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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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VOTE

VOTE

OMAHA AREA BOARD OF REALTORS® OFFICERS & DIRECTORS ELECTION AND PICNIC!

Free

Pig Roast and Pop **11:00 am to 1:00 pm**

Wednesday, August 11, 2010



Win Free Gas



VOTE

OABR Office
11830 Nicholas St.

9:00 am to 4:00 pm

Please Park in the Bag 'n Save Parking Lot
Ollie The Trolley shuttle service will be provided.

**The Affiliate Council will have Vendor Booths
in the OABR West Parking lot from 11:00 am to 1:00 pm
with 20 \$50.00 gas card prizes and 5-\$100.00 gas card
prizes from the Member Services Forum.**

**Dessert
Contest
(Judging at
12:00 noon)**

Eligibility requires that you
must attend and visit the
vendor tables to register.

**RPAC
Dunking
Booth**

Need not be present to win!

PLAN TO ATTEND and REGISTER to HAVE A CHANCE TO WIN!

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 Chief Executive Officer - Doug Rothaus

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Ex-Officio
 Shawn Maloy

Editor: Doug Rothaus
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 Omaha, NE 68154
 (402) 493-2995 tel

(402) 493-7189 fax

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



PERSONALS

THE NEWS

CONGRATULATIONS to Julie Hergert of CBSHOME Real Estate who was recently earned the Graduate REALTORS® Institute of Nebraska (GRI).

CONGRATULATIONS to Andy and Jen Alloway of DEEB Realty on the birth of Jake on July 13, 2010 at 7:59 a.m. Jake weighed 9 lbs 7 oz. and is 22" long. Mother and baby are doing well.

CONGRATULATIONS to Joe Gehrki of CBSHOME Real Estate and Robert Wiebusch of NP Dodge Company who were selected as part of the 2010-2011 Leadership Omaha class sponsored by the Greater Omaha Chamber of Commerce. This marks the 33rd year of Leadership Omaha, making it one of the longest running community leadership programs in the nation. The 10-month study of community issues kicks off in August, and is designed to develop effective leaders who will strengthen and transform the community.

CONGRATULATIONS to Don Keeton of RE/MAX The Producers who recently earned his Certified Resident Specialist (CRS) Designation and his Short Sales & Foreclosure Resource (SFR) Certification from the National Association of REALTORS®.

CONDOLENCES to Rob Cervený of NP Dodge Company who recently lost his mother.

CONDOLENCES to the family of Sandra Troia of Prudential Ambassador Real Estate who recently passed away.

CONDOLENCES to Bob Bruhn of Prudential Ambassador Real Estate who recently lost his father.

CONDOLENCES to Gary Davis of Five Star Real Estate who recently lost his mother.

CONDOLENCES to the family of Elmer Jenkins of Real Estate Associates 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 August 19-20, 2010 at the Staybridge Room at the Staybridge Suites located in Lincoln, Nebraska.

NEW MEMBER ORIENTATION (COFFEE BREAK SPONSORS)

Thanks to the July 2010 Sponsors

Brenda Stuart – ServiceOne Inc
Kent Burkholder – The House Professor
Matt Thiel – DRI Title & Escrow
Ruth Smith – Norm's Door Service
PK Kopun – Metro 1st Mortgage

Thanks to the August 2010 Sponsors

Scott Moore – Rels Title
Debbie Kalina – Radon Protection Tech LLC
Cherie Casey – The Home Buyers Protection Co
Sara Kelley – First Westroads Bank

The upcoming New Member
Orientation is scheduled for
Tuesday, September 7, 2010 from
8:30 a.m. to 4:00 p.m., Wednesday,
September 8, 2010 from 8:30 a.m.
to 4:00 p.m. and Thursday,
September 9, 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®.

ORIENTATION

Bringing People *and* Places Together



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Real Estate & Development

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Waterford
156th & Ida
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SUGAR CREEK

Sugar Creek
185th & Harrison
Homes & Villas Ranging from \$200-\$300's
Park, Playground, Trail

STRATFORD PARK

Stratford Park
168th & Park
Homes Ranging from \$200-\$300's
Pool, Park



Bellbrook
192nd & Harrison
Homes Ranging from \$225-\$700's
Pool, Clubhouse, Fitness Center, Park,
Playground, Trail



Lincoln Place
212th & Hwy. 6 - Gretna
Homes Ranging from \$100-\$300's
Park, Playground, Trail

STANDING STONE

Standing Stone
Hwy. 6 & Schramm Rd - Gretna
Homes Ranging from \$100-\$300's
Park, Trail



The Willows
168th & Blondo
Homes Ranging from \$100-\$300's
Tree Lots Remaining

You get so much more than a lot...

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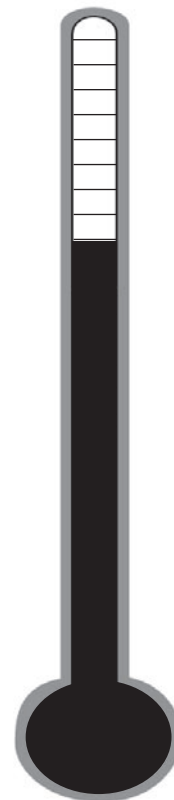
Continued on Page 5

Contribution Goal

\$49,500
8-31-10

\$30,897

9-1-09




Continued from Page 4

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- ☐ Governor's Club \$500 (\$1.36 a day)
- ☐ Capital Club \$250 (\$.68 a day)
- ☐ Senator's Club \$150 (\$.41 a day)
- ☐ 99 Club \$99 (\$.27 a day)
- ☐ Fair Share \$22 (\$.06 a day)
- ☐ Other \$_____

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✓ Count me in to do my part!

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You can charge a one-time full payment or break it out into monthly payments.

Due to federal law, no anonymous contributions or cash contributions over \$20 can be accepted.

How can you afford NOT to protect your business?



"Contributions are not deductible for Federal 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. The remaining 30% is sent to National RPAC, to support federal candidates and is charged against your limits under 2 U.S.C. 441a."

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.

Affiliate Members listed below attended the July 2010 meeting.

