



THE PEOPLES  
COMMUNITY BANK

[ 4th Quarter ]

# Simply *MORE*

## Applying For Your First Mortgage Loan

Once first time home buyers get to the stage of applying for a mortgage loan, it's important to be well informed. These tips can help you navigate the mortgage loan application process.

Consider shopping for your mortgage loan first, before you find your house.

Knowing your loan options before you start looking at houses will help you in your home search by providing the amount a lender will loan you to buy a house. When you find a lender and mortgage that's right for your situation, you can get a preapproval for the loan, which will save time later when you're ready to make an offer on a house.

Find the mortgage that works best for you. There are many different types of mortgages to choose from, and an important aspect of the process is to choose the mortgage that works for you now and in the future. When shopping for a mortgage, consider the type of interest rate and whether a conventional loan or a government-guaranteed or insured loan is best for you.

Loan Estimate. The loan estimate provides important information about the loan offered to you by the lender, including a summary of loan terms, estimated loan and closing costs, and additional information.

Moving forward with the loan. The Loan Estimate is not an approval of the loan; it simply shows the loan terms the lender can offer you if you decide to move forward with it. You must inform the lender if you decide to proceed with the loan, and you can obtain a written "lock-in" from the lender. A lock-in guarantees the rate agreed upon, the period the lock-in lasts, and other information you specifically negotiated.

Closing the loan. At closing, you'll be required to have the agreed-upon funds, which could be used for the closing costs (including the escrow deposit, which is money that is set aside for a couple of months for property tax and mortgage insurance payments) and the down payment. The closing costs vary depending on the type of loan you choose and property type.

For more information, check out this article:  
<https://www.fdic.gov/resources/consumers/consumer-news/2022-06.html>

### PCB

## Newsletter Highlights

APPLYING FOR YOUR  
FIRST MORTGAGE LOAN

EMPLOYEE SPOTLIGHT -  
KATIE PETERSON

GIFT CARD SCAMS

IMPORTANCE OF  
DESIGNATED BENEFICIARIES



Simply Good Banking™

# Gift Card Scams

Gift cards are for gifts, not for payments. As soon as someone tells you to pay them with a gift card, that's a scam. Gift cards are popular with scammers because they're easy for people to find and buy. They also have fewer protections for buyers compared to some other payment options. They're more like cash: once you use a gift card, the money on it is gone.

If someone calls and asks that you pay them with gift cards, that's a scammer calling. And once they have the gift card number and the PIN, they have your money.

Scammers may tell you different stories to get you to pay them with gift cards, but this is what usually happens:

- The caller says it's urgent. They say you have to pay right away or something terrible will happen. They want to scare or pressure you into acting quickly, so you don't have time to think or talk to someone you trust. Don't pay. It's a scam.
- The caller usually tells you which gift card to buy. They might say to put money on an eBay, Google Play, Target, or iTunes gift card. They might send you to a specific store – often Walmart, Target, CVS, or Walgreens. Sometimes they tell you to buy cards at several stores, so cashiers won't get suspicious. And the caller might stay on the phone with you while you go to the store and load money onto the card. If this happens to you, stop. It's a scam.
- The caller asks you for the gift card number and PIN. The card number and PIN on the back of the card let the scammer get the money you loaded onto the card. Don't give them those numbers. It's a scam. You'll lose your money, and you won't be able to get it back.

To find out more information about how to protect your privacy on apps, click this link to the Federal Trade Commission's education piece: <https://consumer.ftc.gov/articles/gift-card-scams>

## Employee Spotlight

### Katie Peterson



Katie is one of our fantastic Customer Service Reps. She joined us in 2018 at our Mazomanie location. Katie always comes to work with a positive attitude & sense of humor. She is warm, inclusive and befriends any coworker or customer she interacts with. Always willing to take on additional projects, helping out our data processing, loan processing, and compliance departments on top of keeping a well-organized & efficient window at the CSR line. She is the first to say yes and participate in events

around the community and always does so with a friendly attitude. In her free time, Katie loves to try new restaurants, thrift, play video games and get outside to bike as much as she can. You can find her spending time with her husband and their two cats, Muffin & Pancake. "One of my favorite things about PCB is the people. This is where I opened my first accounts when I was 14 and really always appreciated how helpful everyone is."

