June 2010

Volume 124 Number 6

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## THE OMAHA AREA BOARD OF REALTORS® Presents the 2011

## **Slate of Candidates**

**OFFICERS:** (Two open positions – one-year terms)

Lisa Ritter – President-Elect David Matney – Secretary/Treasurer

**DIRECTORS:** (Two open positions – terms expire 2013)

> Deda Myhre Eileen Schultz

Additional candidates for the offices to be filled may be placed in nomination by a petition signed by at least ten percent of the REALTOR® Members. Such petition shall be filed with the OABR Secretary/Treasurer at least four weeks before the election. The OABR Secretary/Treasurer shall send notice of such additional nominations to all the REALTOR® Members before the election.

> Election will be held on August 11, 2010 at the Omaha Area Board of REALTORS® 11830 Nicholas Street Omaha, NE From 9:00 a.m. – 4:00 p.m.

### OFFICERS OF THE OABR

President - Shawn Maloy President-Elect - Vince Leisey Secretary/Treasurer - Lisa Ritter Chief Executive Officer - Doug Rotthaus

### DIRECTORS

2010 Valorie Johnson Eileen Schultz 2011 John Bredemeyer David Matney 2012 Mark Leaders Sharon Rich Mark Wehner

### EX-OFFICIO

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 - Doug Rotthaus

#### DIRECTORS

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: Doug Rotthaus Managing Editor: Donna Shipley Design and printing by the Omaha Area Board of REALTORS® Print Shop

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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



**CONGRATULATIONS** to Jennifer Huss from SAC Federal Credit Union and her husband Ryan on the birth of the new daughter, Emily Christine on May 3, 2010 at 4:23 pm.

**HAPPY BIRTHDAY WISHES** to OABR Chief Executive Officer Doug Rotthaus who celebrated his birthday in May.

**CONDOLENCES** to the family of Steve Smithberg of Homes by Design One 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 June 24-25, 2010 at the Staybridge Room at the Staybridge Suites located in Lincoln, Nebraska.

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## Thanks to the May 2010 Sponsors

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## Thanks to the June 2010 Sponsors

Cherie Casey – The Home Buyers Protection Co Sara Kelley – First Westroads Bank Jim Murphy – Bank of the West Jody Smythe – Wells Fargo Home Mortgage Alan Stoltenberg – SAC Federal Credit Union The upcoming New Member Orientation is scheduled for Tuesday, July 6, 2010 from 8:30 a.m. to 4:00 p.m., Wednesday, July 7, 2010 from 8:30 a.m. to 4:00 p.m. and Thursday, July 8, 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<sup>®</sup>.







LIFE MEMBERS (\$1,000+) Vince Leisey Matt Rasmussen

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Continued on Page 5

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## Continued from Page 4

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Ricky Walter

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**AFFILIATE ADVOCATE** 

Submitted By: Regi Powell Farmers Insurance/Powell Insurance



# Vacant Listing? Agent and Homeowner Beware!

Do you or have a vacant listing? If you don't currently, you will soon enough. When you do, make sure you are advising your clients of the risk they have with a vacant home. Always make sure you and they take the precautions necessary to make sure their vacant property doesn't turn into a vacant nightmare.

What are the biggest risks with a vacant home?

- Vandalism including arson
- Theft of property
- Water damage (broken/ frozen pipes or water in the basement)
- Safety and Liability concerns
- Pest Infestation
- Storm damage

Any of these could cause serious problems for both you and the owner of the home. Not only could they be expensive for the owner but it could make the listing very hard to sell or even unsellable.

If something does happen, the homeowners insurance is going to take care of it, right? WRONG! Most home insurance policies exclude coverage for many perils (causes of damage) after a home has been vacant for 30 to 60 days. Common coverage excluded during a vacancy is vandalism, theft, and water damage. Some of the items are often never covered such as pests and water entering a home through the basement walls (seepage). So catching these issues quickly can reduce the cost to remedy them. In fact, some insurance companies will cancel a home policy if they learn the property is vacant.

Continued on Page 7

# WCR PROGRAM LUNCHEON

# R. Gregg Mitchell, SRA

Gregg served initially as a real estate agent, receiving his appraisal license in 1978. President of Mitchell & Associates for more than 20 years, Gregg has personally conducted and supervised valuations of more than 30,000 homes in the Omaha metropolitan area. Gregg received his Residential Membership (RM) in 1987 and his Senior Residential Appraiser certification in 1990. He is a member of the National Association of REALTORS<sup>®</sup>, the Nebraska REALTORS<sup>®</sup> Association & the Omaha Area Board of REALTORS<sup>®</sup>. He currently serves on the Nebraska Real Property Appraiser Board.

Please join us to hear Gregg Mitchell discuss the current market conditions in the Omaha area.

