



UPCOMING EVENTS

New Member Orientation

Tue, Apr 5 from 8:30 am - 4:00 pm
Wed, Apr 6 from 8:30 am - 4:00 pm
Thu, Apr 7 from 9:00 am - 12:00 pm

Affiliate Council

Tue, Apr 5 from 9:00 am - 1:30 pm

MLS Users Group

Wed, Apr 6 at 10:00 am

Education Forum

Thu, Apr 7 at 10:00 am

NRA Convention - Lincoln

Mon, Apr 11-13

YPN Advisory Board

Thu, Apr 14 at 3:00 pm

YPN at Billy Froogs West

Thu, Apr 14 from 4:00 pm - 6:00 pm

Equal Opportunity and Cultural Diversity Task Force

Tue, Apr 19 at 11:00 am

Social Events Forum

Wed, Apr 20 at 10:00 am

Governmental Affairs Committee

Wed, Apr 20 at 11:00 am

WCR Board Meeting

Thu, Apr 21 at 9:00 am

Nebraska Real Estate Commission Meeting

Thu, Apr 21 at 9:00 am, Lincoln, NE
Fri, Apr 22 at 9:00 am, Lincoln, NE

Knowledge Is Power Seminar - Understanding Covenants and SID's with Herb Freeman and Tim Young

Thu, Apr 21 from 10:00 am - 12:00 pm

GPRMLS Executive Committee

Tue, Apr 26 at 9:30 am

GPRMLS Board of Directors

Tue, Apr 26 at 10:15 am

OABR Executive Committee

Wed, Apr 27 at 9:30 am

OABR Board of Directors

Wed, Apr 27 at 10:15 am

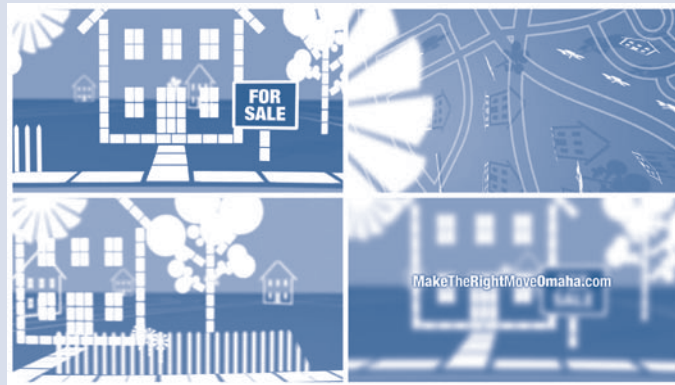
New Member Orientation

Tue, May 3 from 8:30 am - 4:00 pm
Wed, May 4 from 8:30 am - 4:00 pm
Thu, May 5 from 9:00 am - 12:00 pm

Spruce Up Omaha

Sat, May 7 from 9:00 am - 11:00 am

Make the Right Move Omaha



"It's a great time to buy." Nearly eight out of ten Americans believe that. So what is stopping them?

In December, a consumer survey of homeowners and renters living in the Omaha area was conducted on behalf of the Great Plains REALTORS® MLS, Board of Directors. The survey provided a compilation of consumer opinions about the general economic climate in Omaha; their perception of the housing market; and their reasons for not listing or buying a home. The market research quickly confirmed the public's awareness of market conditions and also showed reason for optimism going forward.

THE RESULTS

The results indicate that local consumers understand this is a great time to buy a home:

- 90% of all respondents said interest rates are low
- 80% agreed there is a large inventory of homes on the market from which to choose
- 70% believe homes are more affordable

So what is stopping them?

- Fear of losing their job and not being able to afford their home
- Uncertainty about being approved for financing
- A belief by existing homeowners that they will not realize as much equity from the sale of their home as they think they should

HONESTY IS THE BEST POLICY

The good news resulting from the research indicated there are opportunities to change the perception of an unstable national economy and depressed home values, but it must be done in an honest, educational manner. It's just not enough to say "Now's a good time to buy." The new, revised messages will be "it is a good time to buy, especially for first time home buyers who want to own a home in the future." And "it is a good time to buy if we take a page from Wall Street, buying when the market is low and riding the wave up."

As a result of this research, the MLS Board is funding a marketing and public relations campaign designed to educate potential

Continued on Page 3



Omaha Area Board of REALTORS®
 11830 Nicholas Street
 Omaha, NE 68154
 402-619-5555 tel
 402-619-5559 fax
www.OABR.com

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The Omaha Area Board of REALTORS® is pledged to the achievement of equal housing opportunity throughout the community. The Board encourages and supports a marketplace in which there are no barriers to obtaining housing because of race, color, national origin, religion, sex, handicap, or familial status.



Message from the OABR President

Dear Friends,

As you read on the front page, there is an exciting program being initiated for the benefit of all REALTORS®. Beginning April 4, we will be rolling out a new advertising and public relations campaign designed to educate local consumers about the strong Omaha economy and the rationale for making a move now.

In preparation for the campaign, local market research through public opinion polling indicated a large pool of potential customers that have considered buying or selling in the past two years but lack confidence in the economy and the home buying process.

The result is a campaign that is not a sales pitch by the Omaha Area Board of REALTORS®, but rather an honest effort to educate and inform the public about the Omaha market and the strong local economy. The campaign centers on a micro website MakeTheRightMoveOmaha.com that is supported by television, radio, electronic billboards and online advertising.

This is a campaign we can be proud of, and a message we can move forward with integrity. The campaign clearly communicates that the market went up, turned down and is now stabilizing – and showing signs of strength!

REALTORS® have the market knowledge and expertise to guide consumers through the maze of the home selling and buying process. Let's work together this spring to carry the message that Omaha's economy is on a positive path making Omaha one of the nation's sweet spots for real estate.

Vince Leisey
 2011 President



Vince Leisey
 2011 President

Special Events

- **NRA Convention - Lincoln**
 Mon, Apr 11 - Wed, Apr 13
- **YPN at Billy Froggs West**
 Thu, Apr 14 from 4:00 p.m. - 6:00 p.m.
- **Knowledge Is Power Seminar -**
 Thu, Apr 21 from 10:00 a.m. - 12:00 p.m.
- **Spruce Up Omaha**
 Sat, May 7 from 9:00 a.m. - 11:00 a.m.

