

FEBRUARY
2009

VOLUME 124
NUMBER 2

REALTOR®

FOCUS

OMAHA AREA
BOARD OF REALTORS®

(402) 493-2995
WWW.OABR.COM

11830 NICHOLAS STREET
OMAHA, NEBRASKA 68154

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Prizes will be awarded for
the best "Secret" Chili!



Mardi Gras
Theme

12th
Annual
Chili
Cook-Off

Judging (and tasting) will be on:
Monday, February 23, 2009 from 11:00-1:00 pm in the
Omaha Area Board of REALTORS® Education Center

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 Design and printing by the Omaha Area
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 Omaha, NE 68154
 (402) 493-2995 tel
 (402) 493-7189 fax

Office Hours:
 Mon., Tues., Thur., Fri. 8am- 4:45pm
 Wednesday 9am- 4:45pm



PERSONALS



CONGRATULATIONS to Troy Trumm and David Matney from Alliance Real Estate for completing NAR's E-Pro Certification Program.

HAPPY BIRTHDAY WISHES to OABR CPA Roger Aldrich who will celebrate his birthday in February.

CONDOLENCES to Walt Slobotski, of N P Dodge Company who recently lost his mother.

CONDOLENCES to family of Kathleene Friskopp of CBSHOME Real Estate who recently passed away.

SEND US YOUR NEWS!

Fax (402) 493-7189, Email dshipley@oabr.com,
 Phone: (402) 493-2995 x 307
 or Snail Mail to 11830 Nicholas St., Omaha, NE 68154.
 We want to share in your professional and personal accomplishments, but we don't know if you don't tell us!

The Nebraska Real Estate Commission meeting will be held on February 19-20, 2009 at the Staybridge Room at the Staybridge Suites, located in Lincoln, Nebraska.

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John Eggenberg – SureHome Inspection Co

Chip Monahan – Asset Strategies

Jody Smythe – Wells Fargo Home Mortgage

PK Kopun – Metro 1st Mortgage

ORIENTATION

The upcoming New Member

Orientation is scheduled for

Tuesday, March 3, 2009 from

8:30 a.m. to 4:00 p.m., Wednesday,

March 4, 2009 from 8:30 a.m.

to 4:00 p.m. and Thursday,

March 5, 2009 from

8:30 a.m. to 12:00 p.m.

The OABR Bylaws require that every new member attend an Orientation Program upon application for membership in the Omaha Area Board of REALTORS®.



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AFFILIATE ADVOCATE

Submitted By: PK Kopun
Metro 1st Mortgage, LLC



Tips for a Positive New Year

YES! The New Year is here and it is high time to leave 2008 behind. Jon Gordon has written a book called "The Energy Bus: 10 Rules to Fuel Your Life, Work and Team with Positive Energy." What a perfect vehicle for a great ride all year long. Jon Gordon is a leading authority on developing positive, engaged leaders, businesses and teams. I first heard about Jon and the Energy Bus from Deda Myhre of CBS Home Real Estate, who gave it a 10 for being the best resource of positive energy for all of 2009. Naturally, I too decided I must learn what this Energy Bus all about.



As I began to read the book I learned that Jon also has a website www.jongordon.com, where I could sign up for a free weekly newsletter. I immediately subscribed, and will now receive a personal energy infusion every week for the rest of the year.

Jon has numerous newsletters already available on his website, but the one that really caught my attention was his "20 Tips to Have a Positive New Year." This is exactly what I've been looking for! Now I can leave that negative energy of 2008 right where it be-

longs – behind me. To view all of the tips, log on today. Here are a few of my favorites:

1. Take a 10-30 minute "Thank you" walk every day. While you walk practice gratitude. It is the ultimate anti-depressant.
2. When you wake up in the morning complete the following statement: My purpose is to _____ today.
3. Live with 3 E's. Energy, Enthusiasm, Empathy.

Continued on Page 5

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WHAT IS... THE AFFILIATE COUNCIL?

