

OMAHA AREA BOARD OF REALTORS®



FOCUS

Omaha Area Board of REALTORS®

www.OABR.com

September 2011

UPCOMING EVENTS

Education Forum

Thu, Sep 1 from 10:00 a.m. - 12:00 p.m.

MLS Users Group

Wed, Sep 7 at 10:00 a.m.

WCR Business Luncheon

Thu, Sep 8 at 11:45 a.m. @ Champions Run

YPN Advisory Board

Thu, Sep 8 at 3:00 p.m.

YPN Networking Thursday

Thu, Sep 8 from 4:00 p.m. - 6:00 p.m. @ Fox & Hound

New Member Orientation

Tue, Sep 13 from 8:30 a.m. - 4:00 p.m.

Wed, Sep 14 from 8:30 a.m. - 4:00 p.m.

Thu, Sep 15 from 8:30 a.m. - 12:00 p.m.

Affiliate Council

Tue, Sep 13 from 9:00 a.m. - 1:30 p.m.

Social Events Forum

Wed, Sep 14 at 10:00 a.m.

OABR Executive Committee

Wed, Sep 14 at 1:00 p.m.

Nebraska Real Estate Commission Meeting

Thu, Sep 15 at 9:00 a.m. @ Lincoln, NE

Fri, Sep 16 at 9:00 a.m. @ Lincoln, NE

WCR Board Meeting

Thu, Sep 15 at 9:00 a.m.

126th Inaugural

Thu, Sep 15 at 5:30 p.m. @ Champions Run

Nebraska REALTORS® Association - Fall Meetings

Mon, Sep 19 @ Embassy Suites

Tue, Sep 20 @ Embassy Suites

Wed, Sep 21 @ Embassy Suites

Last Day to use Paragon 4

Tue, Sep 20

Equal Opportunity and Cultural Diversity Task Force

Tue, Sep 20 at 11:00 a.m.

OABR Putt-Putt Golf Tournament

Thu, Sep 22 at 3:00 p.m. @ Pacific Springs Golf Course

GPRMLS Executive Committee

Tue, Sep 27 at 9:30 a.m.

GPRMLS Board of Directors

Tue, Sep 27 at 10:15 a.m.

OABR Executive Committee

Wed, Sep 28 at 9:30 a.m.



You are cordially invited to attend the
**126th Annual Inaugural of the
Omaha Area Board of REALTORS®**

to be held at

**The Champions Club
13800 Eagle Run Drive**

on

Thursday, September 15, 2011

5:30 p.m. Cocktails and Hors d'oeuvres

6:30 p.m. Installation

2012 President Lisa Ritter

and the officers and directors of the

**Omaha Area Board of REALTORS® and
Great Plains REALTORS® Multiple Listing Service**

Registration details on page 5

REALTORS®
Relief Foundation

REALTORS®: A Decade of Giving

Within 24 hours after the attacks of September 11, 2001 the National Association of REALTORS® had a plan and a mission: Let us resolve that no family suffering from yesterday's tragedies will be forced to lose the place they call home. NAR immediately reached out to the states most impacted by the attacks and began collecting funds to help surviving family members pay their mortgage or rent as they tried to get their lives in order.

The REALTORS® Housing Relief Fund was launched on September 12, 2001 with a \$1 million donation from the National

Continued on Page 9

NEBRASKA REALTORS® ASSOCIATION FALL MEETINGS

All REALTORS® are welcome!

September 19-21, 2011

La Vista Embassy Suites

- Committee Meetings
- Special Broker Session
- Membership Luncheon
- Educational C.E. Opportunities
- Social / hospitality event
- Inaugural Gala
(Joe Gehrki, 2012 NRA President)

To register go to:
www.NebraskaREALTORS.com



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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Deda Myhre

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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



Lisa Ritter
2012 President

Dear Friends,

I am writing my first President's letter from the edge of Lake Michigan in Chicago, where each year the National Association of REALTORS® hosts incoming local and state presidents from across the country for a 24-hour Leadership Summit. I write this with great joy, not only because of my phenomenal view of Lake Michigan and the opportunity to become informed on important real estate issues, but also because I am thrilled to be embarking on the journey of serving as President for the Omaha Area Board of REALTORS®.

As I look out onto the water, I can't help but to remember where my real estate career started. Ironically, it was right here in Chicago where I previously lived for one year and worked as a new construction sales assistant. I share my earlier experience in Chicago because of a particular memory I have traipsing through O'Hare Airport alone with our children Daniel (4 at that time) and Dylan (1 at the time), a stroller, a car seat and luggage on my way back home to Omaha specifically to sit for the Nebraska Real Estate Licensing Exam. Because the travel was a monumental effort, I knew I needed to pass the first time. I was determined. I was faith filled, lucky and also well prepared, and thankfully I passed.

Shortly after starting my real estate career in Omaha I remember witnessing Marilyn Johnson speaking at an event and learning she had served as Omaha Area Board of REALTORS® President. I respected what she had achieved in her career and decided that the position was something I would like to do. Today, again I find myself faith filled, lucky, pretty well prepared thanks to my experience with Women's Council of REALTORS®, and thankfully I am serving in a capacity I dreamt about a decade ago.

Goal Setting and Visualization are powerful. What kinds of goals are you setting? What do you envision for the future of your career, your family? As many famous leaders have said, what you think about has a tendency to come about. Believe the best. You deserve it.