Political Survival: NAR Seeking \$40 Dues Hike



Ron Phipps
2011 NAR
President

On March 20, NAR announced a bold new initiative designed to ensure that REALTORS® remain a powerful voice at all levels of government.

The NAR Board of Directors will vote on the REALTOR® Party Political Survival Initiative, and proposed dues increase, on May 14h at NAR's Midyear Meetings in Washington, D.C. Before that vote happens, we want to make sure that every member of the association understands this initiative and why we are doing it.

There is an informational page on Realtor.org that helps to explain the initiative, the dues increase, and the value to our members:

www.REALTOR.org/Topics/Political_Survival_Initiative

The fact is NAR's primary role is to protect private property rights for all Americans. The political landscape has changed, and we can no longer operate at the same level and expect the same results.

We need to work harder than ever before to elect officials at all levels of government who understand and value the policies that support private property rights. We also need to work harder to educate officials about issues that impact your states and communities. That is why the majority of the dues dollars increase will be returned directly to your state.

On behalf of the entire Leadership Team, we appreciate your support and value your feedback. I welcome your comments. Together, we can ensure that the benefits of property ownership remain in place for our children and our grandchildren.

Ron Phipps
2011 NAR President

Continued from Page 1

home buyers and sellers in the greater Omaha area as to the positive economic conditions locally and to spur a renewed interest in buying or selling real estate.

THE CAMPAIGN

The MLS Board has engaged the services of Lovgren Marketing Group to deliver a multi-media marketing and public relations campaign. It will be honest and forthright in terms of presenting the current situation and it is designed to educate and provide consumer confidence in the local economy and housing market to spur activity.

The survey indicated that 38,000 homeowners in the greater Omaha area had considered either buying or selling a home during the past two years. This is the target audience for the campaign which will utilize television, radio, internet, social media and billboards to get the message out to the public.

A campaign micro-site, MakeTheRightMoveOmaha.com is being developed where reference links and important information for potential buyers and sellers will be found. The website will link to Chamber of Commerce information, local news stories about the region's stable economy, job growth and unbiased research on financial topics to help buyers with credit information.

Television and radio spots are written to meet the concerns of potential buyers and sellers head-on, speaking to the issue of qualifying for financing and the timing of selling and buying. In each spot the question is asked, "Is now the right time for you?" The viewer or listener is then directed to "find out" and visit the website MaketheRightMoveOmaha.com.

A video will also be produced to run on the website and to be posted on YouTube which will serve as a longer, more detailed version of the television spots. "The job market is growing, especially here in the Omaha market..." "Home values are stable..." "Low prices and low interest rates mean you can buy more house for less money..." In all cases, the video points to the REALTOR® as the person who can help the buyer and seller alike through the process.

REALTOR® FOCUS

Social media will be utilized as part of the public and media relations efforts. A Twitter account and facebook page will be set up to complement traditional media. News stories will be pitched to print and broadcast outlets in the metro area.

REALTOR® TOOL BOX

It will be important for members to take advantage of the video, television and radio spots, website, Twitter and facebook accounts, to make this campaign a success. Everything produced, written or broadcast as part of this campaign is available to be used by members of the OABR. Members will be able to interact and link between social media and website platforms.

Watch for the campaign to kick off this month and run through the summer. In the greater Omaha area it really is a great time to buy a home. This multi-media campaign will help convince local consumers of that fact.

Home Ownership Matters



On March 14, the National Association of REALTORS® "Home Ownership Matters" national bus tour made a stop at the Omaha Area Board of REALTORS®. See more photos on page 19, or go to www.Photos.OmahaREALTORS.com.

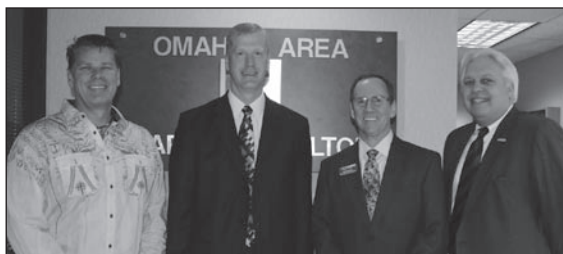
Political Advocacy



Recently Sen. Ben Nelson visited the offices of the Omaha Area Board of REALTORS® to discuss issues related to housing, finance and taxation. Picture here (from L to R) are Henry Kammandel, NAR Federal Political Coordinator; Jo Ann Grennan, 2011 RPAC Co-Chair; Sen. Nelson; Joan Nigro and Joe Gehrki, NAR Federal Political Coordinators; and Susan Rauth, Governmental Affairs Committee member



Vince Leisey, State Senator Jim Smith, Joe Gehrki, Joan Nigro, Doug Rotthaus



Vince Leisey, State Senator Chris Langemeier, Joe Gehrki, Henry Kammandel Jr.



Vince Leisey, State Senator Abbie Cornett and daughter, Joe Gehrki, Joan Nigro, Doug Rotthaus



"We were very pleased with the inspection performed by Steve at Home Standards. When we met with Steve, he was very professional. The way he explained things and the way that our inspection was presented to us, was very understandable and thorough. We left the inspection with peace of mind in knowing that Steve had inspected everything and left no surprises for us as buyers."

– Travis D. - Omaha

"Jamie and I are very excited to move in to our new home at the end of the month! You came highly recommended to us and we're very happy with our decision to use HSIS for the inspection on our new home. The report was generated very quickly and was well organized and easy to follow. What I found the most helpful was the walkthrough of the home after the inspection and our sit down to review the report. HSIS was very thorough and made sure that we knew which issues were major and which could be easily fixed. There is no doubt in my mind that I would use HSIS again for my home inspection needs."

– Kevin H. - Omaha

"Steve and his crew were professional and thorough to say the least. They worked with our shortened time horizon to have the inspection done and exceeded our expectations. We really appreciate the entire staff of Home Inspections, and expect to use them again in the future. Job well done!"

