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REALTOR®

FOCUS

OMAHA AREA  
BOARD OF REALTORS®  
(402) 493-2995  
WWW.OABR.COM

11830 NICHOLAS STREET  
OMAHA, NEBRASKA 68154

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**OFFICERS OF THE OABR**

President - Shawn Maloy  
 President-Elect - Vince Leisey  
 Secretary/Treasurer - Lisa Ritter  
 Chief Executive Officer - James M. Patton

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 Eileen Schultz  
 2011  
 John Bredemeyer  
 David Matney  
 2012  
 Mark Leaders  
 Sharon Rich  
 Mark Wehner

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Mark Boyer  
 Joe Gehrki  
 Sara Kelley  
 Lisa Ritter

**STANDING COMMITTEES**

Governmental Affairs - Kathy Miller  
 Safety Committee - Sam Mandolfo

**TASK FORCES**

Bylaws - OABR Staff  
 Equal Opportunity-Cultural Diversity - Bobbi Schoettle  
 Forms - Tom Sternberg  
 Nominating - Vince Leisey  
 Public Relations - OABR Staff  
 RPAC Task Force - JoAnn Grennan, Jackie Inman  
 IMF Task Force - Vince Leisey

**QUARTERLY FORUMS**

Education - Sharon Rich  
 Member Services - Mark Leaders  
 Economic Development - Joe Gehrki

**AFFILIATE COUNCIL OFFICERS**

President - Sara Kelley  
 Vice President - Regi Powell

**MLS OFFICERS**

Chairman - Mark Boyer  
 Vice Chairman - John Bredemeyer  
 Secretary/Treasurer - Andy Alloway  
 Chief Executive Officer - James M. Patton

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2010  
 Mark Boyer, John D. Bredemeyer, Henry Kammandel, Jr.  
 2011  
 Andy Alloway, Valerie Keeton, Vince Leisey  
 2012  
 Herb Freeman, Gary Stoneburg

Ex-Officio  
 Shawn Maloy

Editor: Jim Patton  
 Managing Editor: Donna Shipley  
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Office Hours:  
 Mon., Tues., Thur., Fri. 8am- 4:45pm  
 Wednesday 9am- 4:45pm



# PERSONALS

## THE NEWS

**CONGRATULATIONS** to Ardelle Wachter, NP Dodge Company who was recently awarded the Graduate REALTORS® Institute of Nebraska (GRI).

**HAPPY BIRTHDAY WISHES** to OABR Administrative Coordinator/Ast. Office Manager Donna Shipley who will celebrate her birthday in December.

**CONDOLENCES** to Mary Rae Wolf, CBSHOME Real Estate and Ed Wolf, CBSHOME Real Estate on the recent passing of their husband/father Joseph Wolf of CBSHOME Real Estate.

**CONDOLENCES** to the family of Steven Berg of Prudential Ambassador 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 January 7-8, 2010  
 at the Husker Room at the Hampton Inn and Suites located in Lincoln, Nebraska.

## Need reliable and economical copying and printing services?

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# NEW MEMBER ORIENTATION (COFFEE BREAK SPONSORS)



## Thanks to the November 2009 Sponsors

John Eggenberg – SureHome Inspection Co  
Jody Smythe – Wells Fargo Home Mortgage  
Regi Powell – Farmers Insurance/Powell Insurance  
Ruth Smith – Norm's Door Service

## Thanks to the December 2009 Sponsors

Cherie Casey – Home Buyers Protection Co  
Chip Monahan – Asset Strategies  
PK Kopun – Metro 1st Mortgage  
Alan Stoltenberg – SAC Federal Credit Union  
Brenda Stuart – ServiceOne Inc

# ORIENTATION

The upcoming New Member Orientation is scheduled for Tuesday, January 5, 2010 from 8:30 a.m. to 4:00 p.m., Wednesday, January 6, 2010 from 8:30 a.m. to 4:00 p.m. and Thursday, January 7, 2010 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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# 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 – Sara Kelley – TierOne Bank

Vice-President – Regi Powell –  
Farmers Insurance/Powell Insurance

Secretary – Laura Bambino – TierOne Bank

Treasurer – Brenda Stuart – ServiceOne Inc

Kent Burkholder – The House Professor

Cherie Casey – The Home Buyers Protection Co

Janet Dragon – Heartland Reva Team

Debbie Kalina – Radon Protection Tech LLC

Dennis Meyer – TierOne Bank

Tori Ross – Ross Designs LLC

Ruth Smith – Norm's Door Service

Jody Smythe – Wells Fargo Home Mortgage

Alan Stoltenberg – SAC Federal Credit Union

Matt Thiel – DRI Title & Escrow

Wendy Walker – Omaha Title & Escrow Inc

The New Affiliate Council web address is  
[www.oabracaffiliates.com](http://www.oabracaffiliates.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 membership search function on the OABR home page, [OABR.com](http://OABR.com), or 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.

Continued from Page 4

on a link within the e-mail and be taken to a site that will have the documents, a contact list and a checklist of what has happened, is happening or still needs to happen to get your customers to the closing table.