The role of the Affiliate Council of the Omaha Area Board of REALTORS® is to promote business relationships and services to REALTOR® members, actively solicit Affiliate membership in the OABR and promote ethical business practices of Affiliate Members.

President – Alan Stoltenberg –
SAC Federal Credit Union

Treasurer – Brenda Stuart – ServiceOne Inc
Cherie Casey – The Home Buyers Protection Co
Debbie Kalina – Radon Protection Tech LLC
Sara Kelley – TierOne Bank
PK Kopun – Metro 1st Mortgage
Tori Ross – Ross Designs LLC
Cami Saathoff – State Farm Insurance
Jody Smythe – Wells Fargo Home Mortgage
Matt Thiel – DRI Title & Escrow
Kudjo Togbey – Farmers Insurance Group

Monthly meeting agendas, minutes, and financials can be found on the Affiliate website. The web address is www.oabraffiliates.com.

• • •

One of the greatest discoveries people make is to find they can do what they were afraid they couldn't do.

— Henry Ford

Continued from Page 4

4. Read more books than you did in 2008.
5. Eat more foods that grow on trees and plants and eat less foods that are manufactured in plants.
6. Engage in daily random acts of kindness.
7. Clear your clutter from your house, your car, and your desk and let new and flowing positive energy into your life.
8. Eat breakfast like a king, lunch like a prince and dinner like a college kid with a maxed out charge card.
9. Smile and laugh more. It will keep the energy vampires away. (To find out what an "energy vampire" is, get the book or get on the website)
10. Enjoy the ride. You only have one ride through life, so make the most of it and enjoy it.

For a full blast of energy, I recommend you buy your own copy of The Energy Bus and start your new year with positive energy and renewed focus. Soon you will start to notice more encouraging happenings in your own life, as well as those around you — those you know, and those you are yet to meet. Again, check out www.jongordon.com. There is no time like the present, so take advantage now. We are all working in this exciting world of real estate together... so who's getting on the Energy Bus with me?



Monica LANG, CSP
New Home Consultant

Mobile: 402.689.3315
mlang@celebrityhomesomaha.com
www.MonicaLang.com

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Sarpy County Roundup

Mark your Calendar Now!!!!
March 21, 2009
is the Sarpy County REALTOR® Roundup

(formally known as Sarpy County Christmas Party)

This will be held
at the Bellevue Berry Farm

It is a country/western theme with line dancing and all the trimmings!!

All Douglas and Sarpy County REALTORS® are invited to attend!

Watch for future details on this fun filled event!

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Canned Food Drive

**Food Collected Will be
Donated to the Omaha Food Bank**

Date: February 23, 2009

Time: 11 am to 1 pm

**OABR Office
11830 Nicholas St. • Omaha, NE**

Real Estate Offices that want to participate need to contact Debbie Kalina at 639-1100 to arrange for a barrel to be delivered to their office (by the Omaha Food Bank) for the collection. The barrels will be dropped off at offices ahead of time (2 weeks or so) for the collection of canned goods. The food bank will then pick up the barrels and weigh them. People can also bring food to the Chili Cook-Off to donate, if they so choose.

Prizes

Real Estate Offices will be competing for prizes for the most food donated by office (by weight) per capita.

Sponsored by:



**The Affiliate Council of the OABR
in conjunction with
the OABR Membership Services
Annual Chili Cook-Off**

www.oabraffiliates.com

**If offices want a barrel for food collection,
they should email Debbie Kalina at
Debbie@OmahaRadon.com or call her at 639-1100.**

January Unscramble Words!!!

Rosemarie Matza from N P Dodge Real Estate Won A \$50 Gift Certificate to the OABR Print Shop

From the following letters, many OABR Members unscrambled the letters provided. Here are the answers!