– Eric F. - Omaha



Steve Vacha
President

Office (402) 392-2020
Cell (402) 660-9988

www.HomeInspectorOmaha.com

Counting on Diversity: Census 2010 Shows Local Increase in Minority Population

The first decade of the century in Douglas County brought a population increase of almost 12%, or close to 54,000 people. That represents the largest numerical population increase for a Nebraska county this decade. Sarpy County is right behind with an increase of about 36,000/30%. Lancaster County/Lincoln is next with almost the same numerical population increase. The rural counties lag far behind and many lost population to the more urban counties.

The state-wide population increased a little over 115,000 or 6.7% during the past 10 years, which is less than the increase of the 1990-2000 decade of 8.4% or almost 133,000.

Individuals who identify themselves as non-white have increased in Douglas County over the past decade by almost 34,000 of the total 54,000 increase in population. As a percent of total population, that means Douglas County has increased the non-white population (those who identify themselves as Black/African American, Asian, or some other race) from 19% in 2000 to 24% in 2010.

In terms of ethnicity, which is considered separately from race for Decennial Census statistics, Hispanic/Latino of any race are now numbered at 58,000 in Douglas County, up from about 31,000 in 2000, a dramatic increase of 87%! In Sarpy County, Hispanic/Latino population increased from about 5,400 in 2000 to about 11,600, an increase of 6,200 or 116%! Sarpy non-white population has increased from just over 13,000 to almost 20,000, a

51% increase. Washington County numbers have increased as well, but because the numbers are lower, the increase is not as dramatic.

The OABR Equal Opportunity-Cultural Diversity Task Force has as its primary mission to attract, recruit and support/mentor new REALTORS® so that our REALTOR® community reflects the diversity of our residents.

It is clear that the diversity in our communities has increased dramatically, and our task force asks for your assistance in helping the Realtor community reflect that diversity. Please refer interested and qualified individuals to the OABR Equal Opportunity-Cultural Diversity Task Force Scholarship program. Information about qualifications and opportunities are on the OABR website. Donna Shipley at the OABR office can send application forms and schedule interviews for Scholarship Candidates. You may have your prospective candidate call her at 402-619-5551.

OABR does not keep ethnic or racial statistics on our REALTORS®. However, in every office with 100 REALTORS®, if it truly reflected our diversity, there would be 12 Black/African American, 3 Asian and 10 of other races including American Indian, Native Hawaiian, or more than one race. Looking ethnically, of that 100 there would be 11 Hispanic/Latino of any race.

Let's count on each other to make our REALTOR® community as inclusive as Greater Omaha is diverse!

Data source: www.census.gov

By Jackie McCabe, Vice-Chair Equal Opportunity-Cultural Diversity Task Force

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Submitted By: Sara Kelley
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Our Mortgage Loan Officers are committed to serving you, your buyer and our community. We're here when you need us whether it be an early morning appointment or over the weekend. We strive to serve our borrowers and agents in a knowledgeable and professional manner.

Continued on Page 7

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COMMUNITY SERVICE

Each of our 193 branch offices participates in at least one bank sponsored community activity every quarter. The West L Market location supported the OABR Social Events Forum Chili Cook-Off and Affiliates Food Drive by collecting canned food and selling personalized wall tags for \$1 each. Across our footprint, Great Western contributed over \$641,000 to causes that support the communities we serve. Let us know if we can assist with your community activity.

Making Life Great – it's our #1 goal, both as your bank and as your neighbor.

Sara Kelley
Mortgage Loan Officer
12670 L St Omaha, NE 68137
402-554-8025 Office
sara.kelley@greatwesternbank.com
402-968-6425 Cell

WCR PROGRAM LUNCHEON

The Current Omaha Real Estate Market Conditions

**Gregg Mitchell of
Mitchell and Associates**

April 14, 2011

11:45 a.m.

(Doors open at 11:15 a.m. for networking)

Champions Run

13800 Eagle Run Drive

Lunch - \$13.00 (advance payment on PayPal)

\$14.00 (pay at the door)

See You There!



AFFILIATES... A Council of the Omaha Area Board of REALTORS®

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 ATTENDING THE MARCH 2011 MEETING:

Regi Powell (President) –
Farmers Insurance/Powell Insurance
Deb Martin (President-Elect) – MetLife Home Loans
Wendy Walker (Secretary) – Omaha Title & Escrow Inc
Brenda Stuart (Treasurer) – ServiceOne Inc
Lori Bonnstetter – AmeriSpec Home Inspection Serv
Cherie Casey – The Home Buyers Protection Co
Joanne Cawley – Brickkicker Inspection Service
Tracy Connor – City-Wide Termite and Pest Control
Janet Dragon – Heartland Reva Team
Mike Howe – Mutual 1st Fed Credit Union
Cyndi Johnson – TNT Insurance Inc
PK Kopun – Metro 1st Mortgage
Josh Livingston – American Title Inc
Laura Longo – Centris Federal Credit Union
Scott Moore – Rels Title
BevVan Phillips – Home Access Solutions Inc
Mary Sladek – Farmers Insurance Group
Jody Smyth – MetLife Home Loans
Nancy Spidle – Mold Solutions
Kate Spielman – Thrasher Basement Systems Inc
Nate Watson – Continuum Financial
Carlene Zabawa – American National Bank
Dawn Zaller – Team USA Mortgage

www.OABRAffiliates.com.

UPCOMING MEETINGS:

- Tuesday, Apr. 5, 9:00 a.m.
- Tuesday, May 3, 9:00 a.m.
- Tuesday, June 7, 9:00 a.m.

All Affiliate members are welcome to attend.

YPN Networking Thursday

YPN Omaha – the local Young Professionals Network for REALTORS® – hosted their first Networking Thursday event during March. The monthly YPN event is part of the group's strategic mission to give young REALTORS® a place to get to know their colleagues and learn from one another. The connections made by YPN members is important to their careers, making it easier for young REALTORS® to work together on transactions with faces they know. The YPN Networking Thursday event takes place on the second Thursday of each month

from 4:00 – 6:00 p.m. at Billy Froggs West (8724 W. Dodge Rd.). All young professionals are invited to attend the next event on Thursday, April 14.



