

MAY  
2009

VOLUME 124  
NUMBER 5

REALTOR®

FOCUS

OMAHA AREA  
BOARD OF REALTORS®

(402) 493-2995  
WWW.OABR.COM

11830 NICHOLAS STREET  
OMAHA, NEBRASKA 68154

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OMAHA AREA BOARD  
OF REALTORS®



### Member Services Forum of Omaha Area Board of REALTORS® Night at the Royals

**Saturday, June 27<sup>th</sup>, 2009**  
**Omaha Royals vs. Round Rock Express**  
**Game Time 7:05pm**  
***Fireworks-Post Game!!!***

**PICNIC:** Omaha Area Board of REALTORS® will have use of the Stadium View Club for an All-You-Can-Eat menu of Omaha Steaks Burgers, Hebrew National Hot Dogs, Baked Beans, Potato Chips, Cookies, Lemonade and Iced Tea. **(Meal will start at 6:00pm and end at 7:30pm)**

**MASCOT APPEARANCE:** Casey or Spike will appear at the picnic to entertain, take photos with the kids and sign autographs.

**FIRST PITCH:** An Omaha Area Board of REALTORS® representative will participate in the first pitch ceremony.

**RECOGNITION:** Omaha Area Board of REALTORS® will be recognized over the message center and public address system.

**RESERVED SEATS:** Omaha Area Board of REALTORS® will have a reserved ticket that will get you in the Stadium View Club and in the seating bowl.

Individual Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Quantity of Tickets Ordered: \_\_\_\_\_ x \$10.00 each = \_\_\_\_\_ Total \_\_\_\_\_  
Visa / Master Card #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**Please make checks payable to the Omaha Area Board of REALTORS®.**  
**Ticket orders must be turned in by Friday, June 12<sup>th</sup>, 2009.**  
**Please call Donna Shipley at 493-2995 Ext 307 with any questions.**

**Mailing Address:**  
Omaha Area Board of  
REALTORS®  
Donna Shipley  
11830 Nicholas St  
Omaha, NE 68154

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**Editor: Jim Patton**

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Omaha Area Board of REALTORS®

11830 Nicholas Street  
 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

## THE NEWS

**CONGRATULATIONS** to Cami Saathoff of State Farm Insurance and her husband Dan on the birth of their baby boy Lucas Jacob on March 11, 2009. Lucas weighed 7 lbs 8 oz and was 20 3/4" long.

**CONGRATULATIONS** to Jim Holmes, OABR Print Shop Coordinator and his wife Dawn on the birth of their baby girl Jordon Maureen on March 27, 2009. Jordon weighed 7 lbs 9 oz and was 20 1/4 inches long.

**HAPPY BIRTHDAY WISHES** to OABR Print Shop Graphic Artist Pam Kane who will celebrate her birthday in May.

**CONDOLENCES** to Brenda Stuart of ServiceOne on the recent passing of her aunt.

**CONDOLENCES** to Tom and Trish Helligso of N P Dodge Company on the recent passing of his father/her grandfather.

**CONDOLENCES** to Bill Swanson of CBSHOME Real Estate on the recent passing of his mother.

**CONDOLENCES** to Kim Gehrman of Deeb Realty and husband Pat on the loss of their baby.

## 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 May 21-22, 2009 at the Staybridge Room at the Staybridge Suites, located in Lincoln, Nebraska.

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# NEW MEMBER ORIENTATION (COFFEE BREAK SPONSORS)

Thanks to the April 2009 Sponsors  
Jody Smythe – Wells Fargo Home Mortgage  
Regi Powell – Farmers Insurance  
Brenda Stuart – ServiceOne Inc  
Ruth Smith – Norm's Door Service  
Cherie Casey – The Home Buyers Protection Co

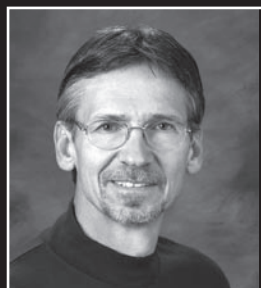
Thanks to the May 2009 Sponsors  
Chip Monahan – Asset Strategies  
PK Kopun – Metro 1st Mortgage  
Alan Stoltenberg – SAC Federal Credit Union  
Dennis Meyer – TierOne Bank  
Cami Saathoff – State Farm Insurance

# ORIENTATION

The upcoming New Member Orientation is scheduled for  
Tuesday, June 2, 2009 from 8:30 a.m. to 4:00 p.m., Wednesday, June 3, 2009 from 8:30 a.m. to 4:00 p.m. and Thursday, June 4, 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®.