1. NBECRAIBA CARIBBEAN
2. LMUECOZ COZUMEL
3. LSO SBCOA LOS CABOS
4. RUEOTP RAATLVLA PUERTO VALLARTA
5. NUCCAN CANCUN
6. KABYAAOM MAYAKOB
7. LEEBIZ BELIZE
8. SCATO ACIR COSTA RICA
9. MAPL ECBAH PALM BEACH
10. NAORDOL ORLANDO

11. TF EADALDELUR FT LAUDERDALE
12. AROFDIL SKYE FLORIDA KEYS
13. XNOEPHI PHOENIX
14. IAWHAI HAWAII
15. AIBLRZ BRAZIL
16. NEEZEALVU VENEZUELA
17. VSEIALMD MALDIVES
18. NSBOUE ISERA BUENOS AIRES
19. NAGENATRI ARGENTINA
20. OTDLCASTES SCOTTSDALE

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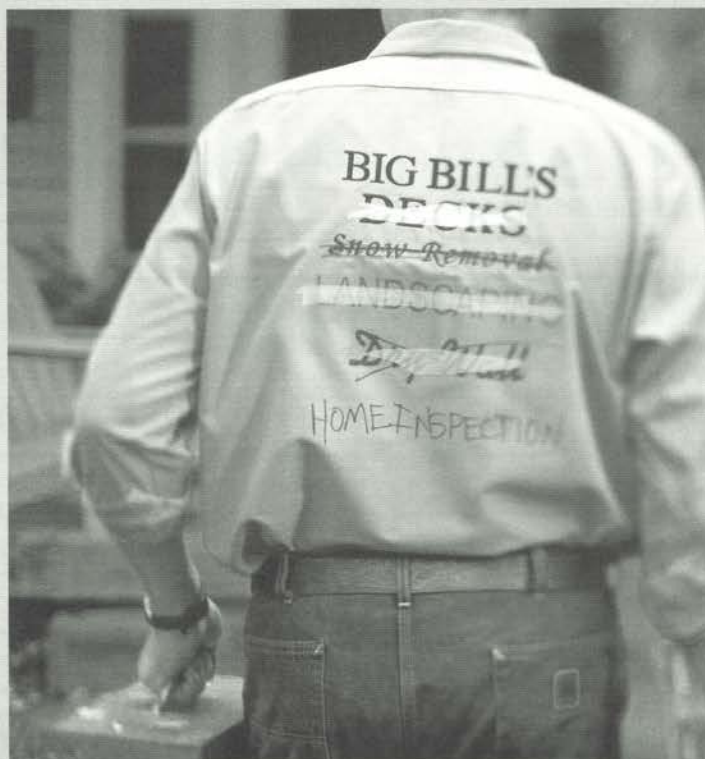
Every ASHI® certified home inspector has earned their certification, not purchased it from a magazine.

REQUIREMENTS:

- Complete at least 250 fee paid inspections
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- Promise to follow an ASHI® code of ethics
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SURE HOME INSPECTIONS

John Eggenberg CERTIFIED INSPECTOR – 297-2374

TOTAL HOME INSPECTION

Bob Carter CERTIFIED INSPECTOR – 440-8400

AMERICAN DREAM HOME INSPECTIONS

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Brent Simmerman ASSOCIATE MEMBER – 630-6555

NICK'S HOME INSPECTION

Nick Fahrenkrog ASSOCIATE MEMBER – 660-5379

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Go to our website for a list of ASHI® professionals in the Omaha / Council Bluffs area. <http://ashiomaha.com/>

Unscramble Words!!!

Win A \$50 Gift Certificate

From the following letters, unscramble the word. The OABR Member whose name will be drawn for all correct guesses will win a \$50 Gift Certificate to the OABR Print Shop. Fax your answers to Donna at the OABR, 493-7189 or mail to 11830 Nicholas St, Omaha, NE 68154. All correct guesses must be submitted to the OABR Office no later than February 15, 2009. Winner and answers will be in March 2009 Focus. Good luck!!!!