### June 10, 2010 11:30 a.m. (Doors open at 11:15 a.m. for networking) Georgetowne Club 2440 S. 141st Circle

Lunch - \$13.00 (advance payment on Paypal) \$14.00 (pay at the door) See You There!





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.

# Below listed Affiliate Members attended May 2010 meeting.

President-Elect - Regi Powell -Farmers Insurance/Powell Insurance Secretary – Laura Bambino – TierOne Bank Treasurer – Brenda Stuart – ServiceOne Inc Lori Bonnstetter – AmeriSpec Home Inspection Serv Kent Burkholder - The House Professor Cherie Casey – The Home Buyers Protection Co Chuck Current – American National Bank Debbie Kalina – Radon Protection Tech LLC PK Kopun – Metro 1st Mortgage Joshua Livingston – American Title Inc Laura Longo - Centris Federal Credit Union Deb Martin – Northwest Bank Chip Monahan – Monahan Financial Inc Jim Murphy – Bank of the West John Ponec – Security National Bank 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 Chris Weaver - Prudential Insurance Dawn Zaller – West Star Mortgage Inc

The New Affiliate Council web address is www.oabraffiliates.com.

• • •

Love the moment and the energy of that monent will spread beyond all boundaires.

— Corita Kent

Continued from Page 6

So what can you do to prevent problems?

- Make the home looked lived in or consider a "house-sitter."
- Keep the yard up, the snow shoveled, have some timed lights and keep furniture in the home so that it appears occupied.
- Shut off and drain water from the plumbing system.

Do this regardless of the time of year, as many water leaks aren't isolated to just frozen pipes.

- Regularly inspect the interior and exterior of the property at least weekly. More often is recommended.
- Notify trusted neighbors that the home is vacant.

Ask them to keep an "eye" on the property and to contact you with any suspicious activity or if they notice any damage.

• Recommend the homeowner notify their insurance company that the home is vacant Continued on Page 8



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Omaha Area Board of REALTORS®

## Continued from Page 7

as they may need to obtain vacant home insurance.

These polices are designed for vacant homes and don't have some of the limitations and exclusions that a standard homeowners policy does.

Always error on the side of caution. Obviously you and the homeowner both want to get the home sold so do everything you can to prevent the problems associated with vacant listings.

Lisa and Regi Powell, of Powell Insurance represent the Farmers Insurance Group of Companies. They offer a full line of Insurance products including Vacant Home Insurance along with Auto, Homeowners, Life, Heath, and Business insurance. Visit them online at www.PowellInsuranceAgents.com or call at 402-614-4633.

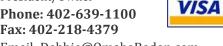
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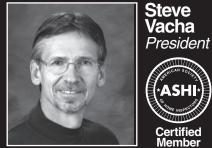
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As a contractor and home builder for the first 20 years of his career, Home Standards' owner Steve Vacha managed hundreds of home construction projects.

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In addition to being a small business owner, Steve is the acting president of the local chapter of the American Society of Home Inspectors



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# Please Join Us.... POOLSIDE PARTY!

THURS., JUNE 10, 4:00 - 8:00 P.M.

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# Word Search!!! Win A \$50 Gift Certificate