## HOME Standards INSPECTION SERVICES



**Steve Vacha**  
President



Certified  
Member

Office (402) 392-2020

Fax (402) 453-0680

Cell (402) 660-9988

steve@hsinspections.com

www.HSinspections.com

## Closing is Essential!

Clear, concise home inspections are critical

### Home Standards emphasizes:

- **Positive attributes** about a home.
- Inspection findings are conveyed in a neutral, **non threatening manner.**
- Concerns discussed in **perspective** to the attributes and age of home.
- Concerns documented with **photos** and summarized logically.

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with a RADON TEST

**\$50<sup>00</sup> OFF**  
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For First-Time Home Buyers



# 2009 RPAC CONTRIBUTORS

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(\$1,000+)

Matthew Rasmussen

## GOVERNOR'S CLUB

(\$500+)

## DOLLAR A DAY

(\$365)

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(\$250+)

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(\$99+)

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

Please return this card with your contribution to your local board.



Contributions are not deductible for income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. You may refuse to contribute without affecting your membership rights. 70% of each contribution is used by your State PAC to support state and local political candidates. 30% is sent to National RPAC to support federal candidates and is charged against your limits under 2 U.S.C. 441a.

☆ Golden "R"	\$5,000
☆ Substaining Golden "R"	\$1,000
☆ Sterling "R"	\$1,000
☆ Dollar A Day	\$365
☆ Other	\$_____

#### Payment Options:

☆ Please charge payment to my: (circle one)

VISA MASTERCARD

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If using a personal check make payable to RPAC

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# AFFILIATE ADVOCATE

Submitted By: Patrick Casey  
Home Buyers Protection Company



## DID YOU KNOW?

In a normal year, the average home handles over **145,000** gallons of sewage, burns **65,000** cubic feet of gas, uses **22,000** Kilowatt hours of electricity, sheds **45,000** gallons of rain off its roof, through its gutters and into its yard. It endures temperatures from **15** degrees below **0** to almost **100** degrees above, holds **9,000** pounds of furniture, carries up to **20,400** pounds of snow on its structure and is hit by gusts of wind exceeding **60** mph. The furnace turns on **38,000** times, the water heater **3,600** times, the dishwasher cleans **6,500** dishes and the oven makes **1200** meals.

*A home inspection is not just a good idea, it's a necessity.* Call Home Buyers Protection Company for your next home inspection, radon test or mold test. We are Omaha's most experienced home inspection company, ready to serve you and your clients. Call us today!



Patrick Casey  
President



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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

Vice President – Sara Kelley – TierOne Bank

Treasurer – Brenda Stuart – ServiceOne Inc

Bambino, Laura – TierOne Bank

Cherie Casey – The Home Buyers Protection Co

Debbie Kalina – Radon Protection Tech LLC

PK Kopun – Metro 1st Mortgage

Chip Monahan – Asset Strategies

Scott Moore – Rels Title

Tori Ross – Ross Designs LLC

Ruth Smith – Norm's Door Service

Jody Smythe – Wells Fargo Home Mortgage

Matt Thiel – DRI Title & Escrow

Wendy Walker – Omaha Title & Escrow Inc

Monthly meeting agendas, minutes, and financials can be found on the Affiliate website. The web address is [www.oabraffiliates.com](http://www.oabraffiliates.com).

## OABR/MLS Email to OABR/MLS Members

The OABR/MLS will periodically send informational e-mails to members. Please check your email address in the OABR roster. If it has changed please email the correct information to [dpeterson@oabr.com](mailto:dpeterson@oabr.com). The emails will show the from line as OABR/MLS Emails. It will have a subject line as eFlash from the OABR/MLS.