1. CMRMCAIOLES _____
2. TRAXE OITPN _____
3. DLURESOH DASP _____
4. ROTPHY _____
5. NEFFSEO _____
6. EDNSFEE _____
7. AAPTAM ABY _____
8. KKCI FOF _____
9. IRTUTBHSPG ESRTLESE _____
10. YTLENPA _____
11. OHODCWUTN _____
12. ZARAION ADIRLNSAC _____
13. ITKTSCE _____
14. RPYAT _____
15. EDFIL LAGO _____
16. GPI ISKN _____
17. AYRD MKRAER _____
18. EEJRYS _____
19. ANPYLET _____
20. DARLOIF _____

THEME _____

Name: _____

Company: _____

Address: _____

Phone: _____



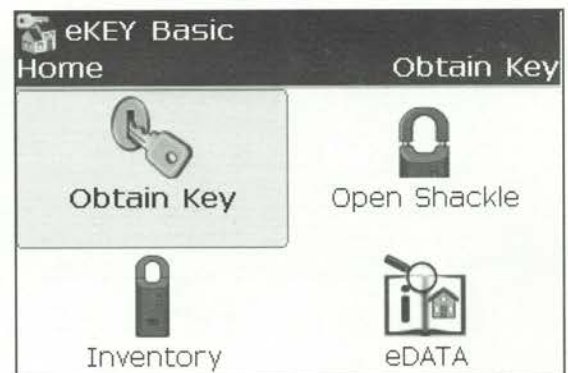
Blackberry



"Now" available for "eKey!"

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- Program custom access hours for your iBoxes
- Change your own shackle codes
- Track your iBox inventory



Opening iBoxes with your Blackberry eKey

- You will need to purchase a small key fob to access the iBoxes with your Blackberry. The key fobs will be available at the OABR office for \$44.95 + tax each.
- The key fob looks similar to the keyless entry device you use to lock & unlock your car.
- The key fob will use two AAA batteries.
- Just enter your PIN into the Blackberry and then put the Blackberry away; you will have five minutes to walk to the door with your key fob to attain access.



eKey Professional for Blackberry is scheduled to be released in March 2009

If you have any questions you can contact Supra at 1-877-699-6787.



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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 9:30 am Executive Board at MOBA	4 11:00 am Government Affairs at MOBA 12:00 pm Women's Council at Millard Lumber	5	6 Parade of Homes Early Bird Entry Deadline	7
8	9 11:00 am Membership Committee at MOBA	10 10:00 am Board of Directors at MOBA	11	12 5:00 pm New Member Orientation 6/7 pm Dinner Meeting at Champions Run (Lunch's Saturday 1800)	13	14 Valentine's Day
15	16 MOBA Office Closes President's Day	17 5:00 - 7:00 pm MOBA Grand Opening 	18 11:00 am Women's Council at Oak Hills Country Club	19 11:30 am All Committees/ Councils Meeting	20	21
22 George Washington 1732	23	24	25 Ash Wednesday	26 10:00 am - 4:00 pm Dinner Group Training at Mahoney State Park	27	28 9:00 pm MOBA Bowling at Maplewood Lanes
	MOBA Building and New Home Gallery Grand Opening February 17th, 5-7pm Join the MOBA Membership and area VIPs for the grand opening of MOBA's new headquarters and the New Home Gallery. RSVP to Lisa by Friday, February 13th, 333-2000, ext. 104 or lisa@moeba.com.					

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Cella Quinn is the owner of Cella Quinn Investment Services.

For over 35 years, she has been helping people fulfill their financial needs, build their net worth, and enjoy a comfortable retirement. She does this by taking a long-term view, keeping costs as low as possible, and tactically adjusting her client's portfolios to keep them aligned with their goals.

Cella is an active member of the Omaha Network. She is also a member of the GOG (Good 'Ol Gals) Network as well. She encourages women at all levels to seek out networking opportunities. "Having a varied business network helps you get ahead" she says. "No woman is an island, and a business network is like having your own Google. You can email or call your network and get an answer to almost anything or an introduction to almost anyone."

February 12, 2009
11:45 a.m.
**(Doors open at 11:15 a.m.
for networking)**
Georgetowne Club
2440 S. 141st Circle
Lunch - \$13.00
See You There!