Omaha, NE Chapter of the OABR

YPN

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\$29,301

3-15-11

9-1-10

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A complete list of 2011 RPAC contributors is located at: www.RPAC.OmahaREALTORS.com

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- ☐ Bill Me

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Signature: _____ Print Name: _____

Contributions are not deductible for Federal 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.



OMAHA AREA BOARD
OF REALTORS®



Omaha Area Board of REALTORS® Night with the Omaha Storm Chasers

Friday, June 10, 2011
Omaha Storm Chasers vs. Oklahoma City Redhawks
Game Time 7:05 p.m.
Fireworks-Post Game!

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

MASCOT APPEARANCE: Stormy or Vortex 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® will participate in the first pitch ceremony.

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

RESERVED SEATS: Omaha Area Board of REALTORS® will have a reserved ticket on the 1st base side which is a great view for fireworks!

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

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

Please make checks payable to the Omaha Area Board of REALTORS®.

Ticket orders must be turned in by Friday, May 20, 2011.

Please call Donna Shipley at 402-619-5551/Lisa Welch at 402-619-5552 with any questions.

Spruce Up the Parks

Sponsored by:



Saturday, May 7, 2011

9 a.m. - 11 a.m.

Elmwood Park & Papillion City Park

68th & Howard St. 84th & Lincoln St.



Let's give back to the community that has given us so much!

Bring your gloves and help clean up our community ...

T-shirts and refreshments provided!

Registration required; please indicate your park preference.

Name _____ Phone _____

Email _____ Park _____

Please call or send your registration to DShiple@OABR.com, 402-619-5551 or 402-619-5559 fax

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6th Edition



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Membership Report

MARCH, 2011

NEW REALTORS®

Briggs, Sharon – Tim Tobin Real Estate
Christian Sr, Carl – NP Dodge VI LLC – 120th Pacific
Grover, Jeffrey – Prudential Ambassador Real Estate – California #101
Heine, Shane – CBSHOME Real Estate – Lakeside
Hunter, Kelly – Farnam Realty Advisors LLC
Hutson, Sandra – Prudential Ambassador Real Estate – Wahoo
Jones, Jill – NP Dodge IX LLC – Oak
Kenny, Sierra – NP Dodge VI LLC – 120th Pacific
Kraft, Erika – NP Dodge VI LLC – 120th Pacific
Marco, Jimmie – Real Estate Associates Inc
O'Bryan, Donald – CBSHOME Real Estate – Bellevue
Schulze, Kyle – NP Dodge I LLC – Pierce
Shepherd, Harold – Real Estate Associates Inc
Troupe, David – NP Dodge V LLC – 129th Dodge
Vocelka, Susan – DEEB Realty – 117th

NEW AFFILIATES

McGee, Mark – American National Bank

REALTOR® CANDIDATES

Babcock, Scott – CBSHOME Real Estate - Lakeside
Brockmann, Tracy – Home Marketing Services
Castellote, Maria – NP Dodge I LLC – Pierce
Garness, Gregory – Keller Williams Greater Omaha Village Pointe
Hauschild, Todd – Real Estate Associates Inc
Johnson, Gordon – NP Dodge VI LLC – 120th Pacific
Murdoch, Jennifer – Landmark Group
Paulin, Cary – NP Dodge I LLC – Pierce
Protzman, Dorothy – NP Dodge I LLC – Pierce

AFFILIATE CANDIDATES

Beighley, Bryan – U.S. Bank Home Mortgage
Howe, Mike – Mutual 1st Federal Credit Union
Knust, Mike – Northwest Bank
McKernan, Mary – MetLife Home Loans
Musil, Brookelynn – Cutco Closing Gifts
Wilhelm, Jeremy – The Private Mortgage Group

MEMBER TRANSFERS

Allen, Gloria From Alliance Real Estate LLC To CBSHOME Real Estate - Bellevue
Allmendinger, Laurie From Keller Williams Greater Omaha – Village Pointe To Keller Williams Greater Omaha – Giles
Armstead, Sylvester From Keller Williams Greater Omaha – Giles To RE/MAX Professionals
Bader, Brad From Keller Williams Greater Omaha To Keller Williams Greater Omaha – Village Pointe
Beebe, Susan From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Blinn, Ellen From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Bogle-Herting, Constance From CENTURY 21 Hansen Realty – Plattsmouth To CBSHOME Real Estate – Twin Creek
Bonitz, Vickie From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek

Burns, Kathleen From Prudential Ambassador Real Estate – California - #101 To Keller Williams Greater Omaha – Village Pointe
Ciaccio, Peter From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Dunn, David From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Flynn, Mary From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Francois, Eugene From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Gomez, Justin From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Gowens, Ellen From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Gruhn, Clayton From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Hagan, Ashley From Landmark Group To Prudential Ambassador Real Estate – California #101
Hamilton, Carol From Celebrity Homes Inc To Prudential Ambassador Real Estate – California #101
Hansen, John From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Herb, Ethan From Keller Williams Greater Omaha – Giles To Keller Williams Greater Omaha – Village Pointe
Hike, Leo From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Hogan, Justin From Keller Williams Greater Omaha – Giles To Keller Williams Greater Omaha – Village Pointe
Huddleston, Vicki From CENTURY 21 Hansen Realty – Plattsmouth To CBSHOME Real Estate – Twin Creek
Julsen, Michaela From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Jump, Richard From Keller Williams Greater Omaha – Giles To Keller Williams Greater Omaha – Village Pointe
Knutson, Steven From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Kosiski, Trisha From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Landolt, Kenneth From Prudential Ambassador Real Estate – California #101 To Keller Williams Greater Omaha – Village Pointe
Lewis, Robert From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Lusch, Andrea From CENTURY 21 Hansen Realty – Plattsmouth To CBSHOME Real Estate – Twin Creek
Lyon, Maximilian From CBSHOME Real Estate – 121st Pacific To Prudential Ambassador Real Estate – California #101
Martin, Deb From Northwest Bank To MetLife Home Loans
Miller, Deborah From DEEB Realty – 117th To Keller Williams Greater Omaha – Giles #2
Mikulecky, Jerry From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Morris, Jeanean From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Mueller, Mary From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Murphy, John From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Murphy, Mary From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Nash, Terry From CENTURY 21 Hansen Realty – Bellevue To NP Dodge IV LLC – Papillion
Novy, Sheri From Keller Williams Greater Omaha – Village Pointe To Keller Williams Greater Omaha – Giles
Palmerton, Ronald From RE/MAX Real Estate Group – California To Celebrity Homes Inc
Polinsky, Maria From CENTURY 21 Hansen Realty – Bellevue To NP Dodge IV LLC – Papillion
Polinsky, Steven From CENTURY 21 Hansen Realty – Bellevue To NP Dodge IV LLC – Papillion
Ritter, Dennis From First State Bank To Wells Fargo Home Mortgage
Robar, Dawn From Keller Williams Greater Omaha – Giles To Keller Williams Greater Omaha – Village Pointe
Savery, Mindy From CBSHOME Real Estate – 147th To Celebrity Homes Inc
Shepherd, Harold From Real Estate Associates Inc To NP Dodge IV LLC - Oak
Slater, Steven From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Slattery, Elizabeth From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate – Twin Creek
Smith, Dorothy From RE/MAX Real Estate Group – California To Real Estate Associates Inc
Sutton, Lisa From RE/MAX Real Estate Group – LaVista To NP Dodge III LLC – Lakeside