## Reminder:

Participants must disclose potential short sales when reasonably known to the listing participants. All confidential disclosures and confidential information related to short sales must be communicated through the Great Plains REALTORS® Multiple Listing Services Agent Remarks field only.

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# April Unscramble Words!!!

## Bill Bybee from DEEB Realty

### 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. DSNAAPRT SAND TRAP
2. EDDNSU EHTAD SUDDEN DEATH
3. DEEGW WEDGE
4. DOWO WOOD
5. ELICS SLICE
6. YGNAIPL UHRGOHT PLAYING THROUGH
7. TPUNGIT ERNEG PUTTING GREEN
8. GNREA RANGE
9. ITPVO PIVOT
10. OGELCINUBVRB OVERCLUBBING

11. OKOH HOOK
12. ARDAHZ HAZARD
13. PNIHADCA HANDICAP
14. USMREOOF FOURSOME
15. DERIRV DRIVER
16. DMELIP DIMPLE
17. BUODLE YOEBG DOUBLE BOGEY
18. IPCH OSH CHIP SHOT
19. RNUKEB BUNKER
20. APNKISBC BACKSPIN

THEME GOLF TERMS

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Jay Hipwell ASSOCIATE MEMBER

### HOMESPEC PROPERTY INSPECTION

Steve Marten CERTIFIED INSPECTOR – 571-7735

### HOME STANDARDS INSPECTION

Steve Vacha CERTIFIED INSPECTOR – 392-2020

### HERITAGE HOME SERVICES

Rick Crnkovich CERTIFIED INSPECTOR – 779-2529

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### L & J'S HOME INSPECTIONS

Larry Stafford CERTIFIED INSPECTOR – 677-1236

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Harry Tolliver CERTIFIED INSPECTOR – 397-2330

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John Eggenberg CERTIFIED INSPECTOR – 297-2374

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### MIDLANDS HOME INSPECTIONS

Brent Simmerman ASSOCIATE MEMBER – 630-6555

### NICK'S HOME INSPECTION

Nick Fahrenkrog ASSOCIATE MEMBER – 660-5379

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# 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 May 15, 2009. Winner and answers will be in June 2009 Focus. Good luck!!!!

1. FCISCIREA \_\_\_\_\_

2. INOADDMM \_\_\_\_\_

3. RCACHTE \_\_\_\_\_

4. TMDIAUS \_\_\_\_\_

5. EBOULD \_\_\_\_\_

6. DGIINSL \_\_\_\_\_

7. CTPEIRH \_\_\_\_\_

8. IEDFLRE \_\_\_\_\_

9. OEUFLDTI \_\_\_\_\_

10. PRUIEM \_\_\_\_\_

11. MEHO LAETP \_\_\_\_\_

12. UCREV ALLB \_\_\_\_\_

13. OERRR \_\_\_\_\_

14. NIINSNG \_\_\_\_\_

15. EIRKST \_\_\_\_\_

16. RG ADN ALSM \_\_\_\_\_

17. UUTDOG \_\_\_\_\_

18. ESBA ITH \_\_\_\_\_

19. TEABRT \_\_\_\_\_

20. LEITPR \_\_\_\_\_

THEME \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

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

Phone: \_\_\_\_\_

## In The Market For A New Car

Did you know that REALTOR® members are eligible for a temporary tax incentive for the purchase of a new car, light truck, motor home, or motorcycle during 2009. The deduction is available for the cost of all state and local sales and excise taxes paid on up to \$49,500 of the purchase price. The amount of the deduction is phased out for taxpayers whose modified adjusted gross income is between \$125,000 and \$135,000 for individual filers and between \$250,000 and \$260,000 for joint filers. The vehicle must be purchased after Feb. 16 and before Jan. 1, 2010. The deduction is available regardless of whether a taxpayer itemizes deduc-



tions on their return but can't be taken on 2008 tax returns. For more info contact Bob McNamara, 202/383-1268.

• • •

Most people never run far enough on their first wind to find out if they've got a second. Give all you've got and you'll be amazed at the energy that comes out of you.

