

UPCOMING EVENTS

Monday Night Football - Social Event

Mon, Oct 3 at 6:30 p.m. @ DJ's Dugout

New Member Orientation

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

Wed, Oct 5 from 8:30 a.m. - 4:00 p.m.

Thu, Oct 6 from 9:00 a.m. - 12:00 p.m.

Affiliate Council

Tue, Oct 4 from 9:00 a.m. - 1:30 p.m.

MLS Users Group

Wed, Oct 5 at 10:00 a.m.

Education Forum

Thu, Oct 6 at 10:00 a.m.

Advanced Paragon 5 Training - DocCentral

Thu, Oct 6 from 1:00 p.m. - 2:30 p.m.

Equal Opportunity and Cultural Diversity Task Force

Tue, Oct 11 at 11:00 a.m.

Social Events Forum

Wed, Oct 19 at 10:00 a.m.

WCR Business Luncheon

Thu, Oct 13 at 11:45 a.m. @ Champions Run

YPN Advisory Board

Thu, Oct 13 at 3:00 p.m.

YPN Networking Thursday

Thu, Oct 13 from 4:00 p.m. - 6:00 p.m. @ Fox & Hound

Governmental Affairs Committee

Wed, Oct 19 at 11:00 a.m.

WCR Board Meeting

Thu, Oct 20 at 9:00 a.m.

Knowledge is Power - Bill Churchill Structural Engineer

Thu, Oct 20 from 10:00 a.m. - 11:30 a.m.

GPRMLS Executive Committee

Tue, Oct 25 at 9:30 a.m.

GPRMLS Board of Directors

Tue, Oct 25 at 10:15 a.m.

OABR Executive Committee

Wed, Oct 26 at 9:30 a.m.

OABR Board of Directors

Wed, Oct 26 at 10:15 a.m.

New Member Orientation

Tue, Nov 1 from 8:30 a.m. - 4:00 p.m.

Wed, Nov 2 from 8:30 a.m. - 4:00 p.m.

Thu, Nov 3 from 9:00 a.m. - 12:00 p.m.

MLS Users Group

Wed, Nov 2 at 10:00 a.m.

2012 Inaugural



The Omaha Area Board of REALTORS® kicked off the leadership new year for 2012 with the installation of directors and officers at the 126th Annual Inaugural on September 15.

Lisa Ritter presents her outlook on 2012 and outlines some objectives for the REALTOR® organization including the importance of REALTORS® advocating for homeowners and private property rights.

Above, Lisa Ritter, 2012 President, presents outgoing 2011 President, Vince Leisey, with a plaque recognizing his service to the organization. A complete roster of the 2012 leadership team is on page 2.



Aloha Omaha



The 5th Annual Hawaiian Paradise Putt Putt was a sold out event benefiting the Salvation Army's assistance with local flood victim relief. Above, Chris Beaton, Laura Longo, Keely Barton and TJ Jackson are set to tee off, while Roxanna Watson, Missy Turner, Susan Clark, and Nancy Bierman add their Hawaiian spirit. More photos on page 18.



Omaha Area Board of REALTORS®
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www.OABR.com

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Deda Myhre

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Monica Lang
Mark Leaders
Sharon Rich
Eileen Schultz
Mark Wehner

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Andy Alloway
Susan Clark
Vince Leisey
Deb Martin

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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,

Statistics. Just saying the word “statistics” can bring about emotions of fear, hesitation, and dread. Today, I want to challenge you to start thinking of statistics as a valuable resource for education, causing positive change, and an incredible display of your market knowledge.

As a REALTOR®, you are frequently being asked, “How is the market?” Often, the temptation is to comment on it, based on what’s happening with our personal real estate business. I’m here to encourage you to not let that happen from this day forward. That is, unless of course your business is off the charts awesome! Just kidding.

Seriously, in today’s uncertain economic times, consumers and the media need to hear accurate, up to date information about what’s really happening with home sales. It gives us as REALTORS® credibility and helps families make educated decisions about what is really best for their lives in terms of their real estate goals.

Do you know our Omaha Area Market statistics? If not, please get acquainted with them and put it on your calendar to review them on a monthly basis. They can easily be found by going to www.oabr.com, then selecting MLS Info, then MLS statistics. I promise you this will be worth your time.

As always best wishes for an abundant fall season!