From the following word search, find the words. The OABR Member whose name will be drawn from 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 June 15, 2010. Winner and answers will be in July 2010 Focus. Good luck!!!!

~~~~~													
BASEBALL BONFIRE	L	С	С	N	G	N	Ι	Ρ	М	A	С	G	Y
CAMPING	Ε	Т	Ζ	А	0	Ε	Т	W	V	Ζ	0	G	Ν
CANOE GARDEN	М	Т	G	Η	Ν	L	Z	В	Η	L	S	Ν	0
GOLF	0	G	Ε	I	Р	0	E	Р	F	U	D	Ε	I
HIKING JUNE	Ν	Ν	R	K	F	Х	E	М	Ν	Х	R	D	Т
LEMONADE	A	I	I	I	E	U	Т	G	R	С	Z	R	A
MOSQUITO SUNBURN	D	М	F	Ν	W	W	L	Y	J	E	0	А	С
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WATERMELON	G	S	E	W	Т	I	U	S	М	I	W	S	J
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# **NP Dodge Builder Services Developments**

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Contact Walt Slobotski 709-1244 "If We Don't Have It, We Will Tell You Where It Is"



# Nominations For 2010 OABR Awards Are Being Taken Nominations Are Due Friday, June 25, 2010

**OABR REALTOR® of the Year Award (ROTY)** is given to an outstanding REALTOR®, broker, manager or salesperson who exemplifies long-standing professionalism in the industry. The last year's recipient of this prestigious award was **Monica Humpal**.

**OABR Outstanding Service Award** is given to an individual REALTOR<sup>®</sup> who has unselfishly given many hours of volunteer service to the OABR with a minimum of five years of OABR membership *plus* three years of service in committee work, special assignments, seminars and educational activities plus leadership in the OABR, local chapters or Institutes, Societies and Councils. The last year's recipient was **Kathy Miller**.

**OABR Distinguished Service to NRA Award** recognizes an OABR member active at the state association. The last year's recipient was **Carolyn Kesick**.

Only those members who meet the following general criteria should have their names submitted to the Awards Selection Committee.

**Spirit:** High principles - faithfulness to laws and regulations of ethical conduct, principles of good practice among other members and the general public, and furtherance of professionalism within their industry.

**Civic Activity:** Local, state and national level participation in civic and service clubs - charitable activities, political action, fraternal or religious groups, etc.

**Local Board Activity:** OABR office and committee work, special assignments, seminar activity and educational work, membership and offices in local chapters or Institutes, Societies or Councils.

**Business Accomplishments:** Recognized for good business conduct and service to clients; imaginative and creative advertising programs; rehabilitation work, land utilization, etc.; participation in other professional associations, educational achievements - including Institute activity, state and national association involvement, etc.

This form is for your convenience in submitting Award nominations for consideration by this years OABR Award Nominating Committee. Its use is not mandatory, however all nominations must be submitted in writing. You may nominate yourself or any OABR member you deem worthy of the honor. You may copy this form for multiple submissions.

## Return to the OABR Office - Attn.: Donna Shipley by Fri., June 25, 2010

2010 OABR A	VARD NOMINATION

□ OABR ROTY	Distinguished Service to NRA Award
OABR Outstanding Service Award	
Name of Nominee	
Company	Address
Award Category	
Signed	

# OmahaArea Lots.com & SarpyLots.com

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- Subdivision Plats & Covenants
- Comprehensive Area Search
- Active Listing Info
- Open to All Home Builders



**OmahaAreaLots.com– The Metro Area's Premiere New Construction Website** 

Contact Jim O'Neal at (402) 491-0100 for more information.

# Supra Education Corner Supra Education Corner



LockBox HOT Tip: LockBox Transfer Form

When purchasing a Blue iBox (LockBox) from anyone other than the Omaha Area Board of REALTORS; a LockBox Transfer Form needs to be completed to transfer ownership from the original owner to the new buyer.

Please reference the LockBox Transfer Form to the right 🔶

SupraWEB HOT Tip: New SSO (Single Sign On) Login Required

The SupraWEB enhancements will bring the following new features:

- Customizable showing reports that can be sent automatically to the agent or the homeowner.
- SupraWEB Mobile is designed specifically for smartphones.
- Enhanced showing feedback options, including the ability to create up to ten customized questions per listing.