Sara Kelley (President) – First Westroads Bank
Regi Powell (President-Elect) –
Farmers Insurance/Powell Insurance
Laura Bambino (Secretary) – Great Western Bank
Brenda Stuart – (Treasurer) – ServiceOne Inc
Angus, John –
Basics and Beyond Computer Specialists
Lori Bonnstetter –
AmeriSpec Home Inspection Serv
Cherie Casey – The Home Buyers Protection Co
Janet Dragon – Heartland Reva Team
Kristi Guinn – CBSHOME Mortgage
Debbie Kalina – Radon Protection Tech LLC
PK Kopun – Metro 1st Mortgage
Joshua Livingston – American Title Inc
Laura Longo – Centris Federal Credit Union
Jody Smythe – MetLife Home Loans
Matt Thiel – DRI Title & Escrow
Wendy Walker – Omaha Title & Escrow Inc

The Affiliate Council web address is
www.oabracaffiliates.com.

Did You Know????

The Omaha Area Board of REALTORS® is now on Facebook? Become a fan and network with fellow members of the OABR and stay up-to-date on OABR activities and the industry. www.facebook.com/OMArealtors.com

Email to 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.



Monica
LANG, CSP
New Home Consultant

Mobile: 402.689.3315
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Reservations required, space limited

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www.pegasusempoweringwomen.com



Continued from Page 6

Coverage and Brief Description	Standard Title Coverage	Extended Title Coverage
Building Permit: If you are forced to remove or remedy your existing structures, other than boundary walls & fences because it was constructed without obtaining a proper building permit		X
Zoning: If you are required to remove or remedy your existing structures other than boundary walls & fences due to a violation of a zoning law		X
Encroachment: (your structure on neighbor's property) Your neighbor forces you to remove an existing structure(s), which encroached onto a neighbor's land. Boundary walls or fences are subject to a deductible		X
Encroachment: (your neighbor's existing structure encroaching on your property) Your property becomes unmarketable because someone refuses to perform a contract to purchase, lease it, or make a mortgage loan due to your neighbors structure which encroaches on your land		X
Encroachment: (neighbor's creating encroachment after closing) If your neighbor builds any structures after the Policy Date, other than boundary walls & fences, which encroach on your land		X
Encroachment: (your structures encroaching an easement) If you are forced to remove a structure which encroaches onto an easement or over a building set-backline		X
Easements: Loss arising from damage to an existing structure due to the exercise of a right to maintain or use the easement		X
Surface Extraction: Loss from damage to existing improvements due to the future right to use the surface of the land for the extraction or development of minerals or water		X
Covenants, Conditions, Restrictions: If you are forced to remove or correct a violation by a previous owner		X
Supplemental Taxes: Supplement or "roll back" taxes for a period before the policy date		X
Continuation of Coverage: Provides ownership to anyone who inherits the property; a spouse who receives title upon dissolution of marriage, the trustee whom the insured transfers the title and the beneficiaries of a trust		X
Automatic Increased Coverage: Policy liability coverage increases 10% a year for 5 years to a maximum of 150% of the initial policy amount		X

If you have questions regarding the coverage differences,
please feel free to contact me.

Matt Thiel, DRI Title & Escrow: 402-677-6660 or mthiel@drititle.com.

**Do you make a dessert
that makes people say:**

Yum!!!!

Enter the
**1st Annual OABR
Picnic Dessert Contest**

in conjunction with the
OABR Annual Picnic/Election
on August 11, 2010 from
11:00am – 1:00pm at the OABR Office.

If interested in participating in this tasty contest,
please contact Donna Shipley at dshipley@oabr.com
or Lisa Welch at lwelch@oabr.com to sign up!

Prizes and bragging rights will be awarded for
1st Place, 2nd Place and 3rd Place winners.

Contest Rules:

- Dessert to be prepared off-premises but cannot be “store bought.”
- If desserts require refrigeration, it must be provided by participant.
- Participants may enter more than one dessert
- Enough dessert must be prepared for four (4) judges, extras will be appreciated.
- You may turn in either four separate portions or one large portion. OABR is not responsible for returning trays, bowls, decorations, etc.
- Judging will be done on appearance and taste using a 1-5 scale with 5 used for outstanding.



Slate of Officers and Directors

2011 OFFICERS

Vince Leisey
President

Lisa Ritter
President-Elect

David Matney
Secretary/Treasurer

DIRECTORS
2 positions
terms expiring 2013

Deda Myhre
Eileen Schultz

The general election
will be held
August 11, 2010 at:
Omaha Area Board
of REALTORS®
11830 Nicholas St
9:00 a.m. - 4:00 p.m.

Absentee Ballots...
... will be available at
the OABR Office
July 27, 2010 through
August 10, 2010

Absentee voting
MUST be done at the
OABR Office.

Lisa Ritter has been an active member of the Omaha Area Board of REALTORS® for 9 years and has served as a Director on the Board for 3 years, and is currently Secretary/Treasurer for OABR. She is proud to be a Deeb Real Estate Sales Associate and 2010 President for the Omaha Chapter of Women's Council of REALTORS®. Other organizations she belongs to and is passionate about are MOBA and her church at Faith Westwood. Lisa's past experience also includes managing for DEEB Realty for approximately 2.5 years. Lisa's favorite way to spend her time is being with her family. She has been married to her husband Dennis for 17 years and has 2 children, Daniel 14 and Dylan 10.



David Matney is currently the Designated Broker and owner of Alliance Real Estate. David currently serves on the OABR Board of Directors and the OABR Education Forum. David holds the CRS, Certified Residential Specialist Designation and is a Graduate of the Realtor Institute. David is certified on NAR's At Home with Diversity Program as well as NAR's e-Pro certification program. David is a certified instructor with the Nebraska Real Estate Commission and teaches Principles and Practices at Randall School of Real Estate on a part-time basis. Prior to his career in real estate David was a licensed broker with Ameritrade. David also served 4 years active duty in Marine Corps and he also served 4 years in the Nebraska Army National Guard. David graduated with a Bachelor of Science degree from the University of Nebraska in 1994. David likes to spend time with his wife of 15 years, Angela and his two children, Anthony, 10 and Sam age 7.