Improve Bone Density

Since you could live to age 90, it pays to preserve or increase the strength of your bones. Weight-bearing activities stimulate bone to react by increasing bone density. They include walking, running, push-ups, weight lifting, and anything done while on your feet.

Some research, say doctors at Duke University, shows that gardening and doing yard work once a week is better than walking or jogging if you already have osteoporosis.

• • •

There is no such thing as can't or won't. If you're qualified, all it takes is a burning desire to accomplish, to make a change. Go forward, go backward. Whatever it takes! You can't blame other people or society in general. It all comes from your mind. When we do the impossible, we realize we are special people.

— Jan Ashford



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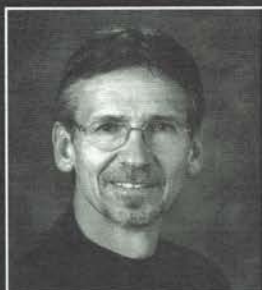
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Randall School of Real Estate: Call (402) 333-3004 www.info@randallschool.com

Correspondence Courses

Agency in Nebraska	0366TR	3
Diversity and Doing Business	0415T	3
Environmental Issues in Your Real Estate Practice	0425TR	3
Ethics & Real Estate	0497TR	3
Fair Housing	0282TR	3
Introduction to Commercial Real Estate Sales	0481T	3
Leasing & Managing Apartments	0069T	3
Property Management and Managing Risk	0029T	3
Questions & Answers: A License Law & Agency Overview	0604TR	3
Real Estate Finance Today	0337T	3
Red Flags - Property Inspection Guide	0280T	3
Risk Management	0349TR	3
Write It Right! Listing and Purchase Agreements	0411T	3

R. F. Morrissey & Associates: Call 933-9033.

Call for school catalog. All classes subject to a minimum of eight and maximum of 25 students.

Feb 17-18	Basic Appraisal Procedures	Q002	30	8:00 am - 4:30 pm
Feb 26-27	" " " "	"	"	"
Mar 26-27	Uniform Standards of Professional Appraisal Practice	Q003	15	8:00 am - 4:30 pm
Apr 20-21	Residential Report Writing and Case Studies	L/CR 007	15	8:00 am - 4:30 pm

Metropolitan Community College: Call 457-5231

REResults Coaching™ Mark T. Wehner: Call 676-0101 mark.wehner@reresultscoaching.com
www.REResultsCoaching.com/ce

Online Courses Available

University of Nebraska at Omaha: Call 554-2800 for next semester's schedules.

Academy of Commercial Real Estate: Call Steve Cary 548-1874

Larabee School of Real Estate: Please Call 402-436-3308 or 800-755-1108 for more information

Online	Code of Ethics	0497R	Internet
Online	Environmental Hazards	0314R	Internet
Online	Fair Housing	0282R	Internet
Online	Life and Annuity Concepts	PL6047	Internet
Online	Life and Health Basics Training Package	PL6051	Internet
Online	Pricing and Financing Property	0187	Internet
Online	Property Casualty Basics License Training Package	PL6050	Internet
Online	Real Estate Finance	0042	Internet

Upcoming Events

February 2009

- 3, 4, 5 OABR Orientation 8:30am-4:30pm
- 16 Holiday - OABR Office Closed
- 19 KIP - Forecasting Economic Growth in the Omaha Market with Gregg Mitchell 9:00am
- 23 Member Services Forum Chili Cook-Off - 11:00am-1:00pm

March 2009

- 3, 4, 5 OABR Orientation 8:30am-4:30pm



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NEW MEMBERS, CORRECTIONS & CHANGES!

