

# 2022 BEYOND THE BASICS MANAGING WISCONSIN COMMUNITIES

Wednesday, August 10, 2022

DoubleTree by Hilton Madison East



**8:30 Registration, Networking, and Exhibits Open**

**9:00 Landlord/Tenant Rights & Responsibilities Under WI Law - Jeffrey Kersten, WI Bureau of Consumer Protection**

Many Wisconsin residents live in rental housing. As a landlord or tenant in Wisconsin, it is important to understand your rights and responsibilities. As part of the presentation, landlord and tenant resources will be available. As Wisconsin's lead agency for consumer protection, the Bureau of Consumer Protection at the Wisconsin Department of Agriculture Trade and Consumer Protection, provides information and education, mediates complaints, investigates cases, and takes enforcement actions to fight fraudulent and deceptive practices that harm consumers and honest businesses.

**10:00 Break**

**10:15 Preventing Leaks in your Underground Water Systems - Ron Middleton, CLM, Ridgewood Homes**

Infrastructure replacement is expensive. Learn about cathodic protection for utility piping that can save you thousands of \$\$ by protecting what you have.

**10:45 Squatters, Buyers, and Heirs: Dealing with Failure to Apply - Attorney Jessica M. Kramer, Kramer, Elkins & Watt, LLC**

Does this scenario sound familiar? Someone gains ownership of a home in your community, unbeknownst to you until they are already living in it, but they haven't applied for residency. Attorney Kramer will go over some of the legal issues to consider when faced with this situation.

**Do You Charge Residents for Water? - Attorney Jessica M. Kramer, Kramer, Elkins & Watt, LLC**

Wisconsin law contains a number of requirements that apply when a Manufactured Home Community charges residents for water. Whether the water comes from a municipal source or a community-owned well and whether you submeter or charge per home or person, be sure you are checking all the boxes in terms of notice and billing requirements. (Hint: It's more complicated than putting the metered rate in your lease.)

**Noon Lunch (provided)**

**12:45 Home Visit Safety for Landlords - Deputy Brian Smith & Matthew Earll, Dane County Sheriff's Department**

Landlord and property manager pre-visit preparation, environmental and situational awareness, and warning signs of violent behavior. Keeping employees safe when delivering and serving notices.

**1:45 Break**

**2:00 Property Insurance: What Is and What Is Not Covered and What Should or Should Not Be Covered – Nate Pezewski, The Horton Group**

Nate will cover essential topics such as tree debris removal, uninsured home cleanup after a storm or fire, community owned homes and more.

**2:30 Assistance for Tenants – various agencies**

Section 8, Tomorrow's Home Foundation, Weatherization, Rent Assistance, Help for Homeowners

**3:15 Selling Homes to Fill Sites - Amy Bliss, Executive Director, Wisconsin Housing Alliance**

Amy will discuss new vs preowned homes, rehabbing older homes and potential HUD compliance issues. Approved foundation systems will also be discussed.

**3:45 Adjourn**

**SAVE \$40 WITH EARLY REGISTRATION DISCOUNT THROUGH AUGUST 1ST!**

**Registration form and room reservation information on next page.**

## BEYOND THE BASICS – MANAGING WI COMMUNITES

Wednesday, August 10, 2022

DoubleTree by Hilton Madison East, 4402 E Washington Ave, Madison, WI

**REGISTER & MAKE ROOM RESERVATION BY AUGUST 1ST!**

Business: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Ways to Register:

Return form via:

- Fax: 608-255-5595
- Mail: 258 Corporate Dr.  
Suite 200C, Madison, WI 53714

Register Online:

Click on [Calendar](#) under Events and Education at [www.housingalliance.us](http://www.housingalliance.us).

### Attendees

(Please indicate special allergy needs and for whom below)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

### Seminar

\$130\*

- 

### CLM Program

\$60 (info below)

- 

**Current CLMs & CHCs take 10% off!**

**Total Paid \$** \_\_\_\_\_

Special Allergy Needs/Person: \_\_\_\_\_  
Contact DoubleTree for allergy disclaimer.

### CC Payment

Card # \_\_\_\_\_ Exp. \_\_\_\_\_ CVV \_\_\_\_\_

Cardholder Name \_\_\_\_\_

Cardholder Address (if different than above) \_\_\_\_\_

Email Address \_\_\_\_\_ Phone \_\_\_\_\_

**RATE INFORMATION: \*EARLY REGISTRATION DISCOUNT THROUGH AUGUST 1ST!** Prices increase \$40/person after August 1! For non-member rates call 608-255-3131 or email [julie@housingalliance.us](mailto:julie@housingalliance.us). No refunds after August 1st!

**ROOM RESERVATION INFO:** Guest rooms are available for a special rate of \$99/night for the night of August 9 at the DoubleTree. Please make room reservations **by August 1**. Call the hotel at 608-244-4703 and ask for the Wisconsin Housing Alliance August 10<sup>th</sup> event rate. DoubleTree has a 48-hour cancellation policy.

## Become a Certified Land-Lease Manager!

**Certified Land Lease Manager (CLM) Designation** - Show your tenants and industry peers that you are a professional. This program is based on knowledge from the Community Management Guide which is Wisconsin specific. Regular Alliance seminars will count toward maintaining the accreditation. Receive 10% off future Alliance seminars and meetings.

### Requirements:

- ✓ Completion of self-study course and pass written exam
- ✓ Must be in the community management field for over 12 months
- ✓ Must sign a Wisconsin Housing Alliance Community Management Ethics Policy

### Renewal:

- ✓ Must attend 5 Wisconsin Housing Alliance seminars in a 3-year period
- ✓ Pay a nominal renewal fee
- ✓ Company CLM works for must be a member in good standing with Wisconsin Housing Alliance

**Special Benefits:** Get 10% off personal registration fees for all future Alliance events, framed CLM certificate, CLM designation at seminars, and CLM designation on all Alliance printed materials!

(Program discount applies to individual with CLM designation and is non-transferable. Fee is not refundable.)

