve Schaefer
Secretary: Wally Thill

President Elect: Dave Didier
MLS Director: Howard Loeb

Treasurer: Sharon Irwin

Directors

Jane Meyer
Marie Kaysen

Doug Bichler
Tom Sykora

Barb Kobishop

Adam Poehlman

Assoc. Executive: Jared Jamrozy 262/375-4730 or ozra@att.net
Office Hours: Monday-Thursday 8:30-2:00 Friday 8:30-12:00



***For Every Meeting You Attend You Can Enter To Win A Free Local Membership To ORA for 2010! ***

Annual ORA Picnic

Thursday, August 6th 2009

Join us at Lime Kiln Park in Grafton starting at 5:00 for Food, Drink, Fun and ORA Scholarship Fundraisers.

Bring the whole family!

Cost for the event is only

13 and older \$5.00

4-12 \$3.00

3 years and younger are FREE

To insure we have enough food and drinks we strongly encourage pre-registration, however payments at the door will be accepted!

Support the Scholarship Fund even further by purchasing tickets for these great drawings!

Golf Basket

3-\$10 Gift Certificates (Baehmann's Golf Center)
Men's Large Polo Shirt
Water Ball Retriever and Glove/Ball Holder

Patriotic Basket

Basket with Patriotic Themed Items

Real Estate Store Basket

Data Sheet Box
3 Sign Riders
Lock Box
2001 Winning Ads for Real Estate
Booties
St Joseph Statue
Referral Stickers
Realtor® R Business Card Holder
101 Ways to Prepare your Home for Sale

Get Creative Basket

\$25.00 Gift Certificate to Legacy Scrapbooks
\$25.00 Gift Certificate to Cedar Creek Pottery
Family Portrait Session-Worzellas Photography

Sports/Fun Basket

2 Brewers Tickets w/Metavante Passes
Popcorn Gift Box
\$15.00 Gift Certificates to Beanie's

Ladies Basket

Necklace and Earrings
\$25.00 Gift Certificate to The Bloomin' Olive
2 Private Lessons & 2 Friday Dance Parties
Gift Certificate for a Frozen Entrée from Settlers Inn

Dine Around the County Basket

\$20.00 Gift Certificate to Galiatos Vintage Grill
Sunday Brunch for Four-Libby Montana's
\$25.00 Gift Certificate to Nisleit's Country Inn
\$25.00 Gift Certificate to Messina's

Ice Cream Dream Basket

3-\$10 Gift Certificates to the Chocolate Factory
10-\$2.00 Gift Certificates to Heffner's Custard
6-\$2.00 Gift Certificates to the Out & Out

Mystery Box

??? It's a mystery ???

REALTOR of the YEAR (ROY) AFFILIATE of the YEAR (AOY)

It is once again time to get your nominations in for Realtor® of the Year (ROY) and Affiliate of the Year (AOY) for 2009. Please take a moment and recognize someone for both ROY and AOY. For a complete roster of eligible Ozaukee Realtors Association Realtor® and Affiliate members, please visit the website at www.ozaukeerealtorsassociation.org.

Please complete this form and send it back to Jared via:

E-mail: info@ozaukeerealtorsassociation.com

Fax: 262/375-1019

Mail: Ozaukee Realtors Association
N62 W244 Washington Avenue
Cedarburg, WI 53012

If you require additional space, please attach another sheet of paper to this form.

All submissions must be received by August 15th, 2008 for consideration

---Realtor® of the Year---

Name of Nominee: _____

Office: _____

Reason for Nomination:

---Affiliate of the Year---

Name of Nominee: _____

Office: _____

Reason for Nomination:

Have an Ad you want to place?

1/4 Page \$50.00

1/2 Page \$75.00

Full Page \$100.00

**Price is per insertion into the newsletter and must be received prior to the 10th of the month prior for placement
(No Recruiting Please)**

**Need a Space for you
Next Meeting?**

**The Ozaukee
REALTORS®
Association Board Room
is now accepting
reservations.**

**Our recently updated meeting
room has seating for 16, plus
seating for 3 speakers.**

**Cost for the room, Television
w/DVD player, screen and
projector is just \$50.00.**

**Contact Jared at for more details
and registration at 262/375-4730
or ozra@att.net**

A Moment with Steve

Annual Picnic -Scholarship Fund

We have been providing six \$500 dollar scholarships for over 10 years. We accomplish this through the support of donations by many people and local businesses, which then gives you the opportunity to show your support by bidding on the items at the Silent Auction. This is our only fund raiser that gives Realtors® and our association tremendous exposure in our local communities in Ozaukee County. Everyone who donates an item, cash or buys items at the silent auction will be have their name listed on the Association's Website. Let your name be seen, attend and bid at the August 6th Annual Picnic. Let's continue to support higher education in Ozaukee County; only through your support can we continue this worthwhile tradition.