I have been with DRI Title & Escrow for over 6 ½ years and we truly believe that when you keep technology as one of your main focus points, you enable your employees to provide the type of communication that lifts your customer service to a level that is unmatched by your competition. With that thought in mind we have developed a system that will send an e-mail notification to you 8 times throughout a purchase transaction. We will also send out that same notification to the agent representing the opposite side of the transaction, the lender, any attorneys, or other parties to the transaction up to 11 total e-mail addresses.

Our Purchase Tracker system is web-based and provides the information in real time. So whenever you need to access the documents, or look up a contact number, or check on the status of the file

Continued on Page 6



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Continued from Page 5

for your customer, you can do so by pulling up the link within the e-mail and the information will be right at your fingertips.

A phrase we like to use as a guide in providing our service, communication and technology is that we are "doing business with the customer in mind."

On your next transaction, think about working with the companies that want to work with you and your customers. Those members of the OABR AFFILIATE Council, those companies that sponsor OABR events and those that appreciate the opportunity to work with you.

I would love any questions or comments. Please send them to [mthiel@drittle.com](mailto:mthiel@drittle.com). Thank You.

• • •

Change is inevitable. Change for the better is a full-time job.

– Adlai E. Stevenson

## Choosing The Right Gift

Some gifts say inappropriate things.

\* Don't give one that says the recipient need to be improved, such as a treadmill or a book on time management.

\* Avoid giving a gift that needs to be assembled, like a bicycle that's in parts (put it together before Christmas morning) or anything that comes in many pieces.

\* Never give a living creature to children without first discussing it with their parents, or to an adult that you are not certain will appreciate it. The person might not want to take care of it and will just give it away.

\* Give a gift that is for that person only. Don't disguise an item that will be used by the whole family as an individual gift. A TV that all will enjoy is not a gift for your spouse.



### The Metro Real Estate Networking Group Invites Only Real Estate Agents To Lunch!

**When:** Wednesday, December 16, 2009

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

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

**Cost:** \$12.00

**Networking, Lunch, Listings, Door Prizes!**

**Topic:** HUD requirements for your clients

**Reservations or questions:** 402-917-2362







# Canned Food Drive

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

**Date: February 16, 2010**

**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:**



**AFFILIATES**

a council of the  
Omaha Area Board of REALTORS®

**in conjunction with the  
OABR Membership Services  
Annual Chili Cook-Off**

[www.oabraffiliates.com](http://www.oabraffiliates.com)

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

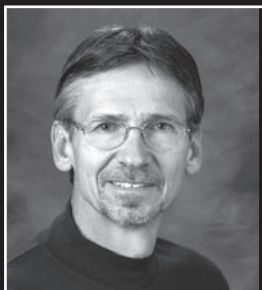
# November Unscramble Words!!!

## Andrea Lusch from Century 21 Hansen 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. MPPIUKN <u>PUMPKIN</u>           | 11. FEEFOABN <u>BANOFFEE</u>               |
| 2. AEIMEMNCT <u>MINCEMEAT</u>       | 12. BOKU <u>BUKO</u>                       |
| 3. PAPLE <u>APPLE</u>               | 13. SKAEEECCEH <u>CHEESECAKE</u>           |
| 4. ADRUSCT <u>CUSTARD</u>           | 14. YKE EMLI <u>KEY LIME</u>               |
| 5. AECNP <u>PECAN</u>               | 15. YOOSLHF <u>SHOOFLY</u>                 |
| 6. RYAWBESRRT <u>STRAWBERRY</u>     | 16. MLONE IERGEMUN <u>LEMON MERINGUE</u>   |
| 7. WSEET PAOTOT <u>SWEET POTATO</u> | 17. RRBUHAB <u>RHUBARB</u>                 |
| 8. ANBAAN EREM <u>BANANA CREME</u>  | 18. EEBYRLBRU <u>BLUEBERRY</u>             |
| 9. RCBEYKLABR <u>BLACKBERRY</u>     | 19. ACLHOTOCE CAERM <u>CHOCOLATE CREAM</u> |
| 10. YHRERC <u>CHERRY</u>            | 20. BNRYSYOEBER <u>BOYSENBERRY</u>         |

THEME TYPES OF PIES



**Steve Vacha**  
President



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# TURKEY

for friends, family or donate to the Food Bank!



### HOME STANDARDS

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# Holiday Trivia!!! Win A \$500 Gift Certificate

## (Thanks to Neil Valentine D'Silva for providing this)

How well do you know the history of the Holiday??? Answer the following questions and send them in to the OABR Office. The OABR Member whose name will be drawn from all the correct guesses will win a \$500 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 December 15, 2009. Winner and Answers will be in January 2010 Focus. Good Luck!!!!