— William James

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## How To Reduce Homeowner's Insurance Premiums

If insuring your home is taking a bigger bite out of your wallet each year, here are some ways to ease the pain.

\* Increase the deductible from \$500 to \$1,000 for a 20 percent premium deduction.

\* Combining auto and home policies could save you up to \$300 a year.

According to Money magazine, if your premium is \$2,000 a year, you could save:

\* Up to \$400 by installing a central station burglar and fire alarm.

\* \$300 by updating the plumbing, electrical and heating systems.

\* \$200 by installing hurricane shutters or roof tie-downs.

\* \$200 for deadbolt locks.

Owning a new home can result in a discount of up to \$400. The discount decreases with age.

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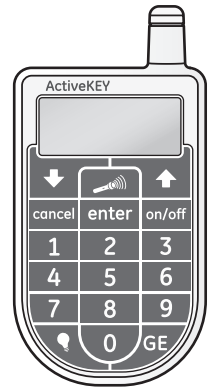




## GE Security

### ActiveKEY Battery Tips

Please read the following tips to get the most out of your ActiveKEY's battery and make sure your ActiveKEY is ready to go whenever you need it.



The ActiveKEY doesn't need a cradle to update — it updates automatically through a cell signal — but the ActiveKEY still needs to be plugged in to power to keep its battery charged.

- When you first receive your ActiveKEY, take it home and plug it in using the provided wall charger overnight to give it a full charge.
- If the battery becomes completely drained, a full charge takes approximately 8 hours.
- When you turn on your ActiveKEY, the battery level in your key is displayed on the screen. Keep an eye on the battery level when using your ActiveKEY and charge it when it gets low. The ActiveKEY will give you a low battery warning and buzz tones when the battery gets low.
- An ActiveKEY with a full charge should work without having to charge it for about 3 days.
- You can conserve battery by turning the radio off in the ActiveKEY. To turn the radio off, first press the On/Off button on the ActiveKEY to turn the key on. Then press and hold the On/Off button for 10 seconds or until the key says RADIO IS TURNED OFF. The next time you turn on your ActiveKEY, press 1 to turn the radio on. *Please note:* With the radio in the ActiveKEY off, you will not receive messages or showing notifications. For information about sending text showing alerts to your cell phone, please call 877-699-6787.
- Consider a car charger: You can leave your ActiveKEY in your car plugged in to a car charger when you're not using it. Your ActiveKEY will be on hand and ready to go whenever you need it. *Note:* Most vehicles only charge the ActiveKEY while the vehicle ignition is on. You can tell if your ActiveKEY is charging when the display will reads CHARGING and shows the current battery level in the key.
- Use only the provided wall charger or optional car charger. Using any other charger will void the warranty on your ActiveKEY and may damage your ActiveKEY. *Note:* Connecting your ActiveKEY to your computer with the USB cable will not adequately charge your key. Most computers do not pass enough charge through the USB cable to offset a cellular radio's consumption.
- Temperature extremes can affect battery performance. If the ActiveKEY is below 0° C (32° F) or above 40° C (104° F), it will not charge. During very cold or hot times of the year, bring your ActiveKEY in from your car at night and between showings.



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## From Your MLS Chairman

Nominations are now being accepted for one Category 3 Representative to the MLS Board of Directors.

- Category 1: Designated as firms with more than 8% of the total MLS subscribers.
- Category 2: Designated as firms whose principal business is appraisal or real estate.
- Category 3: Designated as brokerage firms, with less than 8% of the total MLS subscribers.

If you are a participant or subscriber in Category 3 and you are interested in serving on the MLS Board of Directors, please send a letter to the MLS Chairman, Great Plains REALTORS® Multiple Listing Service, Inc., 11830 Nicholas Street, Omaha, NE 68154, advising of your interest.

All letters of nomination must be received by the MLS office by Friday May 15, 2009. The MLS Director for Category 3 is Gary Stoneburg until September 1, 2009.

Gary Stoneburg  
MLS Chairman

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— Margaret Young

Never miss a chance to keep your mouth shut.

— Robert Newton Peck

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Mark your calendar because the 2009  
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**Wednesday, July 15, 2009**

Food, fun, good people and of course  
good music!!