Deda Myhre is going into her 10th year in the real estate business, all of those with CBSHOME. She was promoted to Assistant Manager with the company last Sept. Deda has been actively involved with the Women's Council of REALTORS® for the past 8 years serving as President in 2009, also serving as an ex-officio OABR board member during that term. She an active member of the Millard Business Association and has served on the board for their philanthropic endeavor, Project Wee Care, the last 4 years. Other activities include the Millard Schools Advisory Board (5 years), United Way and Lydia house clothing drive office liaison among other charities. Her father has been a REALTOR® in NE Nebraska for over 40 years. In her spare time she enjoys wine tasting, exploring Omaha and spending time with her husband of 26 years, Chris, and 2 children Kayla (24) and Alex (19). Deda strives for a high level of professionalism and integrity within the real estate community and is proud to be considered for this position.



Eileen Schultz has been a member of the Omaha Area Board of REALTORS® for 12+ years and has served as a Director for the past year. Eileen is an Associate Broker with Prudential Ambassador Real Estate and has been involved in the following real estate activities: 11 years as a member, the last 5 years as Vice Chair, of the Education Forum, Omaha Area Board of REALTORS®; 4 years as member of the Nominating Committee, Omaha Area Board of REALTORS®; 3 years as member of the Grievance Committee, Nebraska REALTORS® Association; 3 year term Professional Standards Committee, Nebraska REALTORS® Association beginning 01/01/11. Additionally, Eileen is actively involved in her church and serves as an Extraordinary Minister of Holy Communion. She is an active volunteer and committee member for the Prudential Sunshine Kids Events. Eileen loves spending time with her family. She and her husband Robert are the proud parents of Christopher, Matthew and Caitlin.



OMAHA AREA BOARD OF REALTORS® 125TH INAUGURAL



September 2010 ushers in the OABR leadership new year for 2011 President Vince Leisey. The 125th Inaugural for Officers and Directors is scheduled at The Champions Club located at 13800 Eagle Run Drive on Thursday, September 16, 2010.

REALTOR®

Brian Thomas of Prudential Ambassador will preside as Master of Ceremonies for the evening's festivities. 2007 NRA Director Cathy Blackman will officiate the installation ceremonies.

The 6:30 p.m. installation will be preceded by cocktails and hors d'oeuvres beginning at 5:30 p.m. Cost is \$18 per person with a cash bar. The attire is business casual.

PLACE: The Champions Club located at
13800 Eagle Run Drive in Omaha NE

TIME: 5:30-6:30 p.m. Cocktails and Hors d'oeuvres
6:30-7:30 p.m. Installation of Officers and Directors

COST: \$18.00 per person

Reservation Form

Please fill out all information below:

Name

Guest

Address

City, State, ZIP

Telephone

PLEASE INDICATE METHOD OF PAYMENT (at \$18.00 per person):

____ Check enclosed (please make checks payable to OABR)

____ Charge my account: ____ VISA ____ Master Card ____ Discover ____ AmEx

Card Number

Exp. Date

Billing Address

Signature

Reservation deadline is 5:00 p.m., Friday, September 10, 2010. No cancellations after Friday, September 10, 2010

Please return reservation form to:

Omaha Area Board of REALTORS® • Attn: Donna Shipley • 11830 Nicholas St, Omaha, NE 68154
Fax: 402-493-7189

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:

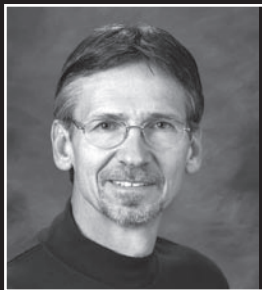
"Increase diversity awareness activities, connect different people and help break down the 'you live in that part of Omaha so you're that type of person' stereotypes."

"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's Equal Opportunity Cultural Diversity Task Force serves the community by providing scholarships to enable people of Black, Hispanic, Asian, Pacific Islander or American Indian, or people of racial or ethnic heritage that are under-represented in relation to the demographic population of the Omaha area, to pursue a goal of becoming a REALTOR®. Thank you for helping by referring candidates and for helping with community outreach, and mentoring!

Bobbi Schoettle, Chair
OABR® Equal Opportunity Cultural
Diversity Task Force



Steve Vacha
President



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- **Fully Insured**
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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.
- **Invested**
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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Open to the First 36 Teams of 4 Registrants

Dress for the Occasion!! Come in your Hawaiian Shirts and Grass Skirts!!!

When: Wednesday, September 15, 2010

Where: Pacific Springs Putt-Putt Course
16810 Harney St., Omaha, NE

Shotgun Start 1:00 PM and 3:00 PM

This event is free to OABR Members with a canned food or monetary donation for the Food Bank for the Heartland.

Join us @ the Prestige Lounge, 810 S. 169th St.,
overlooking Pacific Springs Golf Course
for Drinks and Festivities after your round is done.



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NP Dodge Builder Services is here to further the potential of builders and their agents. This department offers unique resources that support new construction, including land development, lot sales, & our "Lot Locator" Program. In addition, we actively work to match builders with NP Dodge Sales personnel that match their business model.
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Where Do Your NAR Membership Dues Go?

(reprinted from the National Association of REALTORS®)

Ever wonder where your NAR dues go and just what exactly they get you? The answer is – a lot! As an NAR member, you receive incredible business benefits, as well as the support and guidance of more than one million other real estate professionals and world-class staff, all focused on helping you succeed.

NAR makes sure that your membership dollars work for you in many ways, particularly in the following key areas:

- Advocating for issues that matter to REALTORS®
- Economic and market research
- Helping REALTORS® understand their industry and improve their business
- Helping the public understand the value of working with a REALTOR®

- Supporting REALTORS® at the state and local level

In fact, in comparison to other large trade associations and groups, NAR membership dues are quite low. Take a look at several of the largest trade groups' annual dues.

Professional Group	Annual Dues
Autoworker	\$377.00
Electrician	\$144.00
Plumber	\$449.00
Certified Public Accountant	\$200.00
Attorney	\$399.00
REALTOR®	\$80.00

For a complete breakdown showing how your membership dues are used, go to: http://www.realtor.org/about_nar/member_reference_guide/dues.

iPhone Application is Popular Download

The REALTOR.com iPhone application has had over 1.3 million downloads since it was launched in January. The consumer application allows searches based on GPS location, identifying nearby open houses and listings on a map, all with “one tap” calling to the listing agent.