1. Where is the world's largest Christmas tree? \_\_\_\_\_
2. Who was the star of the Christmas movie Jingle All The Way? \_\_\_\_\_
3. What is the first name of Scrooge? \_\_\_\_\_
4. How many reindeer drive Santa's sleigh (counting Rudolph)? \_\_\_\_\_
5. Who once stole Christmas? \_\_\_\_\_
6. Who was the author of A Christmas Carol? \_\_\_\_\_
7. Who was the star of the movie titled White Christmas? \_\_\_\_\_
8. Which Christmas carol did Jimmy Boyd make famous when he was just 12 years old? \_\_\_\_\_
9. Which country was the first to use the tradition of Christmas trees? \_\_\_\_\_
10. What did the American Ralph E. Morris invent? \_\_\_\_\_
11. The Christmas Island in the Pacific Ocean is fairly popular. Where's the other Christmas Island? \_\_\_\_\_
12. Which was the last US state to declare an official holiday for Christmas? \_\_\_\_\_
13. Which was the first country to issue a Christmas postage stamp? \_\_\_\_\_
14. When is Santa Claus's, i.e. St. Nicholas's, birthday? \_\_\_\_\_
15. Which animal did the Wise Men use to bring the gifts for Baby Jesus? \_\_\_\_\_
16. Why country has a tradition of a witch dropping gifts for children through the chimney at Christmas? \_\_\_\_\_
17. Which of the following is not the name of one of Santa's reindeer – Dasher, Donner, Doppler and Dancer? \_\_\_\_\_
18. What is Santa Claus called in France? \_\_\_\_\_
19. Which country is the largest exporter of Christmas trees? \_\_\_\_\_
20. Which American President banned Christmas trees in The White House? \_\_\_\_\_
21. How many days do we have between Christmas and the Epiphany? \_\_\_\_\_
22. We all know about the tradition of hanging stockings for gifts. Which country uses shoes instead of socks for the same purpose? \_\_\_\_\_
23. Where did the Nativity take place? \_\_\_\_\_
24. Which of these was not a gift given by the Wise Men to the Baby Jesus – gold, silver, myrrh and frankincense? \_\_\_\_\_
25. Which company made the concept of Santa Claus popular in America? \_\_\_\_\_
26. Which popular Christmas song was penned by James Pierpoint? \_\_\_\_\_
27. How many ghosts are there in A Christmas Carol? \_\_\_\_\_
28. Which is the only Santa's reindeer that is named after another animal? \_\_\_\_\_
29. How many Christmas cards, on an average, are sent in the US each year? \_\_\_\_\_
30. Is there a Mrs. Santa Claus? \_\_\_\_\_
31. When is Boxing Day? \_\_\_\_\_
32. What was the name of the Tom Hanks featuring, animated Christmas movie? \_\_\_\_\_
33. What did W. C. T. Dobson invent? \_\_\_\_\_
34. Which saint's day is The Boxing Day? \_\_\_\_\_
35. Who helps Santa Claus in making his gifts? \_\_\_\_\_
36. According to the Holy Bible, Jesus Christ was born in a: \_\_\_\_\_
37. Which Christmas song holds the credit as the most-selling Christmas single of all time? \_\_\_\_\_
38. Which nation traditionally uses straw decorations for Christmas? \_\_\_\_\_
39. What are the popular Christmas colors after red and green? \_\_\_\_\_
40. Which popular Christmas food was an American discovery? \_\_\_\_\_

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

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

## Supra Education Corner

### Supra Education Corner

Brought to you by the Omaha Area Board of REALTORS® and Lisa Welch your Supra Systems Coordinator



## SupraWEB is HERE!

### GE Security Supra has upgraded their KIMweb website.

It's dramatically easier to use. GE Security Supra is also giving it a new name: **SupraWEB!**

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**Access; [www.supraekey.com](http://www.supraekey.com) and click on SupraWEB.**

## Equal Opportunity-Cultural Diversity Task Force At Work For You!!!!

We still have full and partial scholarships for people who want to become a REALTOR® and meet racial or ethnic minority definitions as cited in our application <<http://oabr.com/LinkClick.aspx?fileticket=ceS6jYkJPCM%3d&tabid=122>> .

You can find with the complete list of qualifications in our Task Force's area of OABR's site.

If you know someone who might be interested and is Black, Hispanic, Asian, Pacific Islander or American Indian, or who is of racial or ethnic heritage that is under-represented in relation to the relevant demographic population of the OABR® area, thanks for helping us connect with them!

We are looking for a few good mentors to offer a Candidate moral support and to give occasional help with classwork. If you'd be willing to help make a dream come true by "by being there" for one of our candidates, call Donna Shipley at 493-2995 xt 307, or me at 706-0901 or email

[Bobbi@RealtorBobbi.com](mailto:Bobbi@RealtorBobbi.com).

If you or someone you know would be willing to help us with events and community education, we'd be very grateful for your help!

Bobbi Schoettle, Chair Equal Opportunity/  
Cultural Diversity Task Force

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## OMAHA AREA BOARD OF REALTORS® COMMITTEE, COUNCIL, FORUM, OR TASK FORCE ENROLLMENT FORM

### GOVERNMENTAL AFFAIRS COMMITTEE

The Governmental Affairs Committee monitors state and national legislation relating to the real estate industry, interviews political candidates and makes recommendations to the Nebraska REALTORS® Association for RPAC contributions. The Committee also participates in grassroots lobbying efforts and organizes RPAC fundraising campaigns. Subcommittees which report to the Governmental Affairs Committee are RPAC, Legislative Review and Candidate Interview.