You don't want to miss this event!

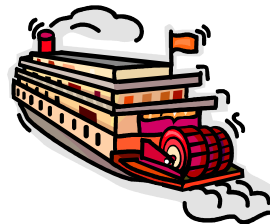
What can you expect this year?

\*Dinner on the landing prior to the cruise

\*Multiple door prizes

\*Two boats instead of one

\*Most importantly, one heck of a fun time!



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## What it means

# Housing Affordability Level Is Highest Since 1988

A new index by the National Association of Realtors shows that many more people can afford to buy a home today, more people, in fact, than in about the previous 20 years. It recently set the affordability index at 158.8.

That means a household earning the median family income of \$61,058 would have 158.8 percent of the qualifying income to purchase the median-priced existing single-family home (\$174,700) with a 20 percent down payment.

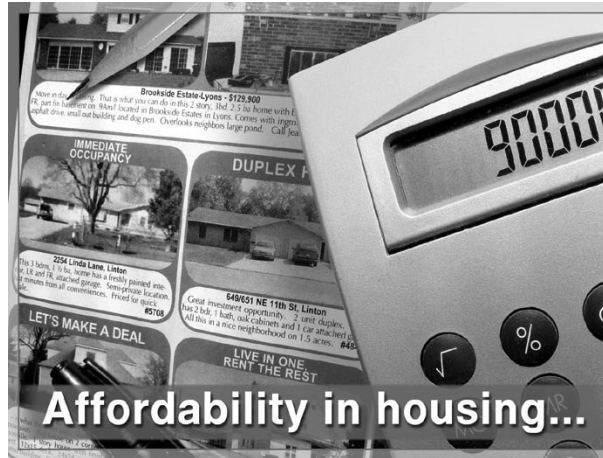
When buying that particular home, after the 20 percent down payment, the monthly cost of a 30-year mortgage at 5 percent interest would be about \$750 per month.

When buying a home for \$100,000 with a 20 percent down payment, the monthly payment on a 30-year mortgage at 5 percent interest would be about \$430 a month.

Many homes in various parts of the country could be purchased for \$75,000. With a 20 percent down payment, the monthly cost on a 30-year mortgage would be only \$322.

Homes can be purchased with a down payment of less than 20 percent, but the buyer would have to buy mortgage insurance, which raises the amount of the monthly payment.

Still, there hasn't been a better time to buy a home in many years.




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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<div>RSVP by phone to upcoming MOBA events 333-2000, ext. 100</div>					1	2
3	4 11:00 am Membership Committee at Fire Barn Bar & Grill	5 9:30 am Executive Board at MOBA	6 10:00am New Member Orientation at MOBA 12:00 Women's Co. Board at Millard Lumber	7 11:00 am Government Affairs Committee at MOBA  11:30 am MOBA PAC at MOBA	8	9
10 Spring Parade HOMES Begins May 10-17 Member's Day	11	12 10:00 am Board of Directors at MOBA	13 11:00 am Green Building Council at MOBA  11:30 am Women's Council at Oak Hills	14 6 pm - Cocktails 7 pm - Dinner Meeting at Champions Run	15	16
17 Spring Parade HOMES Last Day! May 10-17	18	19 11:00am Sales & Marketing Council at MOBA 12:00 Associates Council National Membership Day	20 MOBA Golf Outing 12:00 Deer Creek 1:00 pm Indian Creek	21 11:30 am Remodelers Council at MOBA	22	23
24 / 31	25 MOBA Office Closed  Memorial Day Observed	26	27	28	29	30 Metro Omaha Builders Association Your Key To Quality Homes <a href="http://www.moba.com">www.moba.com</a>

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## The Metro Real Estate Networking Group Invites All Agents To Our Third Monthly Networking Meeting