As part of this change, you will need to create a new user ID and password before you can access SupraWEB (SSO). This will be a onetime process and only takes a few minutes.

You can visit <u>www.ekeyprofessional.com/sso.html</u> to learn how this simple process works.

If you need some assistance with the SSO set up process, please contact the Supra customer support team at 1-866-421-0308.

## eKey Mobile HOT Tip: Listing of Compatible Phones

To view a listing of compatible phones to work with the Supra eKey system please access the following link.

http://www.gesecurity.com/GESecurity/Real%20Estate/current\_devices.pdf

# LockBox Transfer Form

Date	
	oard of REALTORS <sup>®</sup> that
is transferring the following LockBo	Xes. Original Owner (Please Print)
LockBox #'s to be transferred (The E	Blue iBox) serial number is located on the side of the Box.
The seller wishes to transfer owners	ship of the LockBoxes listed above to the Buyer.
Seller's Signature	MLS ID #
To be completed by the Buy	<u>ver:</u>
Date As a new responsible owner of such pursuant to my membership with th	LockBoxes, I hereby accept and assume all the rights and obligations The Omaha Area Board of REALTORS® and UTC Fire & Security Keyholder
Date As a new responsible owner of such pursuant to my membership with th Lease Agreement.	LockBoxes, I hereby accept and assume all the rights and obligations
Date As a new responsible owner of such pursuant to my membership with th Lease Agreement. Buyer's Name (Please Print)	LockBoxes, I hereby accept and assume all the rights and obligations ne Omaha Area Board of REALTORS® and UTC Fire & Security Keyholder

# **SPRUCING UP THE PARKS REALTORS® GIVING BACK!**

On May 1st the Social Events Forum of the OABR held a park cleanup at Robert's Park in Omaha and the Papillion City Park. As an organization we wanted to give back to our communities and cleanup areas where families come to play. We had a good turn out at both parks and we had fun! Thank you to all who volunteered. Please watch the Focus for more events that will follow.



CITY OF PAPILLION David P. Black, Mayor Thanks to the Omaha Area Board of REALTORS<sup>®</sup>, our Papillion City Park and soccer fields are now cleaner because of the volunteers from your

organization who took the time to pick up litter and trash last weekend. I would like to convey my deepest gratitude to all of the volunteers for giving their time and support to tidy up and

beautify our city. The City of Papillion and its residents take great pride in our parks and the quality of life that we are able to enjoy. We are most grateful for considerate organizations such as yours that help to make Papillion such a great place to live, work and play. I wish you all the

very best.



## The Eagle and the Rabbit

An eagle was sitting on a tree resting, doing nothing.

A small rabbit saw the eagle and asked him, "Can I also sit like you and do nothing?"

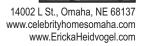
The eagle said: "Sure, why not."

So, the rabbit sat on the ground below the eagle and rested. All of a sudden, a fox appeared, jumped on the rabbit and ate it. Moral of the story:

To be sitting and doing nothing, you must be sitting very, very high up.

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Mobile: (402) 917-4888 R Fax: (402) 895-1496 eheidvogel@celebrityhomesomaha.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, or in the OABR roster. If it has changed please email the correct information to 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.

# National REALTOR® **Emeritus**

Dale Evans, NP Dodge Real Estate Company, has been approved as a National REALTOR® Emeritus - members who have been active continuously for 40 years.



Question: Can mold be present in our new home, or is it only in basements of old homes?

**Answer:** Mold spores are present in all homes and they are normally not a problem. Mold can become a problem when a home has excess moisture, i.e. roof leaks, plumbing leaks, sewer backups, basement foundation leaks, inadequate attic ventilation, high humidity. The elevated moisture causes the mold spores to grow and spread. This can occur within 24-48 hours, so it is critical to correct the problem and clean it up immediately.

Certain molds are more toxic and harmful to humans and they can affect each person differently. One person may become

very sick when they enter a home with elevated mold, while another person shows no affects.