### SAFETY COMMITTEE

The Safety Committee monitors the Omaha Area Board of REALTORS® office and surrounding premises for the maintenance and protection of the Omaha Area Board of REALTORS® facility, members and staff.

### MLS COMPUTER COMMITTEE

The purpose of the MLS Computer Committee is to monitor and make recommendations for changes, if any, in the Great Plains REALTORS® Multiple Listing Service, Inc.'s MLS system. The Committee reports to the Great Plains REALTORS® Multiple Listing Service, Inc. Board of Directors.

### AFFILIATE COUNCIL

The Affiliate Council promotes the business relationship and services of OABR Affiliates to OABR REALTOR® members, actively solicits OABR Affiliate membership, and promotes ethical business practices of OABR Affiliate members. The Council does many things including items such as the "Affiliate Advocate" column in *FOCUS* and sponsoring some of the OABR orientation coffee breaks.

The Affiliate Council handles OABR special events such as the Fall Bowling, Toys for Tots and the OABR golf outing. They also assist the Member Services Forum in other membership events, as requested by the Forum.

### ECONOMIC DEVELOPMENT FORUM

The Economic Development Forum keeps the OABR Board of Directors abreast of Omaha and Nebraska Economic issues, monitors various issues as directed by the OABR Board of Directors, and is the advocate on those issues for any OABR Board of Directors position taken.

### EDUCATION FORUM

The Education Forum provides education programs to serve the needs of the members of the Omaha Area Board of REALTORS®. It offers educational programs to the members and is responsible for the OABR New Member Orientation Course.

### MEMBER SERVICES FORUM

The Member Services Forum reviews the eligibility of OABR membership applicants and makes recommendations regarding applicant's eligibility to the OABR Board of Directors. It reviews member needs and potential services to members and forms suggestions to achieve those goals. The Forum creates activities such as the Annual Chili Cook-Off and the Annual Cook Out and Carnival for OABR members. The Forum also plans and implements community projects approved by the OABR Board of Directors that enhance the image of REALTORS® in this community.

### BYLAWS TASK FORCE

The Bylaws Task Force reviews the OABR Bylaws for any changes necessary to stay in compliance with the National Association of REALTORS®. (Members are appointed by the OABR President).

### FORMS TASK FORCE

The Forms Task Force creates new and reviews all existing OABR and MLS forms that are either sold by OABR or MLS or given as part of member services, to make sure the forms have value to the membership and are in compliance with Nebraska law.

### EQUAL OPPORTUNITY-CULTURAL DIVERSITY TASK FORCE

To promote equal opportunity in housing and diversity within the real estate industry; to examine the growing cultural diversity within the United States; to promote the Omaha Area Board of REALTORS®'s activities to heighten awareness of increased diversity within the real estate profession and the membership; to identify the concerns and needs of culturally diverse and minority members of the Omaha Area Board of REALTORS® and to assist in the development of plans to address those concerns and needs.

### ISSUES MOBILIZATION FUND TASK FORCE (IMF)

The Issues Mobilization Fund Task Force is organized and operated primarily for the purpose of supporting or opposing state and local issues which impact real property in the Omaha Area and accepting contributions to aid in the support or opposition. It also supports grassroots lobbying and educational efforts related thereto. IMF funds shall not be used for support of candidates or for any purpose prohibited by federal or state laws that govern issue advocacy committees. IMF decisions shall be consistent with the current strategic plan and policies of the Omaha Area Board of REALTORS®.

### NOMINATING TASK FORCE

At least four (4) months before the annual Omaha Area Board of REALTORS® (OABR) election, a OABR Nominating Task Force of seven (7) REALTOR® Members shall be appointed by the OABR President Elect which appointees shall be approved by of the OABR Board of Directors. The appointees shall consist of the OABR President Elect as Chairman, the OABR President, one OABR Director, 2 OABR Past Presidents and 2 Active OABR Members at Large. The OABR Nominating Task Force shall select one or more candidates for each OABR office, except that of OABR President, and one or more candidates for each place to be filled on the OABR Board of Directors.

### PUBLIC RELATIONS TASK FORCE

The Public Relations Task Force promotes activities and events of the Omaha Area Board of REALTORS® (OABR) which bring positive attention and recognition to OABR. They also promote activities that enhance the REALTOR® image within the community and the OABR organization. The Task Force is responsible for the establishment of a Speakers Bureau if requested by the OABR Board of Directors.

### RPAC FUND RAISING TASK FORCE

The RPAC Fund Raising Task Force coordinates the RPAC fund raising efforts for the Omaha Area Board of REALTORS®.

### OMAHA AREA BOARD OF REALTORS® FOUNDATION

The Foundation is organized for educational purposes, including distribution of funds to organizations qualifying as exempt organizations under § 501(c) (3) of the Internal Revenue Code of 1986, or corresponding section of any future Federal Tax code.

The Foundation is managed by a Board of Directors. The number of Directors shall be not less than three (3) or not more than six (6) elected annually by the Board of Directors of the Omaha Area Board of REALTORS®. Historically the names are chosen in September of each year by the OABR President and submitted to the September OABR Board of Directors for election.