The REALTOR.com iPhone application can be downloaded from Apple iTunes, or go to: www.realtor.com/iphone



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- inspect system components to help prevent hardware failures and data loss
- setup automatic backups of your documents, pictures, etc. (you must supply flash drive)

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New REALTOR.com Features Free Agent Profile

A new version of the REALTOR.com website is currently in beta testing. The new site enhancements make accessing the data available on REALTOR.com® more intuitive, faster and easier with upgrades to the search functionality and mapping presentation.

Two of the key features for REALTORS® are a new “Find REALTORS®” function and free member profile pages for REALTORS® where all members will be able to:

- upload their photo
- include an “About Me” paragraph
- identify designations/certifications
- specify languages spoken, specializations
- Interface with social networking links (Facebook®, LinkedIn®, Twitter®).
- Provide listing metrics – which can be turned off/on by the agent

There is a short video and with instructions on “how to” add (or revise) your profile. Go to: <http://ow.ly/28DkC>

Site users may choose to explore the Beta version of the new site now by clicking on the link at the top of the REALTOR.com® home page. The new REALTOR.com® will be fully released later this Summer.

• • •

Outsmart Them

The enemy is your routines. Though your intentions are pure, it is your daily routines that get in the way of living your life to the absolute fullest.

Learn to outsmart them, and you’ll live an ultimate life.

— Dr. Gerald Epstein, personal advisor

• • •

When you feel dog tired at night, it could be that you have growled all day long.

— Author unknown

• • •

Don’t Mess With the Elderly

Old George was getting ready for bed when he saw that a light in the shed was on. When he opened the back door, he could see people stealing things.

He called the police who told him they were busy and just to stay in the house until an officer was available.

George hung up and waited a minute. He called back and said there was no hurry because he just shot them all.

Within minutes, six police cars, a SWAT team, a helicopter, two fire trucks and an ambulance showed up. The police caught the burglars.

One policeman called out, “I thought you said you shot them all!”

George called back, “I thought you said nobody was available!”

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Flood Insurance Update

reprinted from the National Association of REALTORS®

On July 15, 2010, the United States House of Representatives passed H.R. 5114, the Flood Insurance Reform Priorities Act of 2010, among the key elements of the bill is the extension of the National Flood Insurance Program (NFIP) to September 30, 2015. The actions of the House are an important step toward enacting meaningful reform for the Flood Insurance Program and ending the uncertainty of stop-gap measures that have been keeping the program in place. NAR has been actively seeking NFIP reform since 2008.

The bill now will move to the United States Senate where the prospects of passage are not clear.

Unless a longer term reauthorization is enacted, Congress will again have to consider another short-term extension before September 30 2010, when NFIP authority is next set to expire. Since September 2008, the House and Senate have not been able to agree on the NFIP debt reforms and thus has resorted to approving a series of short-term extensions. There have been eight such extensions so far and, twice, the NFIP authority has been allowed

to expire. NAR will continue to provide regular updates on the status of this legislation and the short-term extensions in the interim.

To Prevent Mold, Eliminate Moisture

reprinted from Pages.com

Little black spots forming near the bathroom ceiling mean you've got it: mold. Wash it off with detergent and water and dry the area completely with towels. Then have a bathroom exhaust fan installed.

To save the cost of additional wiring and switches, select a fan that goes off and on with the light switch. Because you don't spend many hours a day in the bathroom, you won't notice the difference in your electric bill.

For a problem in the basement, a dehumidifier is the answer. Have your plumber send the water it collects outside through the basement wall so you don't have to empty it frequently.

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* According to ASHI Standards

Enforcement Delay for Lead Paint Rule

Widespread concern about the ability of renovation firms to acquire certification and renovation workers to receive training as required under EPA's renovation, repair, and painting rule (RRP rule) has led the Agency to delay enforcement of the compliance deadline for these requirements. However, the Agency says it will continue to enforce the work practice requirements in the rule.

Under the RRP rule, firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, childcare facilities, and schools must be certified by EPA and must also use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices. The RRP rule, which was promulgated April 22, 2008, imposed an April 22, 2010, compliance deadline for both these requirements.

On June 18, 2010, EPA announced the following:

Until October 1, 2010, the Agency will not take enforcement action for violations of the RRP rule's firm certification requirement.

For violations of the RRP rule's renovation worker certification requirement, EPA will not enforce against individual workers if the person has applied to enroll in, or has enrolled in, no later than September 30, 2010, a certified renovator class to train contractors in practices necessary for compliance with the final rule. Renovators must complete the training by December 31, 2010.

Lead-safe work practices for which no enforcement extension is provided include: work-area containment to prevent dust and debris from leaving the work area; prohibition of open-flame burning and the use of power tools without HEPA exhaust control; and thorough clean up followed by a verification procedure to minimize exposure to lead-based paint hazards.

• • •

Life expectancy would grow by leaps and bounds if green vegetables smelled as good as bacon.

— Doug Larson, humorist



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Women's Council of REALTORS® Golf Tournament

- **August 12, 2010**
- **Pacific Springs Golf Course**
16810 Harney Street
- **Registration at 10:30am**
Shotgun start at 11:00am
- **\$65/golfer-\$260/foursome**
Dinner only-\$15
- **Includes 18 holes of 4-person**
scramble golf, cart, lunch & dinner
- **Send registration & check**
payable to:
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ServiceOne, 9335 J Street
Omaha, NE 68127 FAX# 339-8704

TEAM REGISTRATION:

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Or Brenda Stuart, ServiceOne @ 308-6319
For details and to sign up to sponsor!



eKEY for iPhone!

eKey for iPhone will soon you will be able to open Supra lockboxes.

Send an email to iphone@ekeyprofessional.com with "iPhone" in the subject line to be added to our notification list.* Supra will be sending out updates on product features, availability and more.

*Your email address will only be used to provide you with eKEY for iPhone product updates. It will not be sold or transferred.

When will eKEY for iPhone be available? [eKEY Basic](#) for iPhone will be available in late August of 2010.



The iPhone does not have Infrared, how will it work?