Best regards,

Lisa Ritter
2012 President

Special Events

• 126th Inaugural

Thu, Sep 15 at 5:30 p.m. @ Champions Run

• Nebraska REALTORS® Association - Fall Meetings

Mon, Sep 19, Tue, Sep 20, Wed, Sep 21 @ Embassy Suites

• OABR Putt-Putt Golf Tournament

Thu, Sep 22 at 3:00 p.m. @ Pacific Springs Golf Course

FILL 'ER UP! Gas Card Winners from the

OABR Social Events Forum Annual Picnic



A Special "Thank You" to the Social Events Forum and the Affiliate Council for donating their time, to make the OABR Annual Picnic such a fun event.



Five \$100 Gas Card Winners (sponsored by the Social Events Forum)

- **Jennifer Magilton**
- **Dick Jensen**
- **Don Clees**
- **Megan Jaspers**
- **Dave Orton**



Winners of \$50 Gas Cards

- **Bill Spiecker** sponsored by Affiliate Council
- **Julie May** sponsored by Pat & Cherie Casey, The Home Buyers Protection Co.
- **Joe Vampola** sponsored by Brenda Stuart, ServiceOne Inc
- **Diane Beers** sponsored by Debbie Kalina, Radon Protection Technologies LLC
- **Danise Wylie** sponsored by Janet Dragon, Heartland Reva Team
- **Rosemarie Matza** sponsored by Lori Bonnstetter, AmeriSpec Home Inspection
- **John Peterson** sponsored by Laura Longo, Centris Federal Credit Union
- **Brent Blythe** sponsored by Deb Martin, MetLife Home Loans
- **Lisa Jansen-Bartholow** sponsored by John Angus, Basics & Beyond Computer Spec.
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- **Judi Anding** sponsored by Nancy Spidle, Mold Solutions
- **Janell Stoneburg** sponsored by Kate Spielman, Thrasher Basement Systems
- **Debbie Cage-Conkling** sponsored by Mary Sladek, Farmers Insurance Group
- **Steve Larsen** sponsored by Sara Kelley, Great Western Bank
- **Jim Andreassen** sponsored by Cyndi Johnson, TNT Insurance Inc.
- **Roger Morrissey** sponsored by Michele Ringsdorf, American National Bank
- **Annali Babko** sponsored by Brent Rasmussen, Mortgage Specialists
- **Dave Kenney** sponsored by Nathan Watson, Continuum Financial
- **Susan Steinacher** sponsored by Joanne Cawley, BrickKicker Inspection Services
- **Lindsey Krenk** sponsored by Jim Holmes, FOCUS Printing

Thank you to all the Affiliate members sponsoring the gas card giveaways.



Dusty Davidson, Omaha Entrepreneur

This month the Y.O.R.E. Pro's (Young Omaha Real Estate Professionals) hosted Dusty Davidson, co-founder of Silicon Prairie News, Brightmix, and Tripleseat, for an open discussion regarding entrepreneurship in the Midwest. The talk focused specifically on the relationship between entrepreneurship and startup companies, an important topic for young REALTORS® just starting out in the business or still in the early years of their careers.

Dusty's talk brought up many interesting points about the traditional culture in the Midwest and how hard work, conservatism, and common sensibility are the foundation of what makes the region, and specifically Omaha, such a great place to build a foundation for the future. Along with those wonderful attributes also comes a sense of humbleness and humility that often keeps the general mindset of the region from overstepping its boundaries. Dusty stated, "We [as Omahans] need to get over our pride and boast a little bit every once in a while. We don't need to be humble all the time, and what we should really be striving for is the creation of energy, buzz, and excitement." His words couldn't be more accurate in describing how we, as Omaha REALTORS®, should be boasting about our local market in relation to other regions of the country.

As the Y.O.R.E. Pro's continue to evolve, and as uncertainty in the current housing market continues to grow, it will be important for all REALTORS® (not just one group) to remember Dusty's message

about being proud of Omaha. We can create a wave of positive energy that will ensure the long-term success of the REALTOR® brand and the continued positive, successful relationship with our local communities.

David Maloy
Maloy Real Estate

Omaha, NE Chapter of the OABR

REALTOR® Magazine
Young Professionals Network
www.REALTOR.org/ypn



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Omaha Area Board of REALTORS® 126th Inaugural



REALTOR®

September 2011 ushers in the OABR leadership new year for 2012 President Lisa Ritter. The 126th Inaugural for Officers and Directors will be held at The Champions Club located at 13800 Eagle Run Drive on Thursday, September 15, 2011. All members are invited to attend.

Andy Alloway of DEEB Realty will preside as Master of Ceremonies for the evening's festivities. NRA 2011 President Pat Ohmberger 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. The attire is business casual.

PLACE: The Champions Club located at
13800 Eagle Run Drive

TIME: 5:30 p.m. Cocktails and Hors d'oeuvres
6:30 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

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Signature

Please return reservation form before September 12, 2011.
Omaha Area Board of REALTORS® • 11830 Nicholas St., Omaha, NE 68154
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Submitted By: Regi Powell
2011 Affiliate President



Affiliates, Your Trusted Resource

When you need a product or service to help you or your clients, look for an Affiliate first!

WHAT IS AN AFFILIATE?

Affiliates are dues paying members of the Omaha Area Board of REALTORS® and have supported the board since 1908. They must operate their businesses under same codes of conduct that other members do. The Affiliates mission statement is; "Promote and support the real estate community through education efforts, events and ongoing partnerships with members of the Omaha Area Board of REALTORS®." An Affiliate member is an individual who works in a complementary industry to real estate and wants to support the real estate community.