### REGIONAL GRIEVANCE COMMITTEE (Delegated to Nebraska REALTORS® Association)

The Grievance Committee is responsible for preliminary investigation of written complaints alleging violations of the Code of Ethics and/or requests for arbitration. They forward them to the Professional Standards Committee as they deem necessary.

Grievance Committee members are appointed by the President of the OABR.

### REGIONAL PROFESSIONAL STANDARDS (Delegated to Nebraska REALTORS® Association)

The Professional Standards Committee conducts hearing's on investigation of complaints referred to it by the Regional Grievance Committee on matters of alleged ethical misconduct or to provide arbitration.

Professional Standards Committee members are appointed by the President of the OABR.

## COMMITTEE, COUNCIL, FORUM, OR TASK FORCE APPLICATION FORM

NAME \_\_\_\_\_

COMPANY \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE # \_\_\_\_\_

I would like to serve on the following committee, council, forum, or task force (s) \_\_\_\_\_

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**Fax: 457-5072**



## **13th Annual Chili Cook-Off**

The OABR Member Services Forum's 13th Annual Chili Cook-Off is scheduled for February 16, 2010 at the OABR Office. The theme this year will be "Mardi Gras"! The OABR Member Services Forum needs your help. Call Donna at the OABR Office 493-2995 ext. 307 if you would like to be a chef or a sponsor.

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# To All OABR Members:



The OABR staff is preparing to update and print the 2010 OABR Membership Roster.

Please check the information about you in the 2009 OABR Roster. **If there are changes or additions**, please fill out the form below and return this flyer to the OABR office by **December 18, 2009**.

*Thank You!*



Please fax or mail this form to:

**Omaha Area Board of REALTORS®**  
**Attention: Membership**  
**11830 Nicholas Street**  
**Omaha, Nebraska 68154**  
**Tele: (402) 493-2995 x 303**  
**Fax: (402) 493-7189**

PLEASE PRINT CLEARLY OR TYPE.

Name: \_\_\_\_\_ Agent ID: \_\_\_\_\_

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

Primary Phone Number to appear in Roster: \_\_\_\_\_

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

E-mail Address: \_\_\_\_\_

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

# MAGNETIC BUSINESS CARD REAL ESTATE CALENDARS

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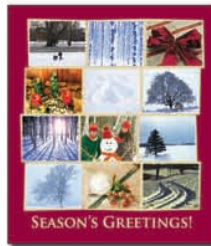


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January 2010 Start  
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**A**

January Cover



**B**

January Cover



**C**

January Cover



**H**

January Cover



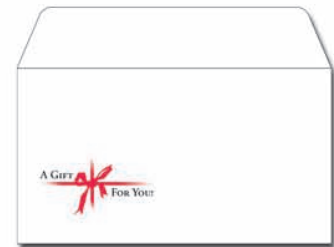
**M**

January Cover



**P**

Patriotic Cover



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100	300	500	1M	2,500	5M	10M	25M	50M	
.58	.35	.35	.35	.35	.35	.35	.35	.35	C

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709.1244**





# Turkey Shoot Bowling and Toys for Tots Sponsored by OABR Affiliates November 4, 2009

We would like to thank the 336 bowlers who participated in our Annual Turkey Shoot Bowling. We hope everyone had a good time bowling and networking. We really appreciated your contributions to Toys for Tots sponsored by the U.S. Marines, too. If you missed bringing a toy to the event, most offices have a box for Toys for Tots. The last date to contribute is December 9th. So, it's not too late to donate new, unwrapped toys.



Team series winners from Century 21 Hansen

Congratulations to Century 21 Hansen for winning the Team High Series trophy, again! Also, congratulations to Jen Alloway with DEEB Realty for High Women's Series of 682 and to John Ponec with Security National Bank for High Men's Series of 746. Now that's some bowling!! These awards were presented at the Fox N Hound following bowling.

Bowlers who had three strikes in a row were eligible to be in the drawing for a turkey. We had a total of 30 winners who received a gift certificate from HyVee for a turkey. We also had a scavenger hunt for several items that netted a gift certificate. Congrats to all those winners!



Jen Alloway, DEEB Realty  
High Women's Series



John Ponec, Security National Bank  
High Men's Series

Special thanks to the OABR Affiliates who assisted at the event and/or donated prizes:

Alan Stoltenberg, SAC Federal Credit Union  
Regi & Lisa Powell, Powell Insurance  
Debbie Kalina, Omaha Radon  
Kent Burkholder, The House Professor  
Jim Murphy, Bank of the West  
Pat & Cherie Casey, Home Buyer's Protection  
Brenda Stuart, ServiceOne Home Warranty  
Laura Bambino, TierOne  
Ruth Smith, Norm's Door

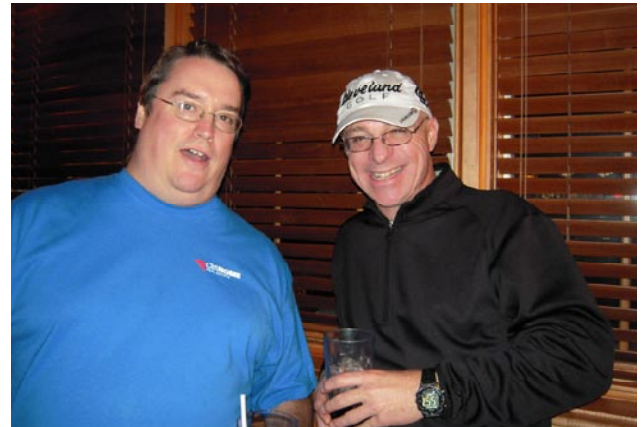
Continued on Page 17

Continued from Page 16

Tori Ross, Ross Designs  
Predrag Kopun, Metro 1st Mortgage  
Sara Kelley, TierOne  
Rod Larsen, First National Bank

Again, thanks for attending this event and making it so successful! Please support the OABR Affiliates who support the real estate community.