Supra has created an iPhone Adapter which plugs into the 30 pin dock connector. It adds Infrared to the iPhone. It is designed to hang from a key chain when not in use. When you are ready to show a house, just slide it out of its cover, and plug it into your iPhone.

How much does the Supra iPhone Adapter cost?

There is a one time fee of \$55 to purchase the iPhone adapter. To use the eKEY software there is a monthly key fee like our other keys. The monthly key fee varies by Board or MLS

How do I get eKEY for iPhone?

When the product is released, the Supra iPhone Adapter will be available for purchase directly from Supra and from the board office. After you have your adapter, you can download the software from the App Store, and get an eKEY serial number and authentication code from your Board or MLSS. Once the authorization code is entered into the software, you are ready to open lock boxes with your iPhone!

What models of iPhones will be supported?

eKEY for iPhone will run on all current models of iPhone (2G, 3G, 3Gs). It will also run on the new iPhone 4. Note that for 2G, 3G, and 3Gs devices, you must have iPhone OS 3.1.3 or above.

Is there a way to see how eKEY for iPhone works before I buy it?

Yes. There will be a demo version of the software. It will be on the App Store and it will let you check out all the eKEY Basic features. To start using it to open lock boxes you will just need to speak to your Board or MLS and get an authorization code.

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5 1/2 x 3 Football	.83	.58	.42	.35

5 1/2" x 3" Football

3 1/2" x 2"

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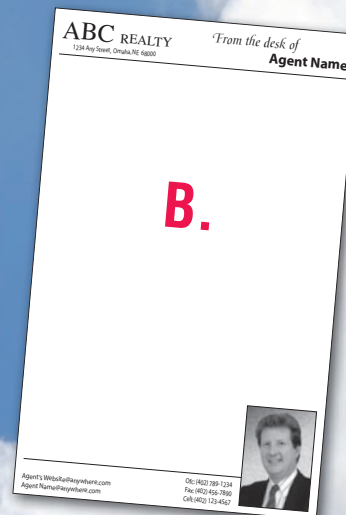
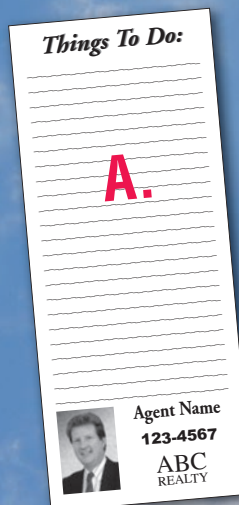
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A. 3 5/8 x 8 1/2	56.22	82.10	157.89	92.26	120.80	199.80	128.65	160.27	242.83
B. 5 1/2 x 8 1/2	65.76	101.92	201.30	100.21	139.25	241.84	139.38	181.41	289.73

Know the Code of Ethics ...

Standard of Practice 15-2

The obligation to refrain from making false or misleading statements about competitors, competitors' businesses, and competitors' business practices includes the duty to not knowingly or recklessly publish, repeat, retransmit, or republish false or misleading statements made by others. This duty applies whether false or misleading statements are repeated in person, in writing, by technological means (e.g., the Internet), or by any other means. (Adopted 1/07, Amended 1/10)

To download the Code of Ethics and Standards of Practice, go to <http://www.realtor.org/mempol-web.nsf/pages/printable2010Code>.

...

An ounce of action is worth a ton of theory.

— *Freidrich Engels, scientist, 1820-1895*

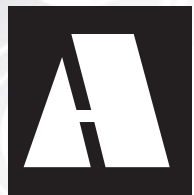
Strong Muscles = Strong Mind?

If you're in your 30s, 40s or 50s, is there anything you can do to preserve your mind now and in later years?

Most health authorities say maintaining muscle strength in your middle years and thereafter can help. Strength begins to decline when people are in their mid-20s and the decline increases as they age. After age 50, strength is reduced by about 10 percent per decade.

Exercise improves circulation, ensuring a healthy oxygen supply to the brain. Strength training, lifting dumbbells and using weight machines, can improve thinking now and even in later life.

A Canadian study published in the Archives of Internal Medicine showed that women who did once-weekly or twice-weekly strength training for a year improved thinking and conflict resolution by more than 12 percent.



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November 2010

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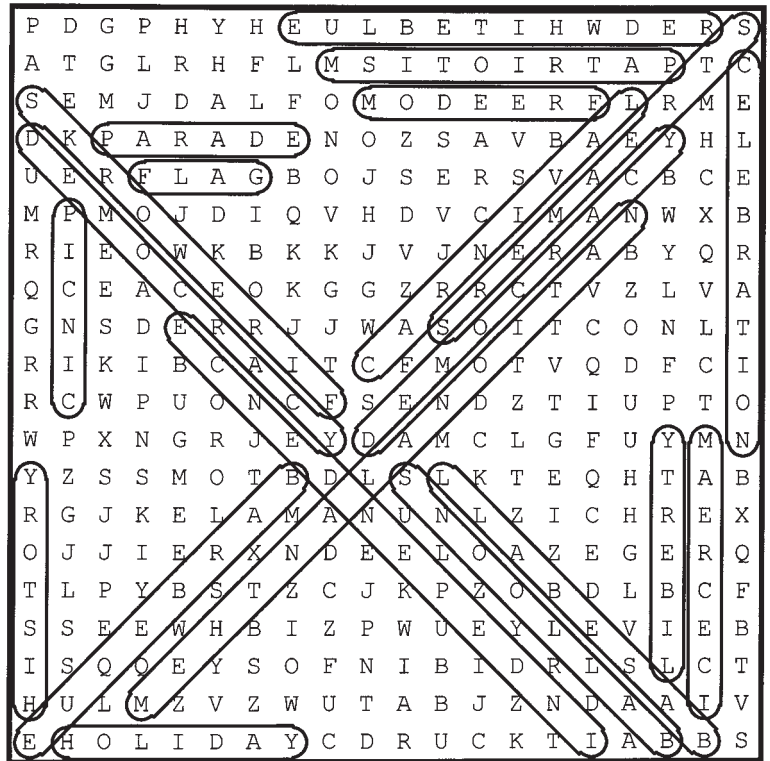
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July Word Search!!!