New Shoreland Zoning Regulations

After eight years the DNR is finally moving forward with proposed new changes. The most important for us is the existing "50 percent rule" which limits repairs, alterations and additions to nonconforming structures will be eliminated, great news for those home owners who are close to navigable lakes, ponds, rivers, streams or a flowage. By the time it goes through the approval process it will be next year. Your WRA has been actively involved, making sure we protect the rights of property owners.

REALTOR® Technology Survey 2009

We have been talking all year about social networking and using new technologies in our business in our ever changing marketplace. This will help shape future programs and products. Go to the WRA website and take the survey. Just for participating you could win a \$75.00 Blockbuster gift card.

Join me and your Board of Directors next week
Thursday.

Regards,

*Steve Schaefer
Association President
Ozaukee Realtors® Association*



Ongoing ORA Membership Programs

Membership Meeting Drawing

Whenever you attend an ORA Membership Event, make sure to drop your card into the bucket for your chance to win a FREE LOCAL MEMBERSHIP for 2010 (\$150.00 value, no cash given). For each meeting style event you will receive 1 entry, for every pay event you attend, you will receive 2 entries. One winner will be picked at the Installation/Awards Banquet in September. Winner does not need to be present to win, but attending the event will give you 2 more entries!

Co-operative Rewards Program

The Ozaukee REALTORS® Association is made of both REALTOR® and Affiliate Members. We strongly encourage the two groups to do business with each other. To that end, when you refer a customer/client to another member of the association, and that customer/client uses the person you referred them to, both you and the referee will receive one entry into a FREE LOCAL MEMBERSHIP drawing for 2010 (2-\$150.00 valued memberships, no cash given). Entry forms and a complete list of eligible members can be found on the MEMBER SERVICES AND DIRECTORY tab on the Association's Website: www.ozaukeerealtors.com. One entry per transaction, entry must be based on a REFERRAL and not a coincidence. Entry forms must be dropped into the appropriate bucket either at the Association Office or at one of the membership events. Winners will be picked at the Installation/Awards Banquet in September. Winners do not need to be present to win.

Refer a Friend

Do you know a new Licensee about to join the business, have a friend whose business could benefit from Association Membership? Refer them to ORA and when they pay their full renewal for the following year you will receive a \$25.00 credit towards your local portion for each new member you refer. The new member must write "REFERRED BY...." on their application form at the time of submission. (Up to a \$150.00 value, no cash given).

Please contact the Association office with any questions or comments regarding these programs. Winning members can only win either the Membership Meeting Drawing or the Co-operative Rewards Program, and not both but are encouraged to enter both drawings.

REALTORS Launch New Association Fan Page

The Wisconsin REALTORS® Association have launched a new Association Fan Page. What's the difference between this and the group you already belong to? Fan pages allow you to receive updates from the WRA in your daily news feeds. Group pages do not. "Members will no longer need to visit the WRA group page to see if there are new updates available," says Rob Uhrina, VP of Marketing for the Wisconsin REALTORS® Association. "Stories will automatically publish to member's news feeds so that when they log in, they will be able to see and share our stories easier. We offer information on the industry on a regular basis. The new fan page will ensure members never miss an update from the WRA again." The WRA Group Page will continue to be available. However, new posts and updates will be published exclusively through the WRA fan page



\$8000 First Time Home Buyer Tax Credit: Frequently Asked Questions

Bringing the Dream of Homeownership Within Reach

As part of its plan to stimulate the U.S. housing market and address the economic challenges facing our nation, Congress has passed legislation that grants a tax credit of up to \$8,000 to first-time home buyers.

Here is more information about how the 2009 First-Time Home Buyer Tax Credit can help prospective home buyers become part of the American dream.

Who Qualifies?

First-time home buyers who purchase homes between January 1, 2009 and December 1, 2009.

To qualify as a “first-time home buyer” the purchaser or his/her spouse may not have owned a residence during the three years prior to the purchase.

Which Properties Are Eligible?

The 2009 First-Time Home Buyer Tax Credit may be applied to primary residences, including: single-family homes, condos, townhomes, and co-ops.

How Much Will the Credit Be?

The maximum allowable credit for home buyers is \$8,000. Each home buyer’s tax credit is determined by two factors:

The price of the home—the credit is equal to 10% of the purchase price of the home, up to \$8,000.

The buyer's income—single buyers with incomes up to \$75,000 and married couples with incomes up to \$150,000—may receive the maximum tax credit.

If the Buyer(s)' Income Exceeds These Limits, Can He/She Still Get a Credit?

Yes, some buyers may still be eligible for the credit.

The credit decreases for buyers who earn between \$75,000 and \$95,000 for single buyers and between \$150,000 and \$170,000 for home buyers filing jointly. The

amount of the tax credit decreases as his/her income approaches the maximum limit. Home buyers earning more than the maximum qualifying income—over \$95,000 for singles and over \$170,000 for couples are not eligible for the credit.

Will the Tax Credit Need to Be Repaid?

No. The buyer does not need to repay the tax credit, if he/she occupies the home for three years or more.

However, if the property is sold during the three-year period, the credit will be recouped on the sale.