Signs of possible mold problems in your home are:

- A musty odor
- Moisture stains on the ceiling, wall or floor
- Moisture stains in cabinets under sinks
- Discoloration on the roof framing in the attic

Many homebuyers are requiring air quality testing with their purchase agreement. This testing checks for elevated mold spores inside the home. Even though a home may show no visible signs of mold, it may still be present in the air.

Go to our website at www.hbponline.com for more information about mold, see our specials and order an inspection online.





# Consider Exterior Lighting For The Safety And Beauty Of Your Home

## from Pages.com

Lighting can do more for your home than make it look awesome to people on the street. It can make it safer in many ways. Some areas to consider:

First, identify areas you use at night and check for hazards. Illuminate the steps and the door, so you can easily put your key into the lock.

Make sure walkways are lighted so no one trips on whatever you forgot to pick up. Uneven ground is also a potential for falls and should be lighted.

Think about your driveway and garage areas. Use lighting to direct

people to the safest routes by placing lights along the pathways you want them to follow. Home advisor Bob Villa says areas around the pool and leading to it should be lighted as well.

Architects at the University of Kentucky have confirmed that having an area lighted helps deter





crime. Check for dark spots around your home that could be used as hiding places for thieves. Test these areas by asking yourself if you would be uncomfortable walking there in the dark.

Selecting LED light bulbs is a good investment. They produce more light per watt than any other bulbs. They last up to 100,000 hours when incandescent light bulbs last only 20,000 hours. That also means you won't have to change them as often.

Stroll through local stores to find deals on exterior light fixtures.



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Wednesday & Saturday Programs Reservations required, space limited

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## **REQUIREMENTS:**

- Complete at least 250 fee paid inspections
- Pass a comprehensive professional level exam
- Complete 20 hours of continuing education yearly
- Promise to follow an ASHI<sup>®</sup> code of ethics
- Reports cover certain detailed standards, as defined by ASHI<sup>®</sup>

ASHI<sup>®</sup> HAS SET THE BAR FOR HOME INSPECTIONS NATIONALLY SINCE 1976.





## Hire one of your local GO-ASHI members listed for the ASHI experience.

Only an ASHI<sup>®</sup> inspector provides your customers with a professional, personalized inspections that combines 29 years of nationally recognized technical standards along with a code of ethics and the very best in customer service, education and satisfaction.

HOME STANDARDS INSPECTION Steve Vacha - Certified Inspector PRESIDENT GO-ASHI	<b>SERVICES</b> 392-2020
HERITAGE HOME SERVICES Rick Crnkovich - Certified Inspector VICE PRESIDENT GO-ASHI	779-2529
PARAGON PROPERTY INSPECTIC Mike Frerichs - Associate Member SECRETARY GO-ASHI	990-0898
HOMESPEC PROPERTY INSPECT Steve Marten - Certified Inspector TREASURER GO-ASHI	<b>IONS</b> 571-7735
AMERICAN BUILDING INSPECTION	ON
Mark Byrd - Certified Inspector	597-3111
AMERICAN DREAM HOME INSPEC	CTIONS
Bret Petersen - Certified Inspector	850-7715
<b>CORNERSTONE INSPECTION</b> Chad Ahlvers - Certified Inspector Carl Nitsch - Certified Inspector	677-2423
Chad Ahlvers - Certified Inspector Carl Nitsch - Certified Inspector <b>FOUNDATION-2-ROOFTOP</b> Greg Wayman - Certified Inspector	330-1701
Chad Ahlvers - Certified Inspector Carl Nitsch - Certified Inspector <b>FOUNDATION-2-ROOFTOP</b>	330-1701

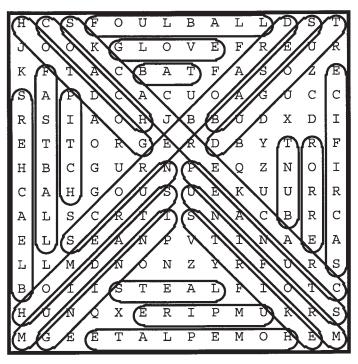
HOME BUYERS PROTECTION Pat Casey - Certified Inspector Jay Hipwell - Certified Inspector	334-7926
INDEPENDENT BUILDING INSPEC	CTION
Steve Hassenstab - Certified Inspector	r 960-7058
QUALITY HOME INSPECTION	
Harry Tolliver - Certified Inspector	397-2330
SURE HOME INSPECTIONS	
John Eggenberg - Certified Inspector	297-2374
TOTAL HOME INSPECTION	
Bob Carter - Certified Inspector	440-8400
ACME INSPECTION SERVICES Jeff Knipping - Associate Member L & J'S HOME INSPECTIONS	709-4951
Tom Formanek - Associate Member Larry Stafford - Certified Inspector	934-4390
MARKET PROPERTY INSPECTION	
Dick Thiele - Associate Member	658-9802
MIDLANDS HOME INSPECTIONS Brent Simmerman - Associate Member NICK'S HOME INSPECTION	r 630-6555 660-5379