Thiessen, Dale From Landmark Group To Alliance Real Estate LLC
 Thompson, William From Robert Thompson Real Estate To RE/MAX Real Estate Group
 – LaVista
 Thomsen, Jane From Keller Williams Greater Omaha – Giles To Keller Williams Greater
 Omaha – Village Pointe
 Thomsen, Larain From Keller Williams Greater Omaha – Giles To Keller Williams Greater
 Omaha – Village Pointe
 Toderlo, Gina From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real Estate
 – Twin Creek
 Walker, Christine From NP Dodge I LLC – Pierce To NP Dodge VI LLC – 120th Pacific
 Wang, Tracie From Keller Williams Greater Omaha – Giles To Keller Williams Greater
 Omaha – Village Pointe
 Wheeler, Gregory From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real
 Estate – Twin Creek
 White-Hamilton, Alexander From CENTURY 21 Hansen Realty – Bellevue To
 CBSHOME Real Estate – Twin Creek
 Whitten, Cyndi From Prudential Ambassador Real Estate – California - #101 To
 CBSHOME Real Estate – 121st Pacific
 Wisniewski, Melissa From CENTURY 21 Hansen Realty – Bellevue To CBSHOME Real
 Estate – Twin Creek

REACTIVATED MEMBERS

Allen, Gloria – Alliance Real Estate
 Bolden, Linda – NP Dodge IV LLC – Papillion
 Cohn, Marc – NP Dodge I LLC – Pierce
 Cunningham, Larry – DEEB Realty – 117th
 Hartzell, Cindy – NP Dodge I LLC – Pierce
 Ladenburger, Joshua – DEEB Realty – 117th

RESIGNATIONS

Althoff, Adam – DEEB Realty – 117th
 Bennett, Timothy – Real Estate Associates Inc
 Denning, Robert – Prudential Ambassador Real Estate – California #101
 DuBois, Kimberly – RE/MAX The Producers
 Geer, Terrie – All Towns Real Estate LLC
 Jackson, Antoine – DEEB Realty – 117th
 Lofgren, Adrian – CBSHOME Real Estate – Fremont
 Lorenzen, Matthew – RE/MAX Cornerstone Properties
 McGuire, Kathryn – NP Dodge V LLC – 129th Dodge
 Paden, Isaac – Keller Williams Premier One
 Peterson, Christopher – NP Dodge VI LLC – 120th Pacific
 Prinz, Lauren – Solution Realty Inc
 Sutton, Scott – DEEB Realty – 117th
 Towns, Joseph – All Towns Real Estate LLC

NEW REALTOR® COMPANY

#100920/Double Eagle Property Management Co – P O Box 970, Bellevue, NE, 68005
 OABR/MLS Phone: 402-292-0200 Fax: 402-292-3438 Designated Realtor:
 Sherilyn Brown
 #100929/Housepad LLP – 1500 Conrad Weiser Pky, Wamelsdorf, PA, 19567
 BSG/MLS Secondary Only Phone 866-534-3726 Fax: 206-203-0286
 Designated Realtor: Ryan Gehris
 #Zachland Real Estate Inc – 1509 N 203rd St, Elkhorn, NE, 68022
 OABR/MLS Phone: 402-991-0990 Fax: 402-317-5227
 Designated Realtor: Bradley Zach

NEW BRANCH OFFICE

#100921/CBSHOME Real Estate – 3909 Twin Creek Dr, Bellevue, NE, 68123
 OABR/MLS Phone: 402-292-2100 Fax: 402-292-5356 Manager: Leo Hike
 #100921/CBSHOME Real Estate – 916 Washington Ave, Plattsmouth, NE, 68048
 OABR/MLS Phone: 402-296-3444 Fax: 402-296-3908 Manager: Leo Hike

COMPANY ADDRESS AND PHONE UPDATES

(Notify the Board office for all directory changes fax to 402-619-5559)
 Keller Williams Greater Omaha – 16909 Burke St Ste 123, Omaha, NE, 68118
 New Stream TV – 4548 S 189th St, Omaha, NE, 68135
 Stofferahn Appraisal Services – 14189 County Rd 24, Blair, NE, 68008
 Phone: 402-426-8779 Fax: 402-426-8780

*Changed your home address or e-mail address?
 E-mail the change to DPeterson@OABR.com.*

MAY ORIENTATION

- Tuesday, May 3, 8:30 a.m. to 4:00 p.m.
- Wednesday, May 4, 8:30 a.m. to 4:00 p.m.
- Thursday, May 5, 9:00 a.m. to 12:00 p.m.

Every new member attends an Orientation Program upon application for membership.

Thank you to all of the New Member Orientation coffee break sponsors...