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* A diet that includes two cups of vegetables and two cups of fruit per day, plus three ounces of whole grain products is best for arthritis patients.

* Move. Do a stretching program to maintain joint flexibility and improve balance. Use dumb bells or elastic bands for resistance training every other day,

* Relax. Try deep-breathing exercises to reduce stress. Progressively relaxing muscles from the feet up is an effective step in pain management.

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MOBAcalendar

AUGUST 2010

FALL
Parade
HOMES
OCTOBER 3-10, 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 RSVP by phone to upcoming MOBA events 333-2000, ext. 100	2	3 9:30 am Executive Board & Finance Comm. at MOBA	4	5	6	7
8 Independence Day	9 11:00 am Membership Committee Meeting at MOBA	10 10:00 am Board of Directors at MOBA	11	12	13	14
15	16	17	18	19 Event Information, Industry, Builder & Member News, Advertising & Sponsorship Opportunities... www.moba.com!	20	21
22	23	24	25	26	27	28
29 	30	31 Do Business with a Member! Participate in this great membership opportunity and download an application today at www.moba.com!				

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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 August 15, 2010. Winner and answers will be in September 2010 Focus. Good luck!!!!

ALGEBRA**ALPHABET****ART****BLACKBOARD****CHALK****CLASSES****CRAYONS****ENGLISH****ERASER****EXAMS****FRENCH****GEOGRAPHY****GRAMMAR****GYM****HISTORY****MATH****NOTEBOOK****PAPER****PENCIL****QUIZZES****READING****SCHOOLBAG****SCIENCE****SCISSORS****SPANISH****STUDENT****TEACHER****TUTOR****WRITING**

S	M	W	S	S	C	H	K	V	I	L	V	P	F	R	E	P	A	P	E
C	W	N	R	T	E	R	C	H	I	D	I	T	D	E	P	C	C	R	M
H	F	O	C	I	U	Z	A	N	D	N	S	M	D	W	N	U	A	U	A
O	H	T	H	O	T	D	Z	Y	E	R	W	B	N	D	F	S	X	W	T
O	C	E	A	S	D	I	E	I	O	R	A	S	G	O	E	D	W	I	H
L	X	B	L	S	J	L	N	N	U	N	F	O	Y	R	E	L	Q	W	X
B	F	O	K	E	N	R	M	G	T	Q	S	H	B	D	G	E	H	G	Q
A	Y	O	L	F	Q	S	D	M	I	X	P	C	A	K	P	X	L	Q	P
G	M	K	L	V	I	S	C	G	Z	A	L	S	G	L	C	B	V	K	B
J	Y	U	Q	P	Q	R	Y	E	R	A	A	H	C	R	G	A	G	L	Y
F	G	F	R	C	J	J	T	G	S	Q	I	F	S	I	A	E	L	C	S
L	T	P	B	S	L	F	O	S	M	S	Q	P	T	D	E	M	B	B	D
J	E	D	O	M	Y	E	E	Q	T	I	A	E	Y	M	V	N	M	R	Q
S	B	A	A	A	G	S	H	O	G	N	A	H	F	R	E	Z	C	A	A
F	A	I	I	X	X	S	R	N	I	C	J	Z	W	S	K	F	X	E	R
R	H	O	R	E	I	Y	I	S	H	F	X	A	I	L	C	F	G	E	Z
A	P	P	S	L	Q	D	H	E	Q	S	Z	L	Z	J	K	B	T	R	A
V	L	E	G	G	A	B	R	T	U	T	O	R	F	T	E	N	I	D	V
R	A	N	K	E	Y	S	E	G	M	F	S	D	N	L	I	C	N	E	P
X	E	L	R	M	B	P	I	O	O	J	Z	S	R	O	S	S	I	C	S

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CONTINUING EDUCATION

Date	Title	Course #	Credit Hours	Time
Nebraska Realtors Association (800) 777-5231 www.nebraskarealestateeducation.com				
Sept 8-10	Fall Business Meeting (Lincoln)			
Oct 21-22	GRI 103: Ethics & Legal Issues (Omaha)	0203TR	12R	
	AVAILABLE ONLINE			
	GRI 101, 104 & 106			
Randall School of Real Estate: Call (402) 333-3004 www.info@randallschool.com				
Aug 17	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	3	
	Fair Housing	0282TR	3	
	Introduction to Commercial Real Estate Sales	0481T	3	
	Leasing & Managing Apartments	0069T	3	
	Property Management and Managing Risk	0029T	3	
	Questions & Answers: A License Law & Agency Overview	0604TR	3	
	Real Estate Finance Today	0337T	3	
	Red Flags - Property Inspection Guide	0280T	3	
	Risk Management	0349TR	3	
	Write It Right! Listing and Purchase Agreements	0411T	3	
R. F. Morrissey & Associates: Call 933-9033. Morrisseyrc41@msn.com				
Call for school catalog. All classes subject to a minimum of eight and maximum of 25 students.				
Oct 28	Nebraska Report Writing Update			
	(Class covers June 2010 updated Fannie Mae Appraisal-Related Policies)	C21002	7	8:00 am - 4:00 pm
Oct 29	National USPAP Update	C21001	7	8:00 am - 4:00 pm
	Bring your 2010-11 USPAP book to each class			
Metropolitan Community College: Call 457-2400 www.mcneb.ed				
REResults Coaching™ Mark T. Wehner: Call 676-0101 mark.wehner@reresultscoaching.com				
www.REResultsCoaching.com/ce				
Online Courses Available				
University of Nebraska at Omaha: Call 554-2800 unorealestate.org.				
Academy of Commercial Real Estate: Call Steve Cary 548-1874				
Larabee School of Real Estate: Please Call 402-436-3308 or 800-755-1108 larabeeschool.com.				
Online	Code of Ethics	0497R		Internet
Online	Environmental Hazards	0314R		Internet
Online	Fair Housing	0282R		Internet
Online	Life and Annuity Concepts	PL6047		Internet
Online	Life and Health Basics Training Package	PL6051		Internet
Online	Pricing and Financing Property	0187		Internet
Online	Property Casualty Basics License Training Package	PL6050		Internet
Online	Real Estate Finance	0042		Internet

Upcoming Events

August 2010

- 3, 4, 5 OABR Orientation 8:30am-4:30pm
- 11 OABR Social Events Election/Picnic 11:00am-1:00pm
- 19 OABR Education "Health Care Reform with Lee Terry"
at Regency Lodge 1:00pm-3:00pm

September 2010

- 3 Holiday, OABR Office Close at 3:00pm
- 6 Holiday, OABR Office Closed
- 7, 8, 9 OABR Orientation 8:30am-4:30pm
- 16 OABR Inaugural of 2011 President Vince Leisey,
OABR Office Close at 12:00 noon

Q&A

ASK THE HOME INSPECTOR!