Sincerely,

Lisa Ritter
2012 President

Special Events

- **Monday Night Football - Social Event**
Mon, Oct 3 at 6:30 p.m. @ DJ's Dugout
- **Advanced Paragon 5 Training - DocCentral**
Thu, Oct 6 from 1:00 p.m. - 2:30 p.m.
- **WCR Business Luncheon**
Thu, Oct 13 at 11:45 a.m. @ Champions Run
- **YPN Networking Thursday**
Thu, Oct 13 from 4:00 p.m. - 6:00 p.m. @ Fox & Hound
- **Knowledge is Power - Bill Churchill Structural Engineer**
Thu, Oct 20 from 10:00 a.m. - 11:30 a.m.

126th OABR Inaugural

September ushered in the Omaha Area Board of REALTORS® 2012 Leadership term and new OABR President Lisa Ritter. The 126th Inaugural was held at the Champions Club on Thursday, September 15, 2011.

Andy Alloway of DEEB Realty presided as Master of Ceremonies for the evening's festivities. Current NRA President Pat Ohlmerberger officiated the installation ceremonies. Renee Lampman served as the invocator. The installation was preceded by hors d'oeuvres and cocktails and was well attended.



Incoming 2012 President Lisa Ritter is being installed by NRA's President Pat Ohlmerberger.



Renee Lampman presenting the invocation and the pledge of allegiance.



Andy Alloway officiates as the Master of Ceremonies.



Bill Swanson was awarded 2011 Outstanding Service to OABR Award by last year's recipient Mark Leaders.



Shawn Maloy was presented the 2011 REALTOR®-of-the-Year award by 2010 winner Vince Leisey.



Regi Powell was honored with the 2011 Outstanding Affiliate award by last year's winner Cherie Casey.



Jo Ann Grennan was presented with the 2011 Distinguished Service to NRA award by 2009 recipient Carolyn Kesick.



Newly installed 2012 President Lisa Ritter posing with her family; sons Dylan (left), Daniel (right) and husband Dennis.

Real Estate Social ... and they're off!

OABR members were at the starting gates at Horsemen's Park on August 25, 2011 for the Real Estate Social. The first 100 agents received \$2 in horse bucks to bet, eat or drink. Many tried their luck on the ponies; some left as winners and many left with smiles. A drawing for three \$25 gas cards was a feature race. The winners of the trifecta were Julie May, Kit Pflaum and Gary Stoneburg. A big thank you to the Social Events Forum and the Affiliates, a council of the Omaha Area Board of REALTORS® for being sponsors and making this event a big jackpot!



**Buying or selling a home
can be stressful for you
and your clients.**

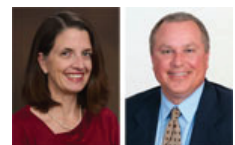
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Nebraska REALTORS® Association 2012 Inaugural



*Omaha REALTOR® Joe Gehrki and his family;
wife Karen, daughter Lauren, and son Michael
celebrate Joe's inauguration as the
Nebraska REALTORS® Association 2012 President.*



*Rob Cerveney and
Monica Lang
enjoy the
gathering before
the installation
ceremony.*



*Trudy Meyer and
Monica Humpal
mingle during the
social hour.*



Affiliates

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Turkey Shoot Bowling/Toys 4 Tots

November 2, 2011 • Sempek's Bowling • registration form in this issue

Congratulations! 2011 Affiliate of the Year

Regi Powell - Farmers Insurance/Powell Insurance



AFFILIATE
COUNCIL

Submitted By: Brenda Stuart
ServiceOne



Furnace Season Is Upon Us!

New homeowners often times don't understand how critical maintaining their furnace and air conditioning equipment is...not only to the overall efficiency, but their warranties as well. It is very important for homeowners to understand their responsibility to keep equipment properly maintained each season. ServiceOne offers a 22 point furnace inspection to all homeowners, not just warranty customers. Mention this Focus Ad during October and receive a discounted rate!

HOW DOES MAINTAINING YOUR FURNACE HELP?

It is always recommended that you have your furnace cleaned and checked every year.



If you have an older furnace, yearly service or maintenance is even more critical!

New equipment has features that can shut down the furnace when a problem is detected. Older furnaces don't have those devices. Over time, the furnace can develop small cracks in the combustion chamber or heat exchanger. These cracks may not be visible to the naked eye, but it is through these cracks that carbon monoxide can leak into your home. ServiceOne licensed HVAC technicians have the equipment needed for detection.

FURNACE TROUBLESHOOTING TIPS TO PASS ALONG!

No heat, but the fan is running.

Make sure thermostat is set at a higher temp than room temp.

No heat, and the fan is not running.

Make sure thermostat is set to "HEAT" and set at a temperature higher than room temperature.

Make sure switch on side of furnace is "ON" and fuse next to switch is good. Turn furnace switch off, wait 1 minute and turn back on.

Make sure breaker is not tripped.

Continued on Page 7

Earn 12 Credits!