WHAT DO AFFILIATES DO?

Affiliates represent many services covering everything from home inspectors to closing gift providers. In addition to their services, they provide education opportunities and sponsor great events. A few of the big events are the Affiliates Golf tournament and Toys for Tots Bowling. Many Affiliates also support other real estate efforts by contributing to RPAC and assisting with events held by the Omaha Area Board of REALTORS®.

WHY USE AFFILIATES?

In addition to the support Affiliates provide, Affiliates of the Omaha Area Board of REALTORS® also adhere to Standards of Excellence. These "Standards of Excellence" are intended to guide Affiliate members, both individually and collectively, to maintain the highest level of professional conduct.

- AFFILIATES shall remain informed and conduct their business in accordance with all applicable laws, governmental regulations and public policies.
- AFFILIATES shall promote their business in a positive and professional manner.
- AFFILIATES shall not attempt to gain any unfair advantage over competitors by making false or misleading statements about competitors, REALTOR® Members or AFFILIATE Members.

- AFFILIATES shall respect the "Privileges and Obligations" afforded in the AFFILIATE Constitution and Bylaws and shall aspire to follow the Code of Ethics of the National Association of REALTORS®.
- AFFILIATES shall provide information, warranties, reports, data and services using professionally accepted guidelines and procedures.
- AFFILIATES share a common commitment to operate with integrity and stay current with new advances and policies that will further define them as leaders within their industry.

Continued on Page 7

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Debbie Kalina
Owner



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www.OmahaRadon.com

Continued from Page 6

HOW DO YOU FIND AN AFFILIATE?

Affiliates are easy to find and members are willing to help! Online they can be found at www.OABRAffiliates.com, or you can access their site through OABR.com home page (Affiliate logo bottom right.) Here you search by, industry, name or company. The same search options are also available in the "Yellow Pages" section of the member roster book.

Affiliates are a great compliment to Omaha Area Board of REALTORS® and its members. They are looking forward to helping you and your clients! Think Affiliates First!

Last Day to Use Paragon 4 is September 20

Beginning September 21, MLS subscribers will only be able to access Paragon 5. Paragon 4 access is being terminated by LPS, the vendor of the Paragon software as part of their normal transition to Paragon 5. Paragon 5 has a number of new features which you can access today at: www.Paragon5.GPRMLS.com. The MLS Board encourages all subscribers to begin their personal transition to the new MLS software immediately. Paragon 5 has been in service and accessible to subscribers since January.

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Brent Simmerman, ACI
President

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 JULY 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

John Angus – Basics & Beyond Computer Spec

Cherie Casey – The Home Buyers Protection Co

Joanne Cawley – Brickkicker Inspection Service

Janet Dragon – Heartland Reva Team

Cyndi Johnson – TNT Insurance Inc

Jeff Kalina – Radon Protection Tech LLC

PK Kopun – Metro 1st Mortgage

Laura Longo – Centris Federal Credit Union

Mark McGee – American National Bank

Scott Moore – Rels Title

Brent Rasmussen – Mortgage Specialists Inc

Mary Sladek – Farmers Insurance Group

Ruth Smith – Norm's Door Service

Jody Smythe – MetLife Home Loans

Nancy Spidle – Mold Solutions

Kate Spielman – Thrasher Basement Systems Inc

Johnny Stephens – Thrasher Basement Systems Inc

Alan Stoltenberg – SAC Federal Credit Union

Carlene Zabawa – American National Bank

www.OABRAffiliates.com.

UPCOMING MEETINGS:

- Tuesday, September 13, 9:00 a.m.
- Tuesday, October 4, 9:00 a.m.
- Tuesday, November 1, 9:00 a.m.

All Affiliate members are welcome to attend.

**Yes ... we're all going to party
in one BIG ... FUN ... NEW Place**

**Register Early
before lanes fill up!
Only 40 available**

AFFILIATES
a council of the
Omaha Area Board of REALTORS®

presents
**Turkey Shoot Bowling
and
Toys for Tots**
Wednesday, Nov. 2
Check-in 11:00 a.m. and
Lunch 11:30 a.m.
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Arcade **Also Available:**
Laser Tag **Go Karts**




Bowl 3 strikes in a row, your name is entered
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Knowledge is Power

Testing: Fact versus Myth



Cheryl Bowles with Joe Garcia, Fair Housing Center of Nebraska and Iowa

Joe Garcia, Director of the Fair Housing Center of Nebraska and Iowa, spoke to agents about the facts and myths of fair housing at a recent KIP program. The Fair Housing Center is responsible for all fair housing issues relating to real estate. Mr. Garcia gave examples of what his testers experience when they are out in the field. He also mentioned what types of activities are not fair housing violations, although they may not be good business. There was good audience participation and Mr. Garcia was able to answer many questions. He also showed videos of both local and national new stories about fair housing violations.

Continued from Page 1

Association of REALTORS®. Within just three months the fund paid out over \$8.5 million to 1,333 families. Now, after 10 years the fund has evolved into the REALTORS® Relief Foundation and has paid out over \$22 million to help victims of disasters, including wildfires, tornadoes, floods, and hurricanes and continues to operate as a 501(c)(3) organization established to provide housing-related assistance to victims of disasters. The National Association of REALTORS® administers the fund, meaning that 100 percent of donations go directly to the victims.

iPad Winner

Congratulations to Mark Leaders of CBSHOME Real Estate. Mark was the winner of the RPAC iPad drawing.