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MEMBERSHIP STATISTICS

OABR

	Feb 2011	Feb 2010
Designated REALTOR®	218	219
Des. REALTOR® Secondary	2	4
REALTOR®	1966	2052
REALTOR®-Secondary	2	0
TOTAL	2188	2275
Institute Affiliate	73	67
Affiliate	189	188
Other	5	1
TOTAL	2455	2531

	Feb 2011	YTD
New REALTOR® Members	17	33
Reinstated REALTOR® Members	7	19
Resignations	14	46

GPRMLS

	Feb 2011	Feb 2010
Participants (Primary)	208	206
Participants (Secondary)	60	58
Subscribers (Primary)	1934	2028
Subscribers (Secondary)	175	170
Exempt	34	28
TOTAL	2411	2490

Know the Code of Ethics

Standard of Practice 3-2

To be effective, any change in compensation offered for cooperative services must be communicated to the other REALTOR® prior to the time that REALTOR® submits an offer to purchase/lease the property. (Amended 1/10)

Standard of Practice 3-3

Standard of Practice 3-2 does not preclude the listing broker and cooperating broker from entering into an agreement to change cooperative compensation. (Adopted 1/94)

To download the Code of Ethics, go to:

<http://www.realtor.org/mempolweb.nsf/pages/Code>

Japan Earthquake: How to Help

The National Association of REALTORS® has identified four charities providing relief to Japan as it struggles in the aftermath of the earthquake and tsunami.

NAR invites members to acquaint themselves with the charity efforts in by accessing NAR's summary at:

http://www.realtor.org/about_nar/japan_earthquake_relief

Personals

CONGRATULATIONS to Valerie Keeton, Jason Quick from RE/MAX The Producers and Renee Lampman from DEEB Realty who recently earned the Graduated REALTORS® Institute of Nebraska (GRI).



CONDOLENCES to Ralph Marasco with CBSHOME Real Estate on the recent loss of his mother.

CONDOLENCES to the family of H. James Grove, formerly of Grove & Company who recently passed away. Jim was OABR President in 1972.

CONDOLENCES to the family of Morris "Mace" Jabenis of Century 21 Wear Company who recently passed away.

SEND US YOUR NEWS!

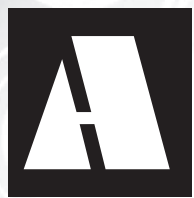
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- **REResults Coaching**

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www.REResultsCoaching.com
402-676-0101

- **Larabee School of Real Estate**

www.LarabeeSchool.com 800-755-1108

- **Nebraska REALTORS® Association**

www.NebraskaREALTORS.com 402-323-6500

April 11-12 Rookie Training/GRI 101

– Cornhusker Marriott, Lincoln
0597 (9 hrs)

- **Appraisal Institute**

www.appraisalinstitute.org 402-488-5900

April 14 Whatever Happen to Quality Assurance in
Residential Appraisal

21029 (7 hrs) 8:00 a.m. – 4:30 p.m.

- **Moore Appraisal Ed., LLC**

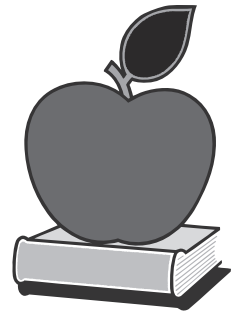
www.mooreeducation.com 402-770-8605

April 22 New Fannie Mae (UAD) Requirements for
Appraisers

C21107 (7 hrs) 8:30 a.m. – 4:30 p.m.

June 17 National USPAP Update (v.2010-11)

C21101 (7 hrs) 8:30 a.m. – 4:30 p.m.



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Q&A

ASK THE HOME INSPECTOR!

By Patrick Casey, President
The Home Buyers Protection Company

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The following article is intended to provide pertinent home and building inspection information

Question:

We have several cracks in our basement floor. Do we need to be concerned? Our home is 5 years old.

Answer:

Several factors can influence concrete and cause it to crack. Cracks in basement floors are very common and, in most cases, should not be a significant concern. A basement floor is typically 3"-4" thick concrete, and its purpose is to provide a smooth even surface (similar to a driveway or sidewalk). It is usually not a structural component of the home, and the cracks normally do not affect the foundation. It is a good idea to seal the cracks with a good quality concrete sealant, especially if you are planning on finishing the basement.

You should be concerned and consult a qualified contractor if the following occur:

- The basement floor begins to settle or heave
- The floor becomes uneven at the cracks
- Moisture or moisture staining appears at the cracks.
- Foundation wall cracks occur that are in alignment with the floor cracks

These can indicate possible foundation problems, water seepage problems, soil erosion problems or sewer problems.

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



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‘Home Ownership Matters’ Bus Tour

On March 14, the National Association of REALTORS® “Home Ownership Matters” national bus tour made a stop at the Omaha Area Board of REALTORS®. Approximately 100 people visited the Monday tailgate event that included some photo opportunities and networking with NAR staff. According to a recent NAR survey, more than three-fourths of Americans in the Central region of the U.S. — which includes Omaha — believe that buying a home is a good financial decision. More than two-thirds of those surveyed also say now is a good time to buy a home. The national bus tour hopes to highlight that message and keep the importance of home ownership at the forefront of U.S. lawmakers.



Arlene Cohen



*Mike Riedmann, Vince Leisey, Joan Nigro,
Susan Rauth, Jo Ann Grennan*



Vince Leisey, Wayne Plowman, Doug Dohse



*Helen Barsell, Josh Richardson,
Bill Swanson, Jeff Coplin*



*Back Row – James Dobey, Mike Riedmann, Doug Rotthaus,
Vince Leisey, Mark Bresley, Mark Wehner,
Robert Wiebusch, Brenda Stuart, Wayne Plowman
Front Row – Harry Morris, Larissa Dobey, Susan Rauth,
Joan Nigro, Jo Ann Grennan, Julie Hergert,
Brenda Sedivy, Sheila Kusmierski*



Julie May

Tips-N-Tricks for your ActiveKEY



Q. How do I get an update code for my expired key?

A. You can call KIMvoice at 402-619-5567, you will be asked for your key serial number and four digit pin number. The automated message will walk you through where to enter an update code on your key. This procedure can be used for both the ActiveKEY and eKey. The code will allow you to access KeyBoxes for that day. You can obtain an update code two days in a row.