**When:** Wednesday, May 20, 2009

**Time:** 11:30am - 1pm

**Where:** Arbor Hall, 14040 Arbor Street  
Omaha, NE

**Cost:** \$12.00

### Agenda

**11:30a - 11:45a:** Check in and networking

**11:45a - 12:15:** Eat lunch and enjoy  
our speaker, Janet Tilden, Executive  
Rewrites, Handwriting analysis.

**12:15p - 1:00p:** Agents will have the  
opportunity to share information about their  
listings with the group; where else can you  
capture the attention of this many agents  
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Date	Title	Course#	Credit	Hours Time
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Randall School of Real Estate: Call (402) 333-3004 <a href="http://www.info@randallschool.com">www.info@randallschool.com</a>				
June 9	Understanding New Construction	0210	3	8:30 a.m. - 11:45 a.m.
June 9	Trust Accounts	0319R	3	1:00 p.m. - 4:15 p.m.
June 10	Managing Single Family Residences for the Investor	0665	3	8:30 a.m. - 11:45 a.m.
June 10	Mortgages & the Foreclosure Process	0621	3	1:00 p.m. - 4:15 p.m.
<b>Correspondence Courses</b>				
	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	

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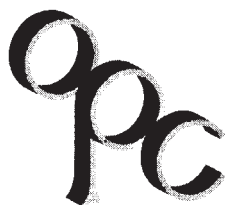
**University of Nebraska at Omaha: Call 554-2800 for next semester's schedules.**

**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
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**Laura Bambino**

Mortgage Loan Officer

[laura.bambino@tieronebank.com](mailto:laura.bambino@tieronebank.com)  
[tieronebank.com/laurabambino](http://tieronebank.com/laurabambino)

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## Upcoming Events

### May 2009

- 5, 6, 7 OABR Orientation 8:30am-4:30pm
- 7 Affiliate Stimulus Golf Outing at Tiburon Golf Course
- 11-16 NAR Convention in Washington DC
- 21 KIP – Staging with Tori Ross 9:30am
- 25 Holiday – OABR Office is closed

### June 2009

- 2, 3, 4 OABR Orientation 8:30am-4:30pm
- 3 Member Services Putt Putt Golf Tournament at Pacific Springs Golf Course
- 27 REALTOR® and Affiliate Appreciation Day with the Omaha Royals



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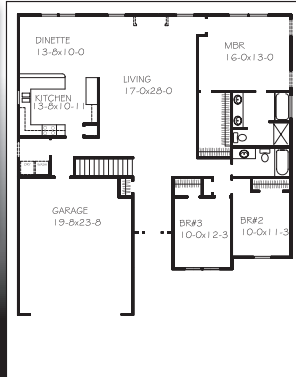
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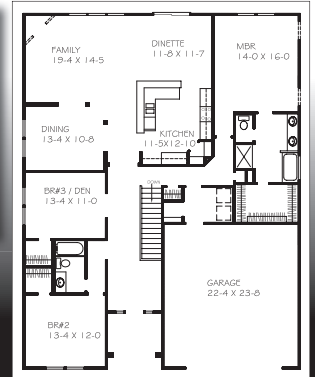
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# NEW MEMBERS, CORRECTIONS & CHANGES!

## NEW MEMBERS

Arney, Jeffrey – 4300/Prudential Ambassador Real Estate  
 Auten, Lisa – 100786/Don Peterson & Associates  
 Bayliss, Lisa – 770/NP Dodge V LLC  
 Boot, Sherry – 4300/Prudential Ambassador Real Estate  
 Jones, Brandon – 4300/Prudential Ambassador Real Estate  
 Philbin, Kristina – 100752/Keller Williams Greater Omaha  
 Redlinger, Joshua – 7900/DEEB Realty  
 Richardson, Josh – 710/CBSHOME Real Estate  
 Schumacher, Traci – 100628/Premier One Real Estate LLC  
 Sparacino, Valerie – 4300/Prudential Ambassador Real Estate  
 Vachal, Eva – 100752/Keller Williams Greater Omaha  
 Winter, Jessica – 770/NP Dodge V LLC

## NEW AFFILIATE MEMBERS

Bambino, Laura – 100782/TierOne Bank  
 Howell, Michael – 100814/Prestige Painting & Finishing  
 Kurtenbach, Steven – 100819/Kurt's Radon Testing