Nick Fahrenkrog - Associate Member	

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

# May Word Search!!!

# Valerie Keeton from RE/MAX The Producers Won A \$50 Gift Certificate to the OABR Print Shop

Here are the answers to last month's puzzle!





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

In 2008, 1,336 respondents to a Next Generation Consulting survey used an open-ended question to cite three wishes for Omaha's quality of life. Highest prominent themes from these Young Omaha Professionals included:

(1) valuing and embracing diversity; (2) better public transportation; (3) improving educational opportunities; (4) more quality job opportunities for young professionals. Following are verbatim comments about valuing and embracing diversity:

"Increase diversity awareness activities, connect different people and help break down the 'you live in that part of Omaha so you're that type of person' stereotypes."

"I hope that Omaha continues to be more interested in the importance of diversity in our communities." "That people open their eyes to diversity, that people realize the impact of sustainable living on our community, that our community become open to new things and change."

OABR<sup>®</sup>'s Equal Opportunity Cultural Diversity Task Force serves the community by providing scholarships that enable people of Black, Hispanic, Asian, Pacific Islander or American Indian, or people of racial or ethnic heritage that is underrepresented in relation to the relevant demographic population of the OABR<sup>®</sup> area, to pursue a goal of becoming a licensed REALTOR<sup>®</sup>. Thanks for helping by referring candidates, helping with community outreach, and mentoring!

Bobbi Schoettle, President

OABR<sup>®</sup> Equal Opportunity Cultural Diversity Task Force



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MOE	BAcale	endar				
<b>JU</b> 201		Metro Omaha Builders Association	Street Dre	f ams	at ELK RII	2010
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
RSVP by pl upcoming MO 333-2000,	none to BA events , ext. 100	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	12
13	14	15	16	17	18	19
	Flag Day					
20	21	22	23	24	25	26
Father's Day	First Day of Summer					
Industr Memi Adve: Sponsorship	28 nformation, y, Builder & ber News, rtising & Opportunities noba.com!	Member 7	Participate in this	<b>ith a Member!</b> great membership cation today at ww	opportunity and w.moba.com!	Metro Omah Builder Association Your Key To Quality Ho www.moba.com











## Omaha Area Board of REALTORS<sup>®</sup> Night at the Royals

# Friday, June 11<sup>th</sup>, 2010 Omaha Royals vs. Nashville Sounds Game Time 7:05pm <u>Fireworks-Post Game!!!</u>

**PICNIC**: Omaha Area Board of REALTORS<sup>®</sup> will have use of the Stadium View Club for an the 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**: One representative from the Omaha Area Board of REALTORS<sup>®</sup> will participate in the first pitch ceremony.

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

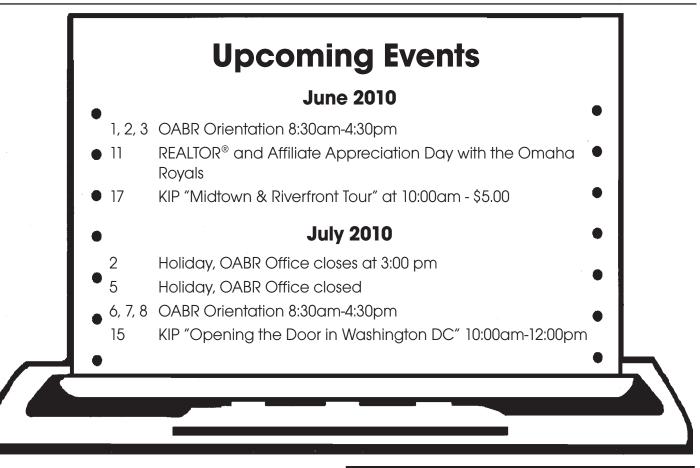
**RESERVED SEATS:** Omaha Area Board of REALTORS<sup>®</sup> will have a reserved ticket that will get you in the Stadium View Club and in the seating bowl.

Individual Name:		
Mailing Address:		
City:	State:	Zip Code:
Phone:		·
Quantity of Tickets Ordered:	x \$15.00 each =	Total
Visa / MC/ AMEX / DISC Card #:		Expiration Date:

<u>Please make checks payable to the Omaha Area Board of REALTORS<sup>®</sup>.</u> <u>Ticket orders must be turned in by Monday, June 7, 2010.</u> <u>Please call Donna Shipley at 493-2995 Ext 307 with any questions.</u>

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

CON	ITINUING EDUCAT	ION		
Date	Title	Course #	Credit Hours	Time
Nebraska Rea	tors Association (800) 777-5231 www.nebraskarealestateeducation.com	1		
July 8-9	GRI 106: Technology & Taxation (Lincoln)	0434T	9	
Sept 8-10 Oct 21-22	Fall Business Meeting ( Lincoln) GRI 103: Ethics & Legal Issues (Omaha)	0203TR	12R	
	AVAILABLE ONLINË GRI 101, 104 & 106			
	of Real Estate: Call (402) 333-3004 www.info@randallschool.com			
June 15 June 15	Radon & Real Estate Lead, Asbestos, Mold: Get the Facts	C0023R C2640R	3 3	8:30 am - 11:45 am 1:00 pm - 4:15 pm
June 16	Power Open Houses	0672	3	8:30 am - 11:45 am
June 16	Mortgages & the Foreclosure Process	0621	3	1:00 pm - 4:15 pm
July 14	Questions & Answers: A License Law	0604R	3	8:30 am - 11:45 am
July 14	Qualifying the Buyer	0039	3	1:00 pm - 4:15 pm