• By Patrick Casey, President
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The following article is intended to provide pertinent home and building inspection information to the readers. Your input is welcome by emailing your questions to pat@hbponline.com.

Question: Wood Decksó We are going to build a new wood deck on our home. We have heard stories of people getting seriously injured from unsafe decks. How do we know our new deck will be safe?

Answer: There are construction guidelines and building codes that, if followed, will ensure your new deck will be safe to enjoy for many years. The following are the required Omaha guidelines and codes for building a deck:

- Building permits are required for all new decks and all deck replacements.
- Footing for decks must extend a minimum of 42i below grade to the bottom of the footing. The footing size will vary depending on the size of the deck; however, a 10i-12i diameter hole will generally work.
- Posts must be anchored to the footings by an approved mechanical fastener.
- Extreme care should be taken to assure the rim joist is properly fastened to the house. Generally, a 1/2i diameter bolt every 12i will be sufficient. This may vary depending on the size of the deck. Be sure that you are attaching to a solid, structurally sound material.
- A 36i minimum high guardrail is required around the deck, and a 34i to 38i high handrail is required on steps with 4 or more risers. No guardrail or handrail shall allow the passage of a 4i sphere through the rail.
- Your lumber salesman can help you with lumber sizes and spans, as well as beam sizes and post sizes.

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

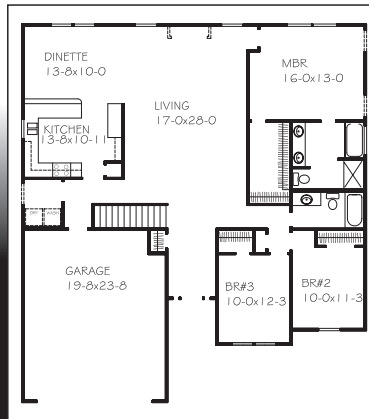


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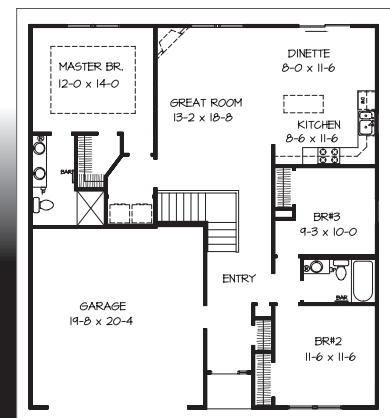


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NEW MEMBERS, CORRECTIONS & CHANGES!

NEW MEMBERS

Collins Jr, Frederick – 6212/RE/MAX Real Estate Group
 Hajek, Kevin – 100812/McGowan Real Estate Inc
 Hogan, Justin – 100812/McGowan Real Estate Inc
 Hutchings, Lisa – 24/CBSHOME Real Estate
 Kalinski, Michelle – 770/NP Dodge V LLC
 Lenagh, Ken – 5110/Real Estate Associates Inc
 Lorenzen, Matthew – 100863/RE/MAX Cornerstone Properties
 McGregor, Geoffrey – 4570/McGregor Interests Inc
 Merryweather, Jacqueline – 710/CBSHOME Real Estate
 Rathjen Jr, Keith – 803/NP Dodge VI LLC
 Sadler, Jeremy – 4570/McGregor Interests Inc
 Sanford, Heather – 7900/DEEB Realty
 Sellin, Chapin – 20/CBSHOME Real Estate
 Strohmeier, Drew – 4570/McGregor Interests Inc
 Thomas, Saro – 4300/Prudential Ambassador Real Estate
 Thomsen, Scott – 4300/Prudential Ambassador Real Estate
 Trefz, Shannen – 100374/CBSHOME Real Estate
 Weaver, Laura – 23/CBSHOME Real Estate

NEW MEMBER CANDIDATES

Barnes, Christine – 4300/Prudential Ambassador Real Estate
 Dragon, JeriBeth – 777/NP Dodge I LLC
 Echter, Lyn – 380/GTRSALES
 Larsen, Joshua – 100729/Premier One Real Estate LLC
 McGowan, Kevin – 777/NP Dodge I LLC
 Mack, Kathryn – 24/CBSHOME Real Estate
 Maldonado, Tracy – 21/CBSHOME Real Estate
 Nielsen, Tonya – 777/NP Dodge I LLC
 Packett, Elizabeth – 1880/Dundee Realty Company
 Phillips, Donna – 100374/CBSHOME Real Estate
 Stutts, Rebecca – 770/NP Dodge V LLC
 Troester, Stephanie – 4300/Prudential Ambassador Real Estate
 Turco, Frank – 4300/Prudential Ambassador Real Estate
 Turner, Tara – 4300/Prudential Ambassador Real Estate

NEW AFFILIATE CANDIDATES

Angus, John – 100879Basics & Beyond Computer Specialists
 Galloway, Tim – 9010/ AmeriSpec Home Inspection Serv
 Johnson, Roger – 100574/Thrasher Basement
 Ruskamp, Aaron – 100574/Thrasher Basement
 Spidle, Jeff – 100880/Mold Solutions