Brenda Stuart, ServiceOne Home Warranty  
OABR Turkey Shoot Bowl Chairperson



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## MOBAcalendar

DECEMBER  
2009

Event Information  
Industry Codes  
Bulletin Board  
Advertising &  
Sponsor Opportunities...  
[www.moba.com](http://www.moba.com)!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 9:30 am Executive Board at MOBA	2	3	4	5
6	7 11:00 am Membership Committee Meeting at MOBA	8 10:00 am Board of Directors at MOBA	9	10	11 6:00 pm Inaugural/ Holiday Party at Champions Run 	12 Hanukkah
13	14	15 11:30 am Holiday Pot Luck for all Committees/ Councils at MOBA	16	17	18	19
20	21	22	23	24 MOBA Office Closed	25  MOBA Office Closed	26
27 	28 <b>Do Business with a Member!</b> Participate in this great membership opportunity and download an application today at <a href="http://www.moba.com">www.moba.com</a> !	29	30	31 MOBA Office Closed New Year's Eve		 Your Key To Quality Homes <a href="http://www.moba.com">www.moba.com</a>

The  
Omaha Chapter  
of the  
Women's Council of REALTORS®  
cordially invites you to attend the

## 2009 Officer Installation & Holiday Reception

Thursday, December 10th, 2009  
3:00 pm - 5:00 pm  
Regency Lake and Tennis Club  
(606 Regency Parkway)



### Additionally

2009 REALTOR® of the Year  
2009 Affiliate of the Year  
Outstanding Service Award  
Presentation of Member Scholarships  
and the

Angel Tree Gift Presentation to  
The Omaha Women's Shelter

Refreshments Will Be Served

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**OMAHA AREA BOARD  
OF REALTORS®**



OABR Member Services Forum of the  
**Omaha Area Board of REALTORS®**  
**Night with the UNO Mavericks Hockey Team**

**Saturday, January 23, 2010**

Omaha Mavericks vs. Northern Michigan Wild Cats  
 Game Time at Qwest Center 7:05 pm  
 Dinner at the Old Mattress Factory 5:30 pm

**\$15.00** per person (includes game and dinner)

Dinner will be in the party room at the Old Mattress Factory located at  
 501 N. 13th Street with a Smoked Brisket Sandwich Buffet.  
 This includes Smoked Brisket, served with BBQ Beans and Chips.

The ticket gets you into the Qwest Center with a reserved seat!!!!

***Don't forget to buy your raffle ticket!!!!***

Enter to win a signed UNO Hockey Stick!!! Each raffle ticket is \$1.00 and all  
 proceeds will go to the Omaha Food Bank. You may buy your raffle ticket at the  
 OABR Office or from an OABR Member Services Forum Member!!!

**Limited Number Tickets Available**

**Payment must be received with order**

Individual Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Quantity of Tickets Ordered: \_\_\_\_\_ x \$15.00 each = \_\_\_\_\_ Total \_\_\_\_\_  
 Visa / Master Card #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
 Discover / American Express \_\_\_\_\_

Please make checks payable to the Omaha Area Board of REALTORS®.  
Ticket orders must be turned in by Friday, January 4, 2010.  
Please call Donna Shipley at 493-2995 Ext. 307 with any questions.

**Mailing Address:**  
 Omaha Area Board of REALTORS®  
 Donna Shipley  
 11380 Nicholas St.  
 Omaha, NE 68154

# CONTINUING EDUCATION

Date Title Course # Credit Hours Time

Nebraska Realtors Association (800) 777-5231 [www.nebraskarealestateeducation.com](http://www.nebraskarealestateeducation.com)

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

Correspondence Courses

Agency in Nebraska

Diversity and Doing Business

Environmental Issues in Your Real Estate Practice

Ethics & Real Estate

Fair Housing

Introduction to Commercial Real Estate Sales

Leasing & Managing Apartments

Property Management and Managing Risk

Questions & Answers: A License Law & Agency Overview

Real Estate Finance Today

Red Flags - Property Inspection Guide

Risk Management

Write It Right! Listing and Purchase Agreements

0366TR

3

0415T

3

0425TR

3

0497TR

3

0282TR

3

0481T

3

0069T

3

0029T

3

0604TR

3

0337T

3

0280T

3

0349TR

3

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.