July 15 July 15	Understanding New Construction	C0120 C2213R	3 3	8:30 am - 11:45 am 1:00 pm - 4:15 pm
Aug 17	Property Acquisition & the Need for Environmental Site Assessments Power Open Houses	0672	3	8:30 am - 11:45 am
Aug 17	Residential Landlord/Tenant Act	0068R	3	1:00 pm - 4:15 pm
Aug 18	Agency in Nebraska	0366R	3	8:30 am - 11:45 am
Aug 18	Mortgages & The Foreclosure Process	0621	3	1:00 pm - 4:15 pm
		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 0282TR	3 3	
	Fair Housing 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 0349TR	3 3	
	Risk Management Write It Right! Listing and Purchase Agreements	0411T	3	
Call for school	ey & Associates: Call 933-9033. catalog. All classes subject to a minimum of eight and maximum of 25 stud	ents.		
Metropolitan C	Community College: Call 457-5231			
	hingTM Mark T. Wehner: Call 676-0101 mark.wehner@reesultscoachi Coaching.com/ce Online Courses Available	ing.com		
University of I	Nebraska at Omaha: Call 554-2800 for next semester's schedules.			
Academy of C	ommercial Real Estate: Call Steve Cary 548-1874			
Larabee Schoo Online	ol of Real Estate: Please Call 402-436-3308 or 800-755-1108 for mor Code of Ethics	<b>e information</b> 0497R		Internet
Online	Environmental Hazards	0314R		Internet
Online	Fair Housing	0282R		Internet
Online	Life and Annuity Concepts	PL6047		Internet
Online Online	Life and Health Basics Training Package Pricing and Financing Property	PL6051 0187		Internet Internet
Online	Property Casualty Basics License Training Package	PL6050		Internet
Online	Real Estate Finance	0042		Internet



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- Come see our unique loft option on our ranch plans

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### NEW MEMBERS

Andersen, Rob – 710/CBSHOME Real Estate

- Bullington, Serina 7900/DEEB Realty
- Chinn, Jennifer 100697/SureMove Realty Fadell, Kathy – 4300/Prudential Ambassador Real
- Estate
- Haggerty, Cecily 232/CBSHOME Real Estate Mallette Hansen, Lori – 100863/RE/MAX Cornerstone Properties
- Kircher, Rosemarie 22/CBSHOME Real Estate
- Kircher, Thomas 22/CBSHOME Real Estate
- Lienemann, Michael 8170/Landmark Group
- McKeighan, Chad 4300/Prudential Ambassador Real Estate
- Meier, Tate 100752/Keller Williams Greater Omaha
- Michalak, Paul 100729/Premier One Real Estate LLC

Mingus, Kellie – 5000/Celebrity Homes Inc Owens, Megan – 100658/RE/MAX Professionals

Pache, Diana – 803/NP Dodge VI LLC

Scebold, Dan – 803/NP Dodge VI LLC

Watson, David – 530/CENTURY 21 Century Real Estate

### NEW AFFILIATE MEMBERS

Colby, Jeffrey – 100867/OmniQuest Media Labs Moehring, Michael – 100827/New Stream TV Story, Brian – 100865/American Pride Home Inspection

Weaver, Chris – 100864/Prudential Insurance

### NEW MEMBER CANDIDATES

- Arnold, Amanda 24/CBSHOME Real Estate
- Barrett, Diane 770/NP Dodge V LLC

Baumhofer, Ilona – 100374/CBSHOME Real Estate Cunard, Shelly – 7900/DEEB Realty

- Fisher, Michaela 4300/Prudential Ambassador Real Estate
- French, Frank 100698/Property Land Management LLC
- Gustafson, Debra 24/CBSHOME Real Estate
- Hanel, Traci 4300/Prudential Ambassador Real Estate
- Hughes, David 24/CBSHOME Real Estate
- Hutchings, Joseph 24/CBSHOME Real Estate
- Jones, Todd 23/CBSHOME Real Estate
- Karloff, Jill 3670/RE/MAX The Producers
- Kopera, Gina 4300/Prudential Ambassador Real
- Estate LaCroix, Karen – 100729/Premier One Real Estate
- Lipsey, Nicholas 7900/DEEB Realty
- Lund, Vanita 100501/Garrison Partners Mutzenberger, Judith – 100729/Premier One Real Estate

Nash, Charlotte – 7900/DEEB Realty

Palmerto, Ronald - 6212/RE/MAX Real Estate Group

Soener, Robert – 100729/Premier One Real Estate Spillan, Jeffrey – 22/CBSHOME Real Estate

Walker, Christine – 777/NP Dodge I LLC

### NEW AFFILIATE CANDIDATES

Longo, Laura – 8060/Centris Federal Credit Union Staab, Adam – 100875/Bulldog Home Inspection Services Sutko, Tom – 9010/AmeriSpec Home Inspection Serv

Tank, Dan – 100579/L & J Home Inspections Inc Zaller, Dawn – 100870/West Star Mortgage Inc

### MEMBER TRANSFERS

- Bynum, Geraldine From 100288/Realty Center To 7940/Expert Real Estate
- Chinn, Jennifer From 100697/SureMove Realty To 4300/Prudential Ambassdor Real Estate
- Cisar, James From 9010/AmeriSpec Home Inspection Serv To 100172/TNT Termite Services
- Filipi, Matthew From 24/CBSHOME Real Estate To 770/NP Dodge V LLC
- Fuller, Donald From 21/CBSHOME Real Estate To 710/CBSHOME Real Estate
- Lyons, Kristi From 131/TierOne Bank To 100873/ CBSHOME Mortgage