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- Radon and Mold Testing



2011 RPAC Contributors

CRYSTAL "R" CLUB (\$2,500+)

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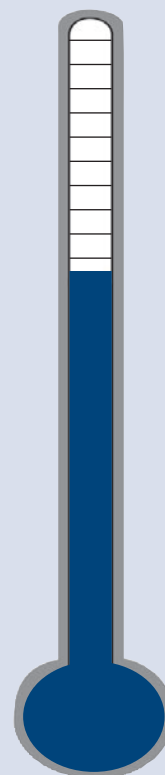
CONTRIBUTION GOAL

\$54,775

8-31-11

\$35,427

8-23-11



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MLS Update

The MLS User Group's meeting was held August 3rd. The group meets once per month to discuss MLS items that need attention or improvement.

Since the OABR calendar runs from September 1st to August 31st each year, it was time for the group to choose new leadership. Dave Faulkner from NP Dodge Real Estate was named as the group's Chairperson for 2012, and Kelly Lewis from CBS Home was named Vice-Chair. Gina Ogle of Deeb Realty, Chairperson for 2011, will remain an active, contributing member of the group.

Two improvements to listing information were also discussed. The Group voted to make "Laundry Room Level" a required field and to have "Paved Road" an additional option to lot descriptions. The first change will make it easier to narrow down properties when searching for buyers that insist on a main or second floor laundry. The second allows for acreage clients with paved access to their property to have an additional selling feature. These changes need to be approved by the MLS Board of Directors before they take effect.

Mark your calendars for Paragon 4 to be gone as of September 21st. If you're not already using Paragon 5, get started today at: www.Paragon5.GPRMLS.com. Paragon 5 has been in service and accessible to subscribers since January. Make yourself familiar with the new system now, before it could burden your business.

One of REALTORS' most important responsibilities is to protect the integrity of housing market data (the MLS) we share with the

public, and the User Group's goal is to insure that MLS maintenance is as fluid as possible. If you have ideas on how we can improve, please ask your broker or office manager to relay them to the group.

Gina Ogle
MLS Users Group Chair

Personals

CONDOLENCES to the family of Pat Hoke of CBSHOME Real Estate who recently passed away.

CONDOLENCES to the family of Dennis Meyer of Great Western Bank who recently passed away.



SEND US YOUR NEWS!

Fax: 402-619-5559 Email: DShipley@OABR.com
Phone: 402-619-5551
Mail: 11830 Nicholas St., Omaha, NE 68154.

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Social Events Forum Annual Picnic

It was a great day for the 12th Annual OABR picnic and a "GREAT" time. The Social Events Forum of the OABR hosted the annual election and picnic August 10, 2011. The picnic has close to 200 people come out and try the BBQ Park from Swine Dining which was described as scrumptious! A shout out to the Social Events Forum members and the Affiliate booth sponsors who always make this event a success!



Continuing Education



- **Appraisal Institute**

www.appraisalinstitute.org
402-488-5900

- **Larabee School of Real Estate**

www.LarabeeSchool.com
800-755-1108

- | | |
|---------|---|
| Sept 28 | Real Estate Contracts
0095R (3 hrs) 8:30 a.m. - 11:45 a.m. |
| Sept 28 | Green Building, Leases, Energy Efficiency
0702 (3 hrs) 1:00 p.m. - 4:15 p.m. |
| Oct 12 | NAR Code of Ethics
0497R (3 hrs) 8:30 a.m. - 11:45 a.m. |
| Oct 12 | License Law/Agency Review
0604R (3 hrs) 1:00 p.m. - 4:15 p.m. |

- **Moore Appraisal Ed., LLC**

www.mooreeducation.com 402-770-8605

- **Nebraska REALTORS® Association**

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- **Randall School of Real Estate**

www.RandallSchool.com 402-333-3004

- **Real Estate Resource Institute (Paul Vojchegoske)**

www.mrrealestatece.com 402-660-0395

- **REResults Coaching (Mark T. Wehner)**

www.REResultsCoaching.com
402-676-0101

- **R. F. Morrissey & Associates** 402-933-9033



Congratulations to our 2011 / 2012 "Future Leaders Scholarship Winners"



Sarah Lamphere
Daughter of Jim Lamphere
NLTA



Amanda Boothe
Daughter of Samara Boothe
Keller Williams - La Vista



Ashleigh Obrist
Daughter of Kent Obrist
Woods Bros. - Country Club

AmeriSpec Inspection Services and TNT Termite Services are pleased to announce the winners of our \$1,500 Future Leaders Scholarship Program for the 2011/12 school year. As one of your true "Partners of the Community," we believe education is the key to a successful future. Our commitment toward education is another way that we will continue to differentiate ourselves from other inspection companies in the Omaha and Lincoln metropolitan areas.