## College Saver CD

School is back in full swing and interest rates are continuing to rise for deposit products. This is the perfect time to start planning for your future goals with our College Saver CD. This CD offers an aggressive interest rate and low minimum opening balance. You're able to make unlimited deposits of at least \$25 and, after high school, withdraw twice each calendar year without penalty. Learn more by checking out our website or talk with one of our Personal Bankers today!

### ATM LOCATIONS

Use your ATM or Debit Card free of surcharge fees at more than 37,000 ATM locations nationwide.



Visit [www.moneypass.com](http://www.moneypass.com)

The Peoples Community Bank

222 W. Commercial St.  
Mazomanie

The Peoples Community Bank

187 S. Central Ave.  
Richland Center

The Peoples Community Bank

166 S. Lexington St.  
Spring Green

Rite-Way Plaza

Hwy 14  
Spring Green

Plain Kwik Stop

995 Wachter Ave.  
Plain



Packer Day!



SGACC Golf Outing



Flannel Day!



Packer Day!



Walk with GRACE

# New at PCB

This quarter, we welcomed a handful of new faces to our PCB team. Bridget Krueger joins our growing commercial lending team as a Vice President - Commercial Lending, and is based out of our Mazomanie location. Ashley Mickelson and Alisha Rettenmund have joined our stellar CSR team in Mazomanie. Our Barneveld location welcomed Makenzie White to their fantastic CSR team as well.

We also celebrated the promotion of two of our own! Diane Wipperfurth was promoted to Data Processing Manager and Jenny Milchuck has been promoted to Electronic Banking Officer. We are excited to see these two thrive in their new roles.



Alisha

Bridget

Ashley



Diane



Jenny

## The Importance of Designated Beneficiaries

With so much going on in our busy lives, it can be difficult to take care of financial "housekeeping" chores, even though I realize their importance. An urgent task I encourage you to address promptly is to make sure your beneficiary designations are current for all your investments, insurance and financial-related accounts. I can make this process quick and easy for you.

Following are some reasons I stress the importance of reviewing designations together:

- If your beneficiary information is not current, in the event of your untimely passing your assets could be distributed to an unintended heir. This may be true even if you have an up-to-date will, as beneficiary designations often trump all other legal documents.
- Having proper designations in place may extend tax-related benefits and reduce the tax burden for your beneficiaries.
- Taking a small amount of time to update and verify your designations will ensure that your wishes are met, and will prevent your beneficiaries from bearing added stress due to legal complications.

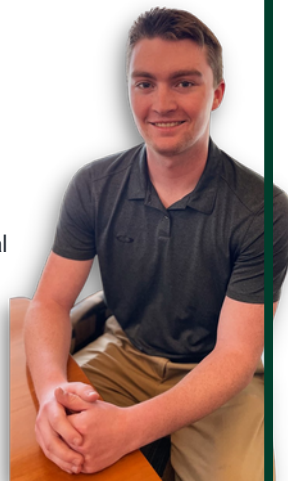


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Not Insured by FDIC or Any Other Government Agency	Not Bank Guaranteed	Not Bank Deposits or Obligations	May Lose Value
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Jacob Pape  
LPL Administrative Associate



### Arena

Phone: 608.753.2325  
Drive-up Hours: Mon.-Fri.  
8:00am-5:30pm  
Saturday: 8:00am-Noon

### Barneveld

Phone: 608.924.4611  
Lobby Hours: Mon.-Fri.  
9:00am - 5:00pm  
Drive-up Hours: Mon.-Fri.  
8:00am-5:30pm  
Saturday: 8:00am-Noon