- Madara, Sharon From 21/CBSHOME Real Estate To 710/CBSHOME Real Estate
- Petsch, Jerome From 24/CBSHOME Real Estate To 770/NP Dodge V LLC
- Schoettle, Roberta From 7900/DEEB Realty To 6870/ Berkshire Real Estate Company
- Schwarz, Cynthia From 7940/HBJ Real Estate Company To 999950/Cramton Company Real Estate
- Sullivan, Charles From 714/CBSHOME Real Estate To 20//CBSHOME Real Estate
- Thiessen, Dale From 777/NP Dodge I LLC To 3670/ RE/MAX The Producers
- Watts, Connie From 4300/Prudential Ambassador Real Estate To 100752/Keller Williams Greater Omaha
- Weaver, Tracie From 4300/Prudential Ambassador Real Estate To 100752/Keller Williams Greater Omaha

### **MEMBER REINSTATES**

- Allmendinger, Laurie 100729/Premier One Real Estate LLC
- Bailey, Randall 4300/Prudential Ambassador Real Estate
- Brookstein, Jeffrey 4300/Prudential Ambassador Real Estate
- Hellman, Jennifer 4300/Prudential Ambassador Real Estate
- Hourigan, Timothy 770/NP Dodge V LLC
- Lemons, Gloria 100609/NP Dodge IX LLC
- Robar, Dawn 100752/Keller Williams Greater Omaha
- Stephens, Timothy 100752/Keller Williams Greater Omaha
- Truemper, Mary Jane 7900/DEEB Realty Williams-Hayes, Martha – 779/NP Dodge IV LLC

### **NEW COMPANY**

#100511/Thomas J Rohan Broker –
608 N 50th St #301, Omaha, NE, 68132
MLS/ Current OABR Mbr
Phone: 616-9666 Fax: 556-8820
Designated Realtor: Thomas Rohan

- #100871/Stonebridge Solutions Real Estate/ 6302 Northern Hills Dr PO Box 540581,
  - Omaha, NE, 68154
  - OABR/MLS
  - Phone: 677-4973 Fax: 573-8262
- Designated Realtor: Deborah Raymond #6410/Roger Zimmerman Broker – 10133 Josephine Ave, LaVista, NE, 68128 OABR/MLS Phone: 408-6927 Fax: 408-6927 Designated Realtor: Roger Zimmerman

### NEW BRANCH OFFICE

 #7940/Expert Real Estate (Formerly HBJ Real Estate)
 4602 S 132nd St, Omaha, NE, 68137
 OABR/MLS Phone: 339-9494 Fax: 339-9099 Managing Broker: Bruce Abraham

### 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)
- #100826/BJH Appraisal Services 9524 Spencer St, Omaha, NE, 68134 Fax: 571-7199
   #100639/CPM Realty Fax: 502-2298
- #100391/Jim Jacobson Broker Phone: 203-4087 Fax: 614-7612
- #100085/Nebraska Realty 14117 S 21st St, Bellevue, NE, 68123
- #100827/New Stream TV 4407 S 179th St, Omaha, NE, 68135

### COMPANY NAME CHANGE

- #7940/Expert Real Estate/Omaha (Formerly HBJ Real Estate)
- #100353/Expert Real Estate/Lincoln (Formerly Discover Real Estate)
- #100485/Husker Pest & Termite Management (Formerly Omaha Pest & Termite)

### CHANGE OF DESIGNATED REALTOR

#100698/Property Land Management LLC – Frank French (Formerly Mark Rowell)

### MEMBERSHIP DELETES

Amin, Zankhana - 5110/Real Estate Associates Inc Brown, Myrna – 773/NP Dodge VIII LLC Burns, William - 5490/Realcorp Byrd, Barbie - 9624/MOBA Gordon, Tamara - 772/NP Dodge II LLC Jones, Lynette – 4170/Gage Financial Services Inc Jones, Thurmond – 4170/Gage Financial Services Inc Merritt, Michelle – 21/CBSHOME Real Estate Race, Debra – 772/NP Dodge II LLC Ramsey, Kathleen - 4300/Prudential Ambassador Real Estate Stafford, Jerri – 100579/L & J's Home Inspections Inc Stafford, Larry - 100579/L & J's Home Inspections Inc Strong, Mel - 100230/Mel Strong Emeritus Timm, Craig – 777/NP Dodge I LLC Willis, Mark - 21/CBSHOME Real Estate Wolters, John - 23/CBSHOME Real Estate

Zeiger, Renee - 100698/Property Land Management



Omaha Area Board of REALTORS® 11830 Nicholas Street Omaha, Nebraska 68154

**Return Service Requested** 

PRSRT STD U.S. POSTAGE **PAID** OMAHA, NE. PERMIT # 1313

Calendar of Events for June 2010						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		<b>Affiliates</b> 9:00 am-1:30 pm at OABR	2	<b>Ed Comm.</b> 10:00-11:00 am at OABR	<b>Toastmasters</b> 7:15-8:30 am at OABR	5
		New Member Orientation 8:30 am-4:00 pm at OABR	New Member Orientation 8:30 am-4:00 pm at OABR	New Member Orientation 8:30 am-12:00 pm at OABR		
6	7	8	9	10	11 Toastmasters	12
			Social Events 10:00-11:00 am at OABR		7:15-8:30 am at OABR OMAHA ROYALS GAME 6:00 pm	
13	14	15	16	17	18 Toastmasters	19
	WCR State 9:00-11:00 am at OABR			<b>KIP Riverfront</b> 10:00 am -12:00 pm at OABR	7:15-8:30 am at OABR WCR Executive Comm. 8:30-9:30 am at OABR	
20	21	22 <sub></sub>	23	24	25	26
FATHER'S DAY	OABR Executive Comm. 9:00-10:00 am at OABR	8:30-10:00 am at OABR MLS Executive Comm. 10:15-11:15 am at OABR			<b>Toastmasters</b> 7:15-8:30 am at OABR	
27	28	29	30			
		<b>MLS Directors</b> 10:15-11:15 am at OABR	OABR Directors 9:00-10:00 am at OABR			