Membership Report

AUGUST, 2011

NEW REALTORS®

Abramo, Cristine – Prudential Ambassador Real Estate – California #101
Allen, Leanne – Keller Williams Greater Omaha – Village Pointe
Ayres, Brianna – CENTURY 21 Century Real Estate
Case, Timothy – NP Dodge VI LLC – 120th Pacific
Cooper, Charlotte – Midlands Real Estate
Falcone, Juanda – Prudential Ambassador Real Estate – California #101
Falcone, Sarah – Prudential Ambassador Real Estate – California #101
Heyen, Alex – CENTURY 21 Century Real Estate
Houghton, Catrina – NP Dodge IX LLC - Oak
Jacobs, Megan – Realcorp
Johnson, Rusty – Prudential Ambassador Real Estate – California #101
Mathias, Renee – Prudential Ambassador Real Estate – California #101
Mavropoulos, Dimitrios – NP Dodge III LLC – Lakeside
Post, Joseph – Keller Williams Greater Omaha – Village Pointe
Richards, Aimee – Omaha Buyers Broker LLC
Ritter, Dennis – DEEB Realty – 117th
Shapiro, Barbara – CBSHOME Real Estate – 131st Dodge

NEW AFFILIATES

Ahrendsen, Rob – PHH Mortgage
Franks, Jonathan – Amoura Productions
Thiele, Richard – Market Property Inspection
Van Geem, Jason – Amoura Productions

REALTOR® CANDIDATES

Anderson, Carly – Prudential Ambassador Real Estate – California #101
Berg, Drew – Prudential Ambassador Real Estate – California #101
Conway, Dori – Garrison Partners
Ewing, Jon – PJ Morgan Real Estate
Hageman, Ross – Condo Living Omaha
LeMaster, Karla – Prudential Ambassador Real Estate – California #101
Martin, Patricia – DEEB Realty – 117th
Monroe, Shannon – CBSHOME Real Estate – Bellevue
Mueller Stanusheck, Amanda – Prudential Ambassador Real Estate – California #101
Schultz, Wayne – Prudential Ambassador Real Estate – California #101

AFFILIATE CANDIDATES

Hughes, Bryan – Terminix Intl
Lyons, Aaron – Jerry's Basement Waterproofing
Neese, Thom – Omaha Home Photography
Riedmann, Jacy – Amoura Productions

MEMBER TRANSFERS

Anding, Mark from Prudential Ambassador Real Estate – California #101 to 1st Realty
Brown, Qiana from Hearthstone Homes Inc to CBSHOME Real Estate – Davenport
Christensen, Kellie from Prudential Ambassador Real Estate – California #101 to DEEB Realty – 117th
Coates, Joshua from Prudential Ambassador Real Estate – California #101 to Core Real Estate Solutions
Demuth, Deann from DEEB Realty – 117th to Real Estate Associates Inc
Earnest, Emily from NP Dodge VI LLC – 120th Pacific to NP Dodge IV LLC – Papillion
Estes, Patricia from CBSHOME Real Estate – 121st Pacific to Keller Williams Greater Omaha – Village Pointe
Fenton, Thomas from Nextage ASHAR Realty to Vision Casa Real Estate PC
Giles, Marnie from Keller Williams Greater Omaha – Giles to Alliance Real Estate LLC
Golden, Lyndsey from Prudential Ambassador Real Estate – California #101 to Prudential Ambassador Real Estate – California #201
Haines, Jason from DEEB Realty – 117th to Real Estate Associates Inc
Haskell, Sarah from NP Dodge VI LLC – 120th Pacific to Downing Properties Limited LLC
Kinder, Ann from Prudential Ambassador Real Estate – California #101 to PJ Morgan Real Estate
Kuhl, Sue from NP Dodge VI LLC – 120th Pacific to NP Dodge I LLC – Pierce
Lyon, Maximilian from Prudential Ambassador Real Estate – California #101 to CBSHOME Real Estate – 147th
McCaul, Brenda from NP Dodge VI LLC – 120th Pacific to NP Dodge IV LLC – Papillion
McCaul, Gayle from NP Dodge VI LLC – 120th Pacific to NP Dodge IV LLC – Papillion
Mutzenberger, Judith from Keller Williams Greater Omaha – Giles #2 to DEEB Realty - Bellevue
Neese, Thom from NP Dodge V LLC – 129th Dodge to Omaha Home Photography
Negley, Kristine from NP Dodge VI LLC – 120th Pacific to NP Dodge IV LLC – Papillion
Packett, Elizabeth from Dundee Realty Company to CENTURY 21 Century Real Estate
Paulin, Cary from NP Dodge I LLC – Pierce to Keller Williams Greater Omaha – Village Pointe
Riewer, Marc from CBSHOME Real Estate – Fremont To CBSHOME Real Estate – 147th

REACTIVATED MEMBERS

Baarsch, Sharon – P J Morgan Real Estate
Kotte, Lloyd – CENTURY 21 Century Real Estate

RESIGNATIONS

Arnold, Amanda – CBSHOME Real Estate – 147th
Bartolomei, Mark – NP Dodge VI LLC – 120th Pacific