Learn what makes a home energy-efficient.

Heating and Air Conditioning (#0661) \$35
Sept. 14, 8:30 a.m. - 12:00 p.m. 3 credit hours

Lighting Homes That Sell (#0662) \$35
Oct. 19, 8:30 a.m. - 12:00 p.m. 3 credit hours

Building Science (#0630) \$55
Nov. 9, 8:30 a.m. - 4:00 p.m. 6 credit hours

For details and registration, visit oppd.com



ServiceOne.com



Hundreds of ServiceOne customers visit our website to view our troubleshooting videos. The videos are detailed, informative, and save them time and money!

For a helpful video on troubleshooting your furnace, visit ServiceOne.com and click on troubleshooting furnaces or humidifiers.

Continued from Page 6

Check to see if pilot is out. (older furnaces)

Make sure the door to the furnace is latched in place.

Furnace won't shut off...

Make sure thermostat is set at a lower temperature than room temperature and fan is set to "AUTO".

If temperature keeps going up, shut off furnace switch or breaker.
IF BURNER STILL STAYS ON, TURN POWER BACK ON
AND CALL SERVICEONE.

Water around bottom...

WINTER- Probably the humidifier, turn the water valve to "OFF" to prevent further leaking until repaired.

SUMMER- Probably a condensate leak, turn off the air conditioner to prevent further leaking until repaired. (see air conditioner troubleshooting tips)

Not enough air flow...

Check for dirty filter (filters should be changed once a month)

Check for closed or obstructed registers (both cold & warm returns)

Smell gas...

Call your local gas supplier. If heavy smell, leave the home.

Continued on Page 8

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 AUGUST 2011 MEETING:

Regi Powell (President) –
Farmers Insurance/Powell Insurance
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
Janet Dragon – Heartland Reva Team
Cyndi Johnson – TNT Insurance Inc
Debbie Kalina – Radon Protection Tech LLC
PK Kopun – Metro 1st Mortgage
Laura Longo – Centris Federal Credit Union
Mark McGee – American National Bank
Brent Rasmussen – Mortgage Specialists Inc
Jacy Riedmann – Amoura Productions
Mary Sladek – Farmers Insurance Group
Jody Smythe – MetLife Home Loans
Nancy Spidle – Mold Solutions
Johnny Stephens – Thrasher Basement Systems Inc
Matt Thiel – DRI Title & Escrow
Carlene Zabawa – American National Bank
Dawn Zaller – FPF Wholesale

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**Brent Rasmussen,
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www.OABRAffiliates.com.

UPCOMING MEETINGS:

- **Tuesday, October 4, 9:00 a.m.**
- **Tuesday, November 1, 9:00 a.m.**
- **Tuesday, December 6, 9:00 a.m.**

All Affiliate members are welcome to attend.

Continued from Page 7

HUMIDIFIERS HELP YOUR HOME.

Running your home's heating system keeps you warm during the winter, but it can dry out your house. An indoor humidity level less than 30% is too dry. Such a level can dry noses and throats and cause colds; wall paneling, wood trim and hardwood flooring can shrink and cause joints to open; cracks in drywall and plaster can develop; joints in wood furniture can become loose, and pianos can go out of tune. Conversely, a home that is too wet — where the humidity is greater than 50% — can be a breeding ground for mold, rot, pests such as termites and cockroaches, and condensation. Excess humidity can produce enough condensation to stain ceilings and walls and cause flaking paint and peeling wallpaper.

The humidity levels of your home should be within the 30-50% range. Regulate the humidity in your home with the built-in meter on your humidifier or with a hygrometer from any good hardware store.

ServiceOne sells, installs and repairs humidifiers.

Call our team at 402-597-2169 with any questions or service requests.

OPERATING YOUR HUMIDIFIER

The most basic guideline is Summer OFF and Winter ON. Depending on your controls, here is chart to help you with operating your humidity control settings.

At Outside Temperature	Recommended Control Setting
-20° F	15
-10° F	20
0° F	25
+10° F	30
+20° F	35
Above 20° F	40

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John Eggenberg

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Debbie Kalina
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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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AFFILIATES
a council of the
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presents
**Turkey Shoot Bowling
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Wednesday, Nov. 2
Check-in 11:00 a.m. and
Lunch 11:30 a.m.
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Name _____	Company _____	Phone _____
Name _____	Company _____	Phone _____
Name _____	Company _____	Phone _____
Name _____	Company _____	Phone _____
Name _____	Company _____	Phone _____
Name _____	Company _____	Phone _____

Team Captain's Email: _____

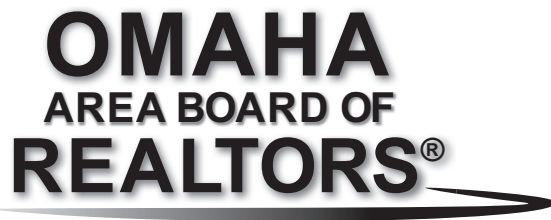
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Presents....