Q. How can I conserve the battery on my ActiveKey?

A. Turn off showing notifications, press the on/off button on your aKey. Scroll to preferences and press enter. Press 2 and then press enter.

Supra Support
402-619-5566

KIMvoice
402-619-5567

Q. What does it mean when my ActiveKey displays, "MAXTEMP EXCEEDED SAFE MODE ON?"

A. Your key has reached a high temperature and cannot be used until it cools down. If your ActiveKey reaches a temperature of 131 degrees F, it will go into safe mode. The ActiveKey is designed to work between -4 and 131 degrees F. Do not leave the ActiveKey in a parked car as this range can be exceeded and may cause it to malfunction.



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MOBAupdate

Metro Omaha Builders Association Moves Office to Lower Level

The MOBA Building at 4141 N 156th Street has been home to the MOBA office since September 2007. Since then, many changes have taken place. First is the fact that MOBA has sold the building to a group of investors, but will remain a tenant. This reduces MOBA's overhead costs creating a more fiscally stable organization. During this process MOBA was able to lease its original office space, move to the lower level and sublease its new area as a reception hall on nights and weekends to an event management company, A View West.

What does this mean to you? MOBA has a new address at 4141 North 156th Street Suite B100, Omaha, NE 68116. Not a big difference, but we thought you should know. Other than that, we will continue to operate for the betterment of our members. MOBA will also continue to make strides in its relationships with other organizations such as the Omaha Board of Realtors, which we are a proud member of.

MOBA is currently working on a Spring Parade of Homes currently set for May 8th - 15th, and the annual MOBA Golf Outing to be held June 1st at Tiburon Golf Course. If you have an interest in either one of these events, please contact the MOBA office.

We are here to help. If you have any questions about MOBA, its membership or events, please contact JJ Morris at the MOBA office 402-333-2000 or email jjmorris@moba.com.

MOBAcalendar

March

23 OSHA Fall Protection Meeting 3:00pm
March 31-April 3 **Omaha Home Show**

April

12 Board of Directors Meeting at MOBA, 10:00am
14 General Membership Monthly Meeting
at MOBA Office Building Lower Level 6:00pm
21 Womens Council Past President's Dinner Meeting
6:00pm Cocktails and 6:30pm Dinner
22-26 MOBA Office CLOSED
April 16 & 17 **Remodel Omaha Tour**

May

May 8 - 15 **Spring Parade of Homes**

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*Thank you fellow Realtors® who have
introduced their customers to us in 2011*

Allen Berglund	Frank Tabor (2)	Les Kay	Scott Lamb
Andrea Cavanaugh	Fred Alexander	Leslie Rutter	Scott McGowan
Angie Thiel	Gary Willis	Linda Ciochon-Lichter	Scott Millard
Annali Babko	Gene Riehart	Linda Hayton	Sharon Lindstrom
Becky Gallagher(2)	George Vint	Lisa Blythe	Shawn Dolphens
Becky Johnson	Hector Martinez	Lisa McGuire - Kelly (3)	Shawn Murray
Bill Swanson	Hedy Ahlvers	Lisa Ritter	Shellie Klemke
Blake Denoyer	Helga Withem	Lisa Sleddens	Staci Mueller
Bob Pew	Janel Stoneburg	Liz Kelly	Stacy Childers
Bob Wray	Jeff Allen	Lori Martens	Steve Polinsky
Brett Haney	Jeff Cohn (2)	Lynn Daugherty	Sue Kuhl
Brian Pfeifer	Jenn Hellman	Maria Castellote	Sue Offner
Brian Trude	Jennifer Coop	Maria Polinsky	Sue Osterholm (2)
Brian Wilson	Jennifer Furlay	Marie Otis	Susan Durbin
Carla Maas	Jennifer Gatzemeyer	Marisa Cronin	Susan Hawkins
Cassidee Broadwater	Jessica Sawyer (2)	Mark Richardson (2)	Susan Vaccaro
Chad Blythe	Jim Gallagher	Mary Cohen	Tammy Nicola (2)
Charlie Concannon	im Macaitis	Mary Egger (2)	Tanya Foral
Chris Beaton	Jim Thibodeau (2)	Mary Marinkovich	Tiffany Andersen (2)
Chuck Burney	Joann Wellsandt (3)	Mary Rensch	Tish Selk
Chuck Smallwood	Joe Gehrki	Matthew Rasmussen	Todd Kasper
Cindy Robarge	Joe Temme	Mayce Bergman	Tom Friehe
Colleen LeVier	John Kraemer	Melissa Jarecke	Tracy Frans
Con McGill	John Lytle	Michael Campagna	Valerie Keeton (2)
Crystal Smith	Josh Bundren (2)	Michaela Neary (2)	Vicki Taylor
Dale Evans	Josh Coop	Michelle Jenkins	Woody Woodworth
Darla Schaff	Judy Cleveland	Michelle Stricklin	
Darryl Wikoff	Judy Walker	Mickey Martin	
Dave Anderson	Julie David (2)	Mike Jones	
Dave Paladino	Julie Hergert	Mike Story	
Debbie Newburn	Julie May (3)	Mindy Dalrymple	
Debra Rau	Justin Gomes	Mitch Scott	
Deda Myhre	Karen Jennings (2)	Pat Hoke	
Del Andresen (2)	Karen Kielan	Paul Barnett (3)	
Denise O'Connell	Karen Skinner	Peggy Richter	
Diane Evans	Karl Witt (2)	Pete Jenkins	
Dick Mikuls	Karla Dubisar	Rachel Langford	
Donna Stephens (2)	Kathryn Rauch (2)	Renae Cohn	
Donna Stevens	Kathy Sledge	Renee Lampman	
Doyle Ollis	Kelly Gitt	Ricardo Castro	
Eileen Schultz	Kelly Raynor	Rick Grover	
Erik Hoffman	Kirk Meissinger	Rod Faubion	
Ethan Brown (2)	Kurt Chase	Rusty Hike	
Felix Mitchell	Lance Cole	Scott Hankins	

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April is Fair Housing Month

E Pluribus Unum – Out of many one. This familiar slogan highlights the 43rd anniversary of the 1968 landmark Fair Housing Act. Each year, in April REALTORS® recognize the significance of this event and reconfirm our commitment to upholding fair housing law as well as our commitment to offering equal professional service to all in their search for real property.