MEMBER TRANSFERS

AAsum, Tammy From 100385/Alliance Real Estate LLC To 5110/Real Estate Associates Inc
 Acker, Karen From 4300/Prudential Ambassador Real Estate To 20/CBSHOME Real Estate
 Bauml, Wayne From 777/NP Dodge I LLC To 7900/DEEB Realty
 Birkel, Brian From 7900/DEEB Realty To 4300/Prudential Ambassador Real Estate
 Brookstein, Jeffrey From 4300/Prudential Ambassador Real Estate To 7940/Expert Real Estate
 Devine, Tonya From 100752/Keller Williams Greater Omaha To 803/NP Dodge VI LLC
 Eisenman, Joyce From 22/CBSHOME Real Estate To 21/CBSHOME Real Estate
 Fickensch, Ingrid From 4300/Prudential Ambassador Real Estate To 779/NP Dodge IV LLC
 Fonda, Janice From 4300/Prudential Ambassador Real Estate To 20/CBSHOME Real Estate
 Hamre, Brenda From 777/NP Dodge I LLC To 24/CBSHOME Real Estate
 Headlee, John From 771/NP Dodge III LLC To 7900/DEEB Realty
 Jaksich, Rejean From 22/CBSHOME Real Estate To 710/CBSHOME Real Estate
 Maiwald, Susan From 24/CBSHOME Real Estate To 100740/United Country Loess Hills Realty & Auction
 Malnack, Sue From 100325/Omaha Builder To 9624/MOBA
 McCune, Susan From 21/CBSHOME Real Estate To 4300/Prudential Ambassador Real Estate
 McGowan, Scott From 100554/McGowan Real Estate To 100812/McGowan Real Estate
 Menzel, Julie From 771/NP Dodge III LLC To 7900/DEEB Realty
 Murray, Jeremy From 770/NP Dodge V LLC To 100729/Premier One Real Estate LLC
 Novy, Sheri From 3670/RE/MAX The Producers To 100729/Premier One Real Estate LLC
 Okrina, Carla From 5110/Real Estate Associates Inc To 803/NP Dodge VI LLC
 Pilypaitis, Kestutis From 4300/Prudential Ambassador Real Estate To 779/NP Dodge IV LLC
 Purchas, Richard From 710/CBSHOME Real Estate To 100697/SureMove Realty
 Rogers, Tammy From 100729/Premier One Real Estate LLC To 771/NP Dodge III LLC
 Smythe, Jody From 2910/Wells Fargo Home Mortgage To 100147/MetLife Home Loans
 Tabatabai, Beverly From 4300/Prudential Ambassador Real Estate To 777/NP Dodge I LLC
 Walker, Haley From 100554/McGowan Real Estate To 100812/McGowan Real Estate
 Wang, Tracie From 23/CBSHOME Real Estate To 100752/Keller Williams Greater Omaha
 Widhalm, Amy From 100554/McGowan Real Estate To 100812/McGowan Real Estate

Wrinkle, Amy From 100554/McGowan Real Estate To 100812/McGowan Real Estate

MEMBER REINSTATES

Bostrom, Emerson – 100639/CPM Realty
 Childs, Roy – 330/Hearthstone Homes Inc
 Glover-Pew, Laurie – 771/NP Dodge III LLC
 Palmer, Mark – 4300/Prudential Ambassador Real Estate
 Timm, Craig – 777/NP Dodge I LLC
 Walker, Michael – 7900/DEEB Realty

NEW COMPANY

#100881/J Scott Realty Partners LLC – 3925 S 147th St Ste 109, Omaha, NE, 68144
 OABR/MLS Phone: 932-3848
 Fax: 932-3844
 Designated Realtor: Jeffrey Johnson

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)

CHANGE OF DESIGNATED REALTOR

#7570/Heartland Properties Inc – Randy Carroll (Formerly Jason James)

MEMBERSHIP DELETES

Beaton, Dwight – 100374/CBSHOME Real Estate
 Birkel, Melissa – 7900/DEEB Realty
 Casson, Amanda – 771/NP Dodge III LLC
 Conroy, Marsha – 7900/DEEB Realty
 Gaver, Lary – 20/CBSHOME Real Estate
 Guinn, John – 4300/Prudential Ambassador Real Estate
 Hegarty, Erin – 4300/Prudential Ambassador Real Estate
 Hike, Stuart – 100263/CENTURY 21 Hansen Realty
 Holsapple, Kelly – 6211/RE/MAX Real Estate Group
 Lange, Richard – 21/CBSHOME Real Estate
 Mann, Sherry – 7900/DEEB Realty
 Mentzer, Marilyn – 7900/DEEB Realty
 Ogren, Daniel – 7900/DEEB Realty
 O'Malley, Pam – 7900/DEEB Realty
 Ottens, Molly – 4300/Prudential Ambassador Real Estate
 Petersen, Shari – 770/NP Dodge V LLC
 Petsche, Edward – 803/NP Dodge VI LLC
 Robertson, Dawna – 4300/Prudential Ambassador Real Estate
 Rowe, Christian – 7900/DEEB Realty
 Samway, Carol – 6620/PJ Morgan Real Estate
 Shafer, Clinton – 280/WHY USA Geschwender Real Estate
 Switzer, Douglas – 7900/DEEB Realty
 Wence, Erin – 8910/Cookston Realty

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CALENDAR OF EVENTS FOR AUGUST 2010

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 Affiliates 9:00 am-1:30 pm at OABR New Member Orientation 8:30 am-4:00 pm at OABR	4 New Member Orientation 8:30 am-4:00 pm at OABR	5 Education Committee 10:00-11:00 am at OABR Advanced Paragon Training 12:30-2:00 pm at OABR New Member Orientation 8:30 am-12:00 pm at OABR	6 Toastmasters 7:15-8:30 am at OABR	7
8	9	10	11 Social Events 10:00-11:00 am at OABR OABR Picnic Dessert Contest 11:00 am-1:00 pm at OABR OABR Picnic/Election 11:00 am-1:00 pm at OABR	12 WCR Golf Event 11:00 am at Pacific Springs Golf Course	13 Toastmasters 7:15-8:30 am at OABR	14
15	16 OABR Executive Comm. 9:00-10:00 am at OABR	17 MLS Executive Comm. 10:15-11:15 am at OABR	18 MLS Users Group 11:00 am at OABR	19 KIP 1:00-3:00 pm at Regency Lodge	20 Toastmasters 7:15-8:30 am at OABR WCR Executive Comm. 8:30-9:30 am at OABR	21
22	23	24 IREM 8:30-10:00 am at OABR MLS Directors 10:15-11:15 am at OABR	25 OABR Directors 9:00-10:00 am at OABR	26	27 Toastmasters 7:15-8:30 am at OABR	28
29	30	31				