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SupraWEB Training

Thursday, Nov. 10, 2011



10:00 a.m.-11:00 a.m. — SupraWEB

11:00 a.m.-12:00 p.m. — eKey Smartphone

OABR Education Room — 11830 Nicholas St.

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This training is for anyone who has a Supra ActiveKey or eKey.

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Email: _____

RSVP — phone 402-619-5552, fax 402-619-5559 or email your name, company and phone number to LWelch@OABR.com.

MLS Update

The MLS User Group's meeting was held September 7th. The group meets once per month to discuss MLS items that need attention or improvement.

Two improvements to listing information were discussed. The group voted to make "Directions to Property" a required field and to remove the required status on "Block Number" and "Block Direction." The first change will make it easier to show properties. The second eliminates putting inaccurate data in listings where those fields don't apply. These changes need to be approved by the MLS Board of Directors before they take effect.

On October 5th the changes that have been approved by the MLS Board of Directors will take effect. These include additions "Other Room" names, changing PIN to parcel number, as well as the ability to add labels and descriptions to photos.

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.

Dave Faulkner
MLS Users Group Chair

Personals



CONGRATULATIONS to Beth Olson of CBSHOME Real Estate who earned the Graduate REALTORS® Institute of Nebraska (GRI) Designation.

CONDOLENCES to Susie Klug of NP Dodge Company and her family on the recent loss of her son.

SPEEDY RECOVERY WISHES to Gregg Mitchell of Mitchell & Associates who recently was in a traffic accident.

SPEEDY RECOVERY WISHES to Scott Frohm of Keller Williams Greater Omaha who recently had surgery.

SEND US YOUR NEWS!

Fax: 402-619-5559 Email: DShIPLEY@OABR.com
Phone: 402-619-5551
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We want to share in your professional and personal accomplishments, but we don't know if you don't tell us!

Q&A

ASK THE HOME INSPECTOR!

By Patrick Casey, President
The Home Buyers Protection Company
Home & Building Inspections • Radon & Mold Testing



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: With winter approaching, we want to improve the energy efficiency of our home. What areas of a home are the major sources of energy loss?

Answer: According to a study conducted by Michigan Technical University, the 5 areas of a home with the most air leaks are:

- Floors, ceilings and walls – 31%
- Air ducts – 15%
- Fireplace – 14%
- Plumbing Pipes – 13%
- Doors – 11%

The areas of the home compiling the remaining 14% are windows, exhaust vents and fans and electrical outlets.

Some of the best ways to make a home more energy efficient are to:

- Reduce the air transfer from inside the home to the attic by adding more attic insulation to R-49, and caulk/seal the ceiling penetrations around light fixtures and plumbing pipes.
- Insulate any exposed basement walls to R-18.
- Seal the joints in all accessible air ducts.
- Install and use a programmable thermostat.
- Replace worn or damaged weatherstripping around doors and window.

For more energy saving tips go to www.oppd.com.

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



(402) 334-7926

Continuing Education

- **Appraisal Institute**

www.appraisalinstitute.org
402-488-5900

- **Larabee School of Real Estate**

www.LarabeeSchool.com
800-755-1108

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.

Nov 11 Go Green Geo Thermal
0723 (3 hrs) 8:30 a.m. - 11:45 a.m.

Nov 11 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**

www.NebraskaREALTORS.com 402-323-6500

- **Randall School of Real Estate**

www.RandallSchool.com 402-333-3004

Oct 4 Do's & Don'ts of Anti-trust & RESPA
0616 (3 hrs) 8:30 a.m. - 11:45 a.m.

Oct 4 Mortgages & the Foreclosure Process
0621 (3 hrs) 1:00 p.m. - 4:15 p.m.

Oct 5 Qualifying the Buyer
0039 (3 hrs) 8:30 a.m. - 11:45 a.m.

Oct 5 Trust Accounts
0319R (3 hrs) 1:00 p.m. - 4:15 p.m.

Oct 12 Radon & Real Estate
C0023R (3 hrs) 8:30 a.m. - 11:45 a.m.

Oct 12 New Generation of Homes: Healthier &
More Energy Efficient
0630/C21119 (3 hrs) 1:00 p.m. - 4:15 p.m.

Oct 13 Tools to Help Buyers with Credit Issues
0704 (3 hrs) 8:30 a.m