One of the most basic rights for all Americans is having an opportunity to pursue and achieve the American dream of homeownership. The National Association of REALTORS® and its 1.3 million members understand and appreciate the joy and pride of homeownership. That is why REALTORS® work to help create an environment where everyone, regardless of race, color, religion, sex, familial status, handicap, or national origin, can understand and exercise their rights to choose where they want to live as they seek the American dream of homeownership.

The National Association of REALTORS® is firmly committed to America's policy of fair housing and believes that equal opportunity in housing is essential for the continued strength and success of America's housing market. By working with the U.S. Department of Housing and Urban Development as well as local and state fair

housing and community organizations, REALTORS® have not only helped increase awareness of the importance of open and free housing across the nation but have also utilized many important fair housing and diversity tools and resources available to REALTORS®.

This month, the National Association of REALTORS® is especially proud to work hand in hand with the National Association of Real Estate Brokers, the National Association of Hispanic Real Estate Professionals, and the Asian Real Estate Association of America to increase and protect homeownership opportunities in our diverse nation. The REALTOR® commitment to increasing minority homeownership brings our fair housing commitment to life and helps fulfill the promise of fair housing.

The REALTOR® approach to fair housing is to use these skills and this commitment to

work with families, one at a time, to achieve their dreams of homeownership. By expanding marketing efforts to reach all populations, valuing diversity, becoming experts on housing programs, and being active in our communities, REALTORS® are on the front lines in making the promise of the Fair Housing Act a reality.



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Drawing to be held at the OABR Picnic on August 10, 2011

Political contributions are not tax deductible as charitable contributions for federal and state income tax purposes.

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Word Search! Win A \$50 Gift Certificate

Circle the words in the left-hand column. OABR members locating all the words will be entered into a drawing, then one lucky winner will receive a \$50 gift certificate to Focus Printing. Send your answers by April 15, to Donna Shipley at DShipley@OABR.com, 402-619-5559 (fax), or mail to 11830 Nicholas St., Omaha, NE 68154. The winner will be published in the May FOCUS.

BUSHES

DIRT

GRAVEL

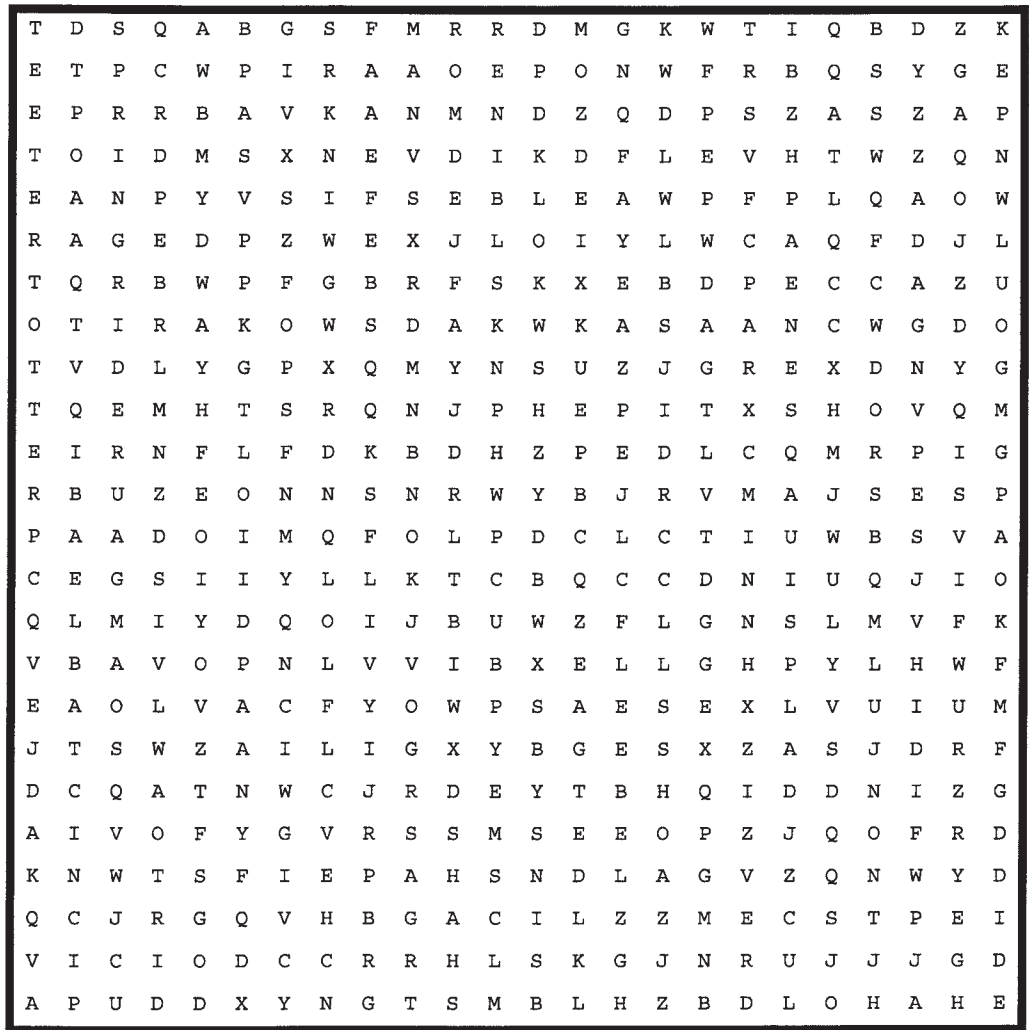
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PICNIC TABLE

SANDBOX

TEETER TOT

TREES



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BENCH
BIKES

DOGS
FAMILIES
GRASS

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of RE/MAX The Producers was the
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