Bellini, Matthew – NP Dodge IV LLC – Papillion
 Blaine, Edward – Prudential Ambassador Real Estate – California #101
 Bolay, Aaron – NP Dodge VI LLC – 120th Pacific
 Braun, Mark – NP Dodge IV LLC - Papillion
 Brooks, Ann – Prudential Ambassador Real Estate – California #101
 Cooper, Thomas – Alliance Real Estate LLC
 Dishong, Michelle – NP Dodge V LLC – 129th Dodge
 Heithier, Anna – Keller Williams Greater Omaha – Giles #2
 Herek, Katherine – Prudential Ambassador Real Estate – California #101
 Hoke, Patrick – CBSHOME Real Estate – 131st Dodge
 Kaelman, Lynn – CBSHOME Real Estate – Davenport
 Kenny, Sierra – NP Dodge VI LLC – 120th Pacific
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 Larsen, Joshua – Keller Williams Greater Omaha – Village Pointe
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 Mally, Karin – Keller Williams Greater Omaha - Giles
 Meester, Evan – Pest Solutions 365
 Meyer, Kevin – Prudential Ambassador Real Estate – California #101
 Montague, Karen – Keller Williams Greater Omaha – Giles
 Muller, Barbara – NP Dodge V LLC – 129th Dodge
 Mueller, Susan – NP Dodge III LLC – Fremont
 Olson, Tamera – DEEB Realty – 117th
 Prokop, Robert – Vision Home Insp Inc
 Radcliff, Juli – Neff Radcliff Hayes Appraisals
 Reed, Elizabeth – Real Estate Associates Inc
 Robb, Christopher – Prudential Ambassador Real Estate – California #101
 Scebold, Dan – NP Dodge VI LLC – 120th Pacific
 Suchy, James – NP Dodge III LLC - Lakeside
 Thomas, Saro – Prudential Ambassador Real Estate – California #101
 Tracy, Jennifer – DEEB Realty – 117th
 Wells, Susan – DEEB Realty – 117th
 Williams, Nathaniel – Real Estate Associates Inc
 Wogugu, Manfred – Alliance Real Estate LLC
 Woods, Bonnie – CBSHOME Real Estate - Davenport

NEW REALTOR® COMPANIES

#100973/1st Realty – 3828 Edna St, Omaha, NE, 68147
 OABR/MLS Phone: 402-813-8034
 Designated Realtor: Mark Anding
 #100976/Core Real Estate Solutions – 607 E 1st PO Box 435, Fremont,
 NE, 68026
 BSG/MLS Secondary Phone: 402-763-7502
 Designated Realtor: Joshua Coates

COMPANY ADDRESS AND PHONE UPDATES

(Notify the Board office for all directory changes fax to 402-619-5559)
 Heavenly Home Sales – 17031 Polk St, Omaha, NE, 68135
 Husker Pest & Termite Mgmt – 6011 N St, Omaha, NE, 68117
 RE/MAX Cornerstone Properties – 1143 S Hwy 30, Blair, NE, 68008
 Scott Real Estate – 14441 Dupont Cir, Ste 101-A, Omaha, NE, 68144
 Phone: 402-953-0092 Fax: 1-866-210-9888

COMPANY NAME CHANGE

Fontenelle Realty Inc – (Formerly Lan-Ken Realty Group Inc)

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

OCTOBER ORIENTATION

- Tuesday, October 4, 8:30 a.m. to 4:00 p.m.
- Wednesday, October 5, 8:30 a.m. to 4:00 p.m.
- Thursday, October 6, 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

	July 2011	July 2010
Designated REALTOR®	219	218
Des. REALTOR® Secondary	2	3
REALTOR®	2003	2070
REALTOR®-Secondary	1	1
TOTAL	2225	2292

Institute Affiliate	57	70
Affiliate	207	195
Other	5	4
TOTAL	2494	2561

	July 2011	YTD
New REALTOR® Members	13	150
Reinstated REALTOR® Members	3	60
Resignations	37	126

GPRMLS

	July 2011	July 2010
Participants (Primary)	208	207
Participants (Secondary)	62	59
Subscribers (Primary)	1967	2043
Subscribers (Secondary)	185	179
Exempt	35	31
TOTAL	2457	2519

Redesigned eKEY Fob

New eKEY Fob available soon!



Supra's new eKEY Fob will be available in September. You will be delighted with the next generation product design. Compared with the current fob, the new fob is 60% lighter and half the size! Battery life is also improved in this unit.

The eKEY Fob is part of the eKEY Application which enables agents to open and program standard iBoxes with their smart phones. The fob receives a Bluetooth message from an agent's smart phone and converts it into an infrared signal that can be received by Supra's iBox. To see a list of current devices www.supraekey.com and click on Certified eKey Devices.

eKEY Fob Key Features

- Smaller, lighter than its predecessor
- Half the size
- More than 60% lighter
- Longer battery life
- Uses two user replaceable coin cell batteries (batteries are included)
- Compatible with all eKEY Android and Blackberry devices

The 'New' and improved key fob will be available for \$54.95.



Grounded is Good

By Steve Vacha

Home Standards Inspection Services

Just like us electricity likes to be grounded. In fact it will always find a way back home – if it is put off its path it will find a new path. With electrical safety we are always trying to make sure we are not the new path (or conduit) that the electrical current uses. Proper grounding of the main panel and outlets is an important safety feature in our homes.

While doing inspections we sometimes find the ground for the main panel and water meter missing or not connected. This is an obvious concern. An even more common grounding issue is ungrounded three prong outlets.

Residential homes prior to the late 1960s were mostly wired with a two wire system, using a hot and a neutral wire. Electricity runs in a circular pattern, the hot wire feeds the power and the neutral returns it to its source. This two line system is still acceptable and functional in our local jurisdictions.

In the late 60s a third wire was added to residential wiring systems – the ground wire. The ground wire added another level of safety and security. If the circular pattern of the electricity was hampered (i.e. a short circuit) the ground wire would be an alternative path for the power to go, rather than into a person. Remember electricity is beyond hyperactive and, if disrupted, will find another path instantaneously.

The two prong outlets in those older homes do wear out and handyman homeowners often replace them with a three prong outlet. We have a case of false advertisement. If the house is sold the new buyer would presume these outlets are properly grounded and they would not be.

If this is found to be the case it is best to return the outlets back to two prong outlets. Again a two prong outlet is acceptable in all of our local jurisdictions. By installing the properly fitted outlet, everyone knows what they are plugging into, which can be very important. This is important for our safety and



Three Prong Outlet

the electronics we plug into the outlets.

For instance, a surge protection strip will not give any protection when plugged into an ungrounded outlet. It is suggested that several outlets be properly grounded for the electronics you wish to protect.

And finally to upgrade the safety around water sources it is recommended that GFCIs (Ground Fault Circuit Interrupters) be installed around water sources.



Steve Vacha
President



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www.HomeInspectorOmaha.com

Know the Code of Ethics

Article 7

In a transaction, REALTORS® shall not accept compensation from more than one party, even if permitted by law, without disclosure to all parties and the informed consent of the REALTOR®'s client or clients. (Amended 1/93)

Article 8

REALTORS® shall keep in a special account in an appropriate financial institution, separated from their own funds, monies coming into their possession in trust for other persons, such as escrows, trust funds, clients' monies, and other like items.

Article 9

REALTORS®, for the protection of all parties, shall assure whenever possible that all agreements related to real estate transactions including, but not limited to, listing and representation agreements, purchase contracts, and leases are in writing in clear and understandable language expressing the specific terms, conditions, obligations and commitments of the parties. A copy of each agreement shall be furnished to each party to such agreements upon their signing or initialing. (Amended 1/04)

• Standard of Practice 9-1

For the protection of all parties, REALTORS® shall use reasonable care to ensure that documents pertaining to the purchase, sale, or lease of real estate are kept current through the use of written extensions or amendments. (Amended 1/93)

• Standard of Practice 9-2

When assisting or enabling a client or customer in establishing a contractual relationship (e.g., listing and representation agreements, purchase agreements, leases, etc.) electronically, REALTORS® shall make reasonable efforts to explain the nature and disclose the specific terms

of the contractual relationship being established prior to it being agreed to by a contracting party. (Adopted 1/07)

To download the Code of Ethics and Standards of Practice, go to:
www.OABRdocs.com/code2011.pdf



Omaha Tops Kiplinger List

Based on its unemployment rate, median household income, and cost of living, among other factors, Omaha, Nebraska offers the best value to its residents among U.S. cities, Kiplinger's Personal Finance says. Here's the magazine's top six:

1. Omaha, Neb.
Unemployment rate: 4.6%
Cost-of-living index: 90.3
Median household income: \$53,457
2. Charlotte, N.C.
Unemployment rate: 10.4%
Cost of living index: 93
Median household income: \$53,168
3. Nashville, Tenn.
Unemployment rate: 8.5%
Cost of living index: 90.7
Median household income: \$51,352
4. Colorado Springs, Colo.
Unemployment rate: 9.3%
Cost-of-living index: 92.0
Median household income: \$56,576
5. Knoxville, Tenn.
Unemployment rate: 7.7%
Cost-of-living index: 89.7
Median household income: \$45,727
6. Lexington, Ky.
Unemployment rate: 7.8%
Cost-of-living index: 89.1
Median household income: \$48,158



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A Closer Look at the Changing Focus of NAR

In 2011, The Omaha Area Board of REALTORS® was the 112th-largest local REALTOR® association in the nation. The National Association of REALTORS® now includes 1,401 local associations of REALTORS® representing 1,030,000 REALTORS®. Below is a breakdown of the national REALTOR® organization in 2011:

Number of Local Associations	Local Membership Size Category	Total REALTORS® Represented
168	Under 50 REALTORS®	5,541
241	50-99	17,388
425	100-299	76,235
162	300-499	62,466
172	500-999	116,213
183	1,000-4,999	401,054
41	5,000-9,999	218,808
9	Over 10,000 REALTORS®	132,295
<u>1,401</u>		<u>1,030,000</u>

As you are aware, the National Association of REALTORS® raised its annual dues by \$40, making the total for dues and assessments \$155 for 2012. (The Nebraska REALTORS® Association raised its dues \$10, to an annual level of \$220; the Omaha Area Board of REALTORS® had no increase and remained level at \$165 for the fiscal year 2012). The \$155 total dues and assessments* for the National Association of REALTORS® breaks down as follows for 2012:

- \$35 — Public Awareness Campaign (2,000 TV and 5,000 radio spots annually, advocating for REALTORS® and homeownership)
- \$40 — New REALTOR® Party Advancement Initiative (targeting state & local real estate & homeownership advocacy)
- \$28 — Governmental and political affairs, economics & research, regulatory affairs, RPAC and public affairs
- \$18 — Second Century Initiatives – REALTORS® Property Resource (RPR), HouseLogic, Real Estate Today radio show, CommercialSource (eProperty Data)
- \$34 — All the rest of NAR's Services -- legal, communications, international policy, commercial, education, Information Central, marketing, association executives, affinity partners, business

specialties, Realtor.com oversight, wholly-owned subsidiaries, Center for REALTOR® Technology.

*As a footnote, all leadership and governance programs, including the annual NAR Convention, are supported by non-dues revenue. All dues dollars go to the advocacy programs, products and services listed above.

The National Association of REALTORS® is changing its focus. In 2007, 30 percent of the NAR budget was allocated for advocacy programs; 70 percent for all other NAR programs, products and services. Next year, in 2012, two-thirds (66%) of the budget is allocated for advocacy programs; 34 percent for all other NAR programs, products and services. A dramatic shift. In addition, over the next five years NAR expects to increase the portion of dues dollars invested directly to strengthen state and local advocacy efforts from 12 percent in 2012, to 32 percent of the total dues dollars in 2016. This effort reflects the need for REALTORS® to protect homeownership and property rights across the country.

REALTORS® Call on White House for Housing Summit

To help develop policies that will stabilize the nation's housing market and support an economic recovery, the National Association of REALTORS® has asked the White House to host a summit of policy makers, industry leaders and government stake holders focused on revitalizing the nation's housing.

"As the leading advocate for housing issues, REALTORS® know that home ownership supports our nation's economy," said NAR President Ron Phipps. "Housing and home ownership issues affect all Americans, which is why we need strong policies that will help stabilize the housing market and lead the way out of today's economic struggles."

A housing recovery is key to America's economic strength, and NAR wants to make sure that proposed legislation and regulatory rules or changes to current programs and incentives don't further exacerbate problems within fragile real estate markets across the country.

A broad discussion among all stakeholders about what needs to be done to put the housing market and economy on a path to recovery could provide valuable recommendations and solutions to promote responsible, sustainable home ownership and stabilize and revitalize the housing industry and economy.

"REALTORS® look forward to coming together and working with President Obama and his administration as well as our industry partners to design a housing recovery plan that will serve our nation, its 75 million home owners and indeed all Americans today and into the future," said Phipps.



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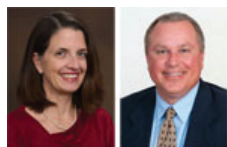
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September is REALTOR® Safety Month

NAR has designated September as REALTOR® Safety Month. Here are 3 personal and professional safety tips to share with members this fall:

PROTECT YOURSELF WHILE IN YOUR VEHICLE

REALTORS® are on-the-go all the time in their vehicles. Protect yourself from dangers like carjacking by always being aware of your surroundings, keeping your doors locked and windows rolled up, and calling police if you feel threatened.

ADD "SAFETY" TO YOUR BACK-TO-SCHOOL CHECKLIST

As kids return to school, educate them on how best to get to and from school safely. Remind them to wait for the bus in a safe place, away from traffic and the street, or walk to school with a partner.



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More and more people turn to the Internet to do their shopping, especially for the holidays. Protect your money and identity while online by protecting passwords, backing up files and knowing who to contact if something goes wrong online.

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Free Social Media and Cyber Safety Webinar

Attend a FREE Safety webinar on September 12th to inform REALTORS® how best to protect themselves in a world that's more integrated with technology:

"SOCIAL MEDIA AND CYBER SAFETY"

Monday, September 12, 10:30 a.m.

Safety expert Andrew Wooten will provide tips on how to stay safe in today's virtual world. Topics covered include how to keep data safe, and the dangers of geotags, social media and tweeting.

Register at www.REALTOR.org/SafetyWebinar

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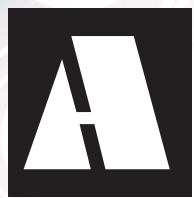


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MOBAupdate

Metro Omaha Builders Association

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

MOBA Activities Ramp Up in September

This month marks the beginning of the busy season for the Metro Omaha Builders Association. With the summer break over, MOBA Dinner Meetings start up once again with guest speakers and lots of networking. Even though to attend is \$10 per person, we are encouraging everyone to come and have a good time. We're even letting the builders in for FREE - just our way of showing some appreciation and thanks!

It's not always fun and games with the OSHA Fall Protection Phase-In period ending September 15th, we want to be sure everyone is up to code. OSHA is still scheduled to conduct their two weeks saturation blitz in west omaha residential neighborhoods after the phase-in period. If you have questions or need training please let know so we can help you and your company to become compliant.

MOBA will also be putting together some study sessions for those interested in taking the ICC Testing for Contractor Licensing. You will have until the end of February 2012 to have this completed for the City of Omaha. Be sure your company has the answers it needs. Call MOBA and see what we can do for you!

MOBAcalendar

September

- 01 State Fair Green Festival
- 05 Labor Day - MOBA Office CLOSED
- 08 MOBA Membership Dinner Meeting
6:00pm at MOBA Office Lower Level
\$10 per person / Builders FREE
RSVP Needed 402-333-2000
- 13 MOBA Board of Directors 10:00am
- 16 OSHA Fall Protection Rule Begins
- 21 Women's Council Membership Meeting
Lunch at Oak Hills CC 11:30am

visit www.MOBA.com/members
for more information

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 to the readers. Your input is welcome by emailing your questions to pat@hbponline.com.

Question: We had our new home inspected last week and our inspector said that some of our electrical outlets have reversed polarity. What is reversed polarity?

Answer: Reversed polarity on electrical outlets is a condition where the wiring to the outlets is improperly connected. They are reversed meaning the 'hot' wire is connected to the 'neutral' terminal and the 'neutral' wire is connected to the 'hot' terminal. Reversed polarity prevents the outlets from being properly grounded. This can cause an electrical shock under certain conditions and is a safety concern.

We frequently find improperly wired outlets in homes when a non-professional installs the wiring, i.e. when a homeowner does some remodeling in the home or finishes their own basement. You can easily test the outlets in your home with an inexpensive electrical tester. The tester will check for ungrounded outlets as well as reversed polarity and other improper connections.

Fortunately, correcting reversed polarity is easy and inexpensive. It is recommended that this be done by a qualified electrician to ensure the work is done properly and safely.

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



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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 September 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 October FOCUS.

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

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