NEW MEMBERS

Alberts, Jeffrey – 771/NP Dodge III LLC
 Anderson, Ivan – 4300/Prudential Ambassador Real Estate
 Carroll, Colleen – 530/CENTURY 21 Century Real Estate
 Hart, Tina – 530/CENTURY 21 Century Real Estate
 James, Elizabeth – 7900/DEEB Realty
 Stevens, Jaime – 970/Thomas E Stevens & Associates
 Torczon, Mark – 714/CBSHOME Real Estate
 Wyman, Lisa – 4300/Prudential Ambassador Real Estate

NEW AFFILIATE MEMBERS

Pedersen, Rose – 999963/Nebraska Title Co
 Ritter, Dennis – 100768/First State Bank

NEW MEMBER CANDIDATES

Collier, Dennis – 711/CBSHOME Real Estate
 Delaine, Melissa – 30/Mitchell & Associates Inc
 Duse, Lee – 711/CBSHOME Real Estate

NEW AFFILIATE CANDIDATES

Togbey, Kodjo – 6931/Farmers Insurance Group
 Walker, Wendy – 100719/Omaha Title & Escrow Inc

MEMBER TRANSFERS

Anderson, Lorey From 24/CBSHOME Real Estate To 7900/DEEB Realty
 Beacom, Mark From 100237/GEM Real Estate To 8170/Landmark Management Group Inc
 Birkel, Brian From 779/NP Dodge IV LLC To 7900/DEEB Realty
 Birkel, Melissa From 779/NP Dodge IV LLC To 7900/DEEB Realty
 Briggs, Michael From 777/NP Dodge I LLC To 4300/Prudential Ambassador Real Estate
 Bullard, Heather From 771/NP Dodge III LLC To 803/NP Dodge VI LLC
 Dawson, Jennifer From 5110/Real Estate Associates Inc To 23/CBSHOME Real Estate
 Evans, Donald From 779/NP Dodge IV LLC To 770/NP Dodge V LLC
 Ganton, Thomas From 770/NP Dodge V LLC To 100739/Gary Baumert Broker
 Fili, Allison From 100237/GEM Real Estate To 8170/Landmark Management

Group Inc

Greguska, John From 777/NP Dodge I LLC To 4300/Prudential Ambassador Real Estate
 Humpal, Monica From 711/CBSHOME Real Estate To 714/CBSHOME Real Estate
 LeVier, Colleen From 100752/Keller Williams Greater Omaha To 100724/Red Barn Realty LLC
 Muller, Barbara From 777/NP Dodge I LLC To 770/NP Dodge V LLC
 Philips, Robin From 779/NP Dodge IV LLC To 770/NP Dodge V LLC
 Rich, Jason From 100697/SureMove Realty LLC To 100255/Americas Realty Team
 Vodicka, Karen From 5000/Celebrity Homes Inc To 7900/DEEB Realty
 Vogel, Jerry From 803/NP Dodge VI LLC To 779/NP Dodge IV LLC
 Wehner, Mark From 770/NP Dodge V LLC To 100524/NP Dodge IV LLC

MEMBER REINSTATES

Bloomquist, Colleen – 4300/Prudential Ambassador Real Estate
 Dullum, Craig – 21/CBSHOME Real Estate
 Pilypaitis, Renee – 4300/Prudential Ambassador Real Estate
 Sindelar, Kiely – 4300/Prudential Ambassador Real Estate

NEW COMPANY

#100796/Fremont Realty Inc – 2450 N Colorado Ave, Fremont, NE, 68025
 BSG/MLS Secondary
 Phone: 727-7481 Fax: 721-3470
 Designated Realtor: Martin Gifford
 #100797/Darlene Miller Broker – 906 Shady Tree Ln, Papillion, NE, 68046
 OABR/MLS
 Phone: 331-3297 Fax: 991-3297
 Designated Realtor: Darlene Miller
 #100802/Jack Nitz & Associates Auctioneers & Land Brokers – 230 Ridgeland Rd, Fremont, NE, 68028
 BSG/MLS Secondary
 Phone: 727-8800 Fax: 727-8805
 Designated Realtor: Jack Nitz
 #100798/Rally Appraisal – 10730 Pacific St Unit 37, Omaha, NE, 68114
 OABR/MLS
 Phone: 216-0120 Fax: 888-382-6820
 Designated Realtor: Thomas Dellwo
 #100801/Rogers Burt County Real Estate – 675 Hwy 75 P.O. Box 11, Tekamah, NE, 68061