### Mazomanie

Phone: 608.795.2120  
Lobby Hours: Mon.-Fri.  
9:00am - 5:00pm  
Drive-up Hours: Mon.-Fri.  
7:00am-5:30pm  
Saturday: 8:00am-Noon

### Plain

Phone: 608.546.2810  
Lobby Hours: Mon.-Fri.  
9:00am - 5:00pm  
Drive-up Hours: Mon.-Fri.  
8:00am-5:30pm  
Saturday: 8:00am-Noon

### Richland Center

Phone: 608.383.1333  
Lobby Hours: Mon.-Fri.  
9:00am - 5:00pm  
Drive-up Hours: Mon.-Fri.  
8:00am-5:30pm  
Saturday: 8:30am-Noon

### Spring Green

Phone: 608.588.7959  
Lobby Hours: Mon.-Fri.  
9:00am - 5:00pm  
Drive-up Hours: Mon.-Fri.  
8:00am-5:30pm  
Saturday: 8:00am-Noon

# PCB Remembers

We, at The Peoples Community Bank, were so fortunate to have Donna Gruber and Kathleen Randall as part of our Bank family for so long. Kathleen was a long time staple at our then,



Kathleen Randall

Peoples State Bank, in Mazomanie before retiring after 32 years. Donna was a fixture at our then, The Bank of Spring Green for over 25 years before retiring. Both these ladies were wonderful employees and even better people. We are saddened to hear of their passing recently, but are grateful to have had the opportunity to be part of their wonderful lives.



Donna Gruber

## Burger Bash



## Employee Anniversaries

We recognized these awesome employee's anniversaries in Q2

Deb Hurlbert - 18 Years  
Eric Drachenberg - 1 Year  
Jenny Milchuck - 3 Years  
Kevin Ravenscroft - 2 Years  
Laura Melby - 7 Years  
Lisa Ruhland - 23 Years  
Liz Pinkham - 4 Years  
Lynn Foster - 26 Years  
Mary Brey - 22 Years  
Megan Jones - 5 Years  
Rob Rynes - 7 Years  
Serena Falk - 1 Year  
Theresa Strine - 3 Years  
Tom Trautsch - 1 Year

## Community Happenings

### OCTOBER

- 1 - Color Fest Canyon of Lights Night Parade - Richland Center
- 1 - Boaz Tractor Pull
- 1-2 - Friendship Quilters Guild Quilt Show - Schmitt Woodland Hills, Richland Center
- 1-10 - Farm Art Tour - Sauk County
- 7 - RCHS Homecoming
- 7 - St. Luke's Fish Fry - Plain
- 8 - Strassenfest - Plain
- 9 - Mazomanie Lion's Club Meat Raffle - R&J's Saloon (3-6pm)
- 14-16 - Fall Art Tour - Spring Green, Dodgeville, Mineral Point & Baraboo
- 15 - Chris Kroeze Concert - Richland Center
- 27 - Harvest Fest - Mazomanie
- 29 - Dueling Pianos - The Phoenix Center, Richland Center
- 31 - Halloween (Trick or Treating times listed below)
  - Barneveld - 5:00-7:00
  - Plain - 4:00-7:00
  - Mazomanie - 5:00-8:00
  - Richland Center - 4:00-7:30



### NOVEMBER

- 4 - St. Luke's Fish Fry - Plain
- 12 - Wisconsin Heights Craft Fair
- 19 - Harvest Supper & Raffle - Loreta Ridge
- 19 - Craft Fair - Richland Center
- 23 - Dec. 31 - Rotary Lights - Krouskop Park, Richland Center
- 24 - Thanksgiving (Bank closed)
- 26 - Christkindlmarket - Plain



### DECEMBER

- 2 & 3 - Country Christmas - Spring Green
- 24 - Christmas Eve
- 25 - Christmas
- 26 - Bank Closed in observance of Christmas
- 31 - New Year's Eve



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