## NEW MEMBER CANDIDATES

Abboud, Nicholas – 5110/Real Estate Associates Inc  
 Becker, Charlene – 771/NP Dodge III LLC  
 Beehner, Teena – 20/CBSHOME Real Estate  
 Burki, Lora – 22/CBSHOME Real Estate  
 Buschelman, Alvin – 23/CBSHOME Real Estate  
 Hagan, Ashley – 8170/Landmark Management Group Inc  
 Hartzell, Cindy – 5000/Celebrity Homes Inc  
 Kearney, Justyn – 7900/DEEB Realty  
 Kenzy, Hayli – 100752/Keller Williams Greater Omaha  
 Kim, Hasook – 4300/Prudential Ambassador Real Estate  
 Kontz, Kelly – 4300/Prudential Ambassador Real Estate  
 Linden, Kari – 20/CBSHOME Real Estate  
 Lowndes, Timothy – 4300/Prudential Ambassador Real Estate  
 Maiwald, Susan – 711/CBSHOME Real Estate  
 Murray, Jeremy – 770/NP Dodge V LLC  
 Nebuda, Ryan – 8170/Landmark Management Group Inc  
 Nikodym, Shelly – 710/CBSHOME Real Estate  
 Pohlad, Julie – 7900/DEEB Realty  
 Pohlad, Sara – 7900/DEEB Realty  
 Powell, Ryan – 711/CBSHOME Real Estate  
 Rensch, Michael – 777/NP Dodge I LLC  
 Thomas, Kathleen – 380/GTRSALES  
 Wiebusch, Vaughn – 770/NP Dodge V LLC

## NEW AFFILIATE CANDIDATES

Carter, Bob – 100823/Total Home Inspection Co  
 McGinn, Mark – 9010/AmeriSpec Home Inspection Serv  
 Moore, Scott – 2430/Rels Title  
 Tuma, Dana – 100485/Omaha Pest & Termite

## MEMBER TRANSFERS

Blackmon, Michael From 100221/Diamond Realty Inc To 4300/Prudential Ambassador Real Estate  
 Brechwald, Mardee From 777/NP Dodge I LLC To 770/NP Dodge V LLC  
 Brown, Timothy From 100442/A Advanced Home Insp Inc To 9010/AmeriSpec Home Inspection Serv  
 Colburn, Stephen From 20/CBSHOME Real Estate To 24/CBSHOME Real Estate  
 Curtis, Tracy From 6212/RE/MAX Real Estate Group To 100374/CBSHOME Real Estate  
 Dooley, Judith From 4300/Prudential Ambassador Real Estate To 7900/DEEB Realty  
 Gilreath, Rith From 100658/RE/MAX Professionals To 5000/Celebrity Homes Inc  
 Hansen, Michael From 777/Celebrity Homes Inc To 777/NP Dodge I LLC  
 Hehn, Sarah From 5110/Real Estate Associates Inc To 23/CBSHOME Real Estate  
 Kempenar, Jon From 6211/RE/MAX Real Estate Group To 5000/Celebrity Homes Inc  
 Kinder, Ann From 20/CBSHOME Real Estate To 24/CBSHOME Real Estate  
 Kinser, Karen From 200/Century 21 Wear Company To 100752/Keller Williams Greater Omaha  
 Konz, Lynn From 100644/Moray & Associates To 20/CBSHOME Real Estate  
 Mitchell, Debra From 7900/DEEB Realty To 100739/ASHAR Realty  
 Moray, Brenna From 100644/Moray & Associates To 20/CBSHOME Real Estate  
 Mumgaard, James From 20/CBSHOME Real Estate To 24/CBSHOME Real Estate  
 Mumgaard, Kathleen From 20/CBSHOME Real Estate To 24/CBSHOME Real Estate  
 Rimington, Douglas From 4300/Prudential Ambassador Real Estate To 100825/HomeSense Realty Corporation  
 Sutton, Lisa From 779/NP Dodge IV LLC To 6211/RE/MAX Real Estate Group  
 Torczon, Joannie From 100752/Keller Williams Greater Omaha To 4300/Prudential Ambassador Real Estate  
 Tu, Jeff From 530/Century 21 Century Real Estate To 779/NP Dodge IV LLC  
 Vrtiska, Dawn From 23/CBSHOME Real Estate To 6211/RE/MAX Real Estate Group  
 Weinstein, Rhonda From 770/NP Dodge V LLC To 6211/RE/MAX Real Estate Group  
 Wurgler, James From 20/CBSHOME Real Estate To 777/NP Dodge I LLC