Metropolitan Community College: Call 457-5231

REEsults Coaching™ Mark T. Wehner: Call 676-0101 [mark.wehner@reesultscoaching.com](mailto:mark.wehner@reesultscoaching.com)

[www.REEsultsCoaching.com/ce](http://www.REEsultsCoaching.com/ce)

Online Courses Available

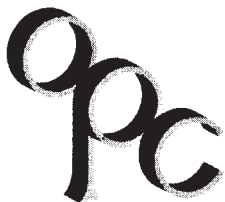
University of Nebraska at Omaha: Call 554-2800 for next semester's schedules.

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

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# Upcoming Events

## December 2009

- 1, 2, 3 OABR Orientation 8:30am-4:30pm
- 24-25 Holiday, OABR Office Closed
- 31 Holiday, OABR Office Closed

## January 2010

- 5, 6, 7 OABR Orientation 8:30am-4:30pm
- 21 KIP – Overview to Social Networking  
10:00am-11:30am
- 23 REALTOR® Night at UNO Hockey
- 26-27 Legislative Days in Lincoln

*Mark your  
calendar for  
January 23, 2010 for  
another fun-filled  
family event!!!!*

## First State Bank Your Mortgage Resource

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Omaha, NE 68144

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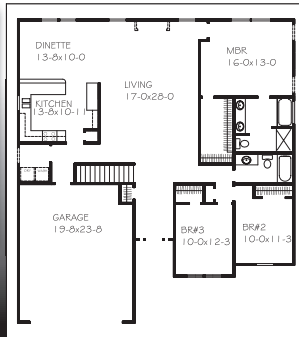
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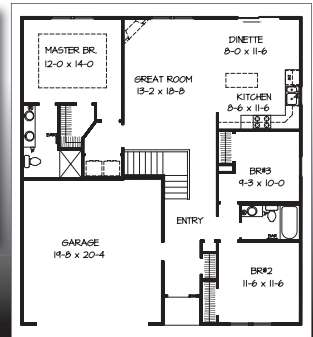
Base Price \$176,000 - Portal Ridge



### Georgia

1325 Square Feet

Base Price \$149,000 - Saddlebrook



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# NEW MEMBERS, CORRECTIONS & CHANGES!

## NEW MEMBERS

Anzalone, Antonio – 7900/DEEB Realty  
 Berg, Rebecca – 100752/Keller Williams Greater Omaha  
 Brehm, Melissa – 100729/Premier One Real Estate LLC  
 Brock, Raymond – 20/CBSHOME Real Estate  
 Collmann, Ronald – 779/NP Dodge IV LLC  
 Crawford, Rebecca – 7900/DEEB Realty  
 Dennison, John – 20/CBSHOME Real Estate  
 DeNoyer, Blake – 777/NP Dodge I LLC  
 Dobey, James – 710/CBSHOME Real Estate  
 Houlton, Amy – 21/CBSHOME Real Estate  
 Hovermale, Jessica – 777/NP Dodge I LLC  
 Lanphier, Robert – 6620/PJ Morgan Real Estate  
 Loftus, Rebecca – 100374/CBSHOME Real Estate  
 Orsi, Steven – 21/CBSHOME Real Estate  
 Saint, Travis – 100786/Don Peterson & Associates  
 Sanders, Adam – 5110/Real Estate Associates Inc  
 Sempeck, Christine – 771/NP Dodge III LLC  
 Szymanski, Darryl – 100658/RE/MAX Professionals  
 Thomas, Phillip – 779/NP Dodge IV LLC  
 Tracy, Linda – 20/CBSHOME Real Estate  
 Williams, Robert – 7900/DEEB Realty  
 Yechout, Jill – 21/CBSHOME Real Estate

## NEW AFFILIATE MEMBERS

Fitzgerald, Rodney – 100848/Atlas Pest Control  
 Hove, Scott – 100846/US Bank Home Mortgage  
 Spielman, Katherine – 100574/Thrasher Basement Systems Inc  
 Wilken, Daryl – 5980/National Property Inspections

## NEW MEMBER CANDIDATES

Benes, Susan – 100752/Keller Williams Greater Omaha  
 Blankers, Tamara – 100786/Don Peterson & Associates  
 Blythe, Chad – 24/CBSHOME Real Estate  
 Boyes, Anthony – 530/CENTURY 21 Century Real Estate  
 Campbell, William – 100374/CBSHOME Real Estate  
 Caniglia, John – 4300/Prudential Ambassador Real Estate  
 Carman, Jamie – 7900/DEEB Realty

Cervený, Richard – 7900/DEEB Realty  
 Christensen, Jeffrey – 100786/Don Peterson & Associates  
 Denning, Robert – 4300/Prudential Ambassador Real Estate  
 Friel, Jeffrey – 6211/RE/MAX Real Estate Group  
 Heatherington, Katie – 530/CENTURY 21 CENTURY Real Estate  
 Kenney, Harold – 7900/DEEB Realty  
 Killinger, Cynthia – 100501/Garrison Partners  
 Mangen, Christopher – 803/NP Dodge VI LLC  
 Schneider, Bryan – 7900/DEEB Realty  
 Sookram, Ellie – 771/NP Dodge III LLC  
 Sterling, Susan – 777/NP Dodge I LLC  
 Totilas, Sherrie – 7900/DEEB Realty