BSG/MLS Secondary

Phone: 374-2400 Fax: 374-2401
 Designated Realtor: Charles Rogers

COMPANY ADDRESS AND PHONE NUMBER UPDATES

(If your firm address and/or telephone number changes, fax the information to 493-7189 to ensure our records are accurate)

#100739/ASHAR Realty – 10714 Berry Plz, Omaha, NE, 68127
 Phone: 260-1440 Fax: 939-0641
 #100773/Congress Realty Inc – Phone: 866-599-5601
 #100371 Homebuyers Marketing II Inc – 2921 Eaglewood Ln, Missouri Valley, IA, 51555
 #100761/William E Johnson Broker – 2588 El Camino Real Ste F 334, Carlsbad, CA, 92008
 #100552/Miller Property Inspections – 1629 S 152nd St, Omaha, NE, 68144
 #6250/WHY USA Independent Brokers Real Estate – Fax: 334-7990
 #100241/Wingate Appraisal – Phone: 651-8360 Fax: 216-0899
 #100458/WIN-WIN Realty LLC – 3708 Buckthorn Dr, Blair, NE, 68008
 #100321/Wood Real Estate Services LLC – 1103 Wicklow Rd, Papillion, NE, 68046

COMPANY NAME CHANGE

#100739/ASHAR Realty (Formerly Gary Baumert Broker)
 #100241/Wingate Appraisal (Formerly APCO)

CHANGE OF DESIGNATED REALTOR®

#770/NP Dodge V LLC W Dodge – Donald Evans (Formerly Mark Wehner)
 #779/NP Dodge IV LLC Papillion – Jerry Vogel (Formerly Donald Evans)
 #800/NP Dodge IV LLC Plattsmouth – Jerry Vogel (Formerly Donald Evans)
 #803/NP Dodge VI LLC Pacific – Heather Bullard (Formerly Jerry Vogel)
 #100524/NP Dodge IV LLC Gold – Jerry Vogel (Formerly Donald Evans)

CHANGE OF MANAGER

#711/CBSHOME Real Estate – Debra Powell (Formerly Monica Humpal)



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CALENDAR OF EVENTS FOR FEBRUARY 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 Affiliates 9:00-10:00 am at OABR New Member Orientation 8:30 am-4:00 pm at OABR	4 New Member Orientation 8:30 am-4:00 pm at OABR	5 WGR Executive Comm. 8:30-10:00 am at OABR Ed Comm. 10:00-11:00 am at OABR New Member Orientation 8:30 am-12:00 pm at OABR	6 Toastmasters 7:15-8:30 am at OABR Ethics Class 8:00 am-12:00 pm at OABR	7
8	9 IREM 8:00 am - 5:00 pm at OABR	10 IREM 8:00 am - 5:00 pm at OABR	11 Member Services 10:00-11:00 am at OABR IREM 8:00 am - 5:00 pm at OABR	12 IREM 8:00 am - 5:00 pm at OABR	13 Toastmasters 7:15-8:30 am at OABR IREM 8:00 am - 5:00 pm at OABR	14 IREM 8:00 am - 5:00 pm at OABR
15	16 PRESIDENT'S DAY Office Closed	17 OABR Executive Comm. 9:00-10:00 am at OABR MLS Executive Comm. 10:15-11:15 am at OABR	18	19 KIP Seminar Gregg Mitchell 8:00 am-12:00 pm at OABR	20 Toastmasters 7:15-8:30 am at OABR Member Services 12:00-5:00 pm at OABR	21
22	23 CHILI COOK-OFF 11:00-1:00 pm at OABR	24 IREM 8:30-10:00 am at OABR MLS Directors 10:15-11:15 am at OABR	25 OABR Directors 9:00-10:00 am at OABR	26	27 Toastmasters 7:15-8:30 am at OABR	28