## MEMBER REINSTATES

Brookstein, Jeffery – 5110/Real Estate Associates Inc  
 Kreifels, John – 7900/DEEB Realty  
 Leslie, Julie – 4300/Prudential Ambassador Real Estate  
 Nisi, Jack – 100425/Guardian Real Estate LLC  
 Wilson, Mark – 710/CBSHOME Real Estate  
 Zgoda, Eugene – 7900/DEEB Realty

## NEW COMPANY

#100206/Blackthorne Real Estate Development Co Inc, 11725 Arbor St Ste 135, Omaha, NE, 68144  
 OABR/MLS Phone: 884-6205  
 Fax: 884-6201  
 Designated Realtor: David Davis  
 #100825/HomeSense Realty Corporation, 601 Carlson Pkwy Ste 1050, Minnetonka, MN, 55305  
 Realtor Secondary/MLS Secondary will have primary agents  
 Phone: 800-330-2001  
 Fax: 866-449-5589  
 Designated Realtor: Jess McClellan  
 #100322/Michael D Slatten Broker, 8421 Keystone Dr, Omaha, NE, 68134  
 OABR/MLS Phone: 657-3721  
 Fax: 397-0667  
 Designated Realtor: Michael Slatten

## NEW BRANCH OFFICE

#713/CBSHOME Real Estate, 1221 E Pierce St Ste 300 Office B  
 BSG/MLS Secondary  
 Phone: 712-256-5516  
 Fax: Same  
 Designated Realtor: Joseph Hamling

## 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)  
 #100433/CI Appraisal Analytics – 2905 Westcorp Blvd Ste 119, Huntsville, AL, 35801  
 Phone: 256-428-4545  
 Fax: 256-428-4564  
 #713/CBSHOME Real Estate –  
 Phone: 712-256-5516  
 #999963/Nebraska Title Co – 14680 W Dodge Rd Ste 1, Omaha, NE, 68154

## COMPANY NAME CHANGE

#100433/CI Appraisal Analytics (Formerly Banton Valuation Div - Transunion)

## CHANGE OF MANAGER

#7901,7902,7904/DEEB Realty – Paul Vojchehoske (Formerly Steven Alloway)



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# CALENDAR OF EVENTS FOR MAY 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Toastmasters 7:15-8:30 am at OABR	2
3	4	5 Affiliates 9:00 am-1:30 pm at OABR Equal Opportunity 1:00-5:00 pm at OABR New Member Orientation 8:30 am-4:00 pm at OABR	6 Equal Opportunity 11:00 am-12:00 pm at OABR New Member Orientation 8:30 am-4:00 pm at OABR	7 WCR Executive Comm. 8:30-10:00 am at OABR Ed Comm. 10:00-11:00 am at OABR AFFILIATE GOLF New Member Orientation 8:30 am-12:00 pm at OABR	8 Toastmasters 7:15-8:30 am at OABR	9
10	11 NAR CONVENTION Washington, DC	12 NAR CONVENTION Washington, DC	13 NAR CONVENTION Washington, DC	14 NAR CONVENTION Washington, DC	15 Toastmasters 7:15-8:30 am at OABR NAR CONVENTION Washington, DC	16 NAR CONVENTION Washington, DC
17	18 OABR Executive Comm. 9:00-10:00 am at OABR	19 MLS Executive Comm. 10:15-11:15 am at OABR	20 Member Services 10:00-11:00 am at OABR	21 KIP Seminar 9:00-11:30 am at OABR	22 Toastmasters 7:15-8:30 am at OABR	23
24 31	25 MEMORIAL DAY Office Closed	26 IREM 8:30-10:00 am at OABR MLS Directors 10:15-11:15 am at OABR	27 OABR Directors 9:00-10:00 am at OABR	28	29 Toastmasters 7:15-8:30 am at OABR	30