## NEW AFFILIATE CANDIDATES

Dragon, Janet – 100851/Heartland Reva Team

## MEMBER TRANSFERS

Barnard, JoAnna From 711/CBSHOME Real Estate To 20/CBSHOME Real Estate  
 Bustamante Salgado, Placido From 100425/Guardian Real Estate LLC To 100609/NP Dodge IX LLC  
 Combs, Dale From 771/NP Dodge III LLC To 770/NP Dodge V LLC  
 Compton, Judy From 100263/Century 21 Hansen Realty To 100752/Keller Williams Greater Omaha  
 Daugherty, Lynn From 5000/Celebrity Homes Inc To 7900/DEEB Realty  
 Diamantis, Nicolette From 4300/Prudential Ambassador Real Estate To 777/NP Dodge I LLC  
 Gaver, Lary From 711/CBSHOME Real Estate To 20/CBSHOME Real Estate  
 Getsford, Angela From 7900/DEEB Realty To 5000/Celebrity Homes Inc  
 Gregor, Patricia From 711/CBSHOME Real Estate To 20/CBSHOME Real Estate  
 Grow, Shane From 100280/Neff Radcliff Hayes Appraisal To 5000/Celebrity Homes Inc  
 Hedlund, Thomas From 4300/Prudential Ambassador Real Estate To 7900/DEEB Realty  
 Hill, Janine From 4300/Prudential Ambassador Real Estate To 777/NP Dodge I LLC  
 Hubbell, Lori From 711/CBSHOME Real Estate To 20/CBSHOME Real Estate

Jacobsen, Barbara From 711/CBSHOME Real Estate To 100374/CBSHOME Real Estate  
 Juszczak-Jaros, Elzbieta From 711/CBSHOME Real Estate To 710/CBSHOME Real Estate  
 Kommer, Philip From 24/CBSHOME Real Estate To 100609/NP Dodge IX LLC  
 Kotz, Roy From 779/NP Dodge IV LLC To 770/NP Dodge V LLC  
 Leaders, Marjorie From 711/CBSHOME Real Estate To 100374/CBSHOME Real Estate  
 Maiwald, Susan From 711/CBSHOME Real Estate To 24/CBSHOME Real Estate  
 Meier, Jon From 5000/Celebrity Homes Inc To 770/NP Dodge V LLC  
 Mueller, Staci From 6620/PJ Morgan Real Estate To 21/CBSHOME Real Estate  
 Ring, Lyle From 711/CBSHOME Real Estate To 100374/CBSHOME Real Estate  
 Ruse, Lee From 711/CBSHOME Real Estate To 100374/CBSHOME Real Estate  
 Smith, Dorothy From 711/CBSHOME Real Estate To 20/CBSHOME Real Estate  
 Story, Fonda From 711/CBSHOME Real Estate To 20/CBSHOME Real Estate  
 Trim, Tamara From 711/CBSHOME Real Estate To 23/CBSHOME Real Estate  
 Waterhouse, Lyle From 711/CBSHOME Real Estate To 20/CBSHOME Real Estate

## MEMBER REINSTATES

Masek, Mark – 100350/Platinum Real Estate Group LLC  
 Panebianco, Andrew – 6310/Omaha Home Sales

## 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)

#100579/L & J's Home Inspections Inc – 7556 S 84th St, LaVista, NE, 68128  
 #100842/Sherrolyn A Meyers Broker – 11112 S 213th St, Gretna, NE, 68028  
 #100283/Pavilion Capital Group – Phone: 697-4801  
 #100338/Quist Realty – 13939 Country Road 25, Blair, NE, 68008

## CHANGE OF MANAGER

#100816/CBSHOME Real Estate – JoAnn Grennan (Formerly Joseph Gehrki)



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**Return Service Requested**

CALENDAR OF EVENTS FOR DECEMBER 2009						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		<b>1</b> <b>Affiliates</b> 9:00 am-1:30 pm at OABR  <b>New Member Orientation</b> 8:30 am-4:00 pm at OABR	<b>2</b>  <b>New Member Orientation</b> 8:30 am-4:00 pm at OABR	<b>3</b> <b>WCR Executive Comm.</b> 8:30-10:00 am at OABR  <b>Ed Comm.</b> 10:00-11:00 am at OABR  <b>New Member Orientation</b> 8:30 am-12:00 pm at OABR	<b>4</b>  <b>Toastmasters</b> 7:15-8:30 am at OABR	<b>5</b>
<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>  <b>Member Services</b> 10:00-11:00 am at OABR	<b>10</b>	<b>11</b>  <b>Toastmasters</b> 7:15-8:30 am at OABR	<b>12</b>
<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>  <b>KIP Seminar</b> 8:00 am-12:00 pm at OABR	<b>18</b>  <b>Toastmasters</b> 7:15-8:30 am at OABR	<b>19</b>
<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>  <b>HOLIDAY</b> Office Closed	<b>25</b> <b>Toastmasters</b> 7:15-8:30 am at OABR  <b>CHRISTMAS</b> Office Closed	<b>26</b>
<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>  <b>HOLIDAY</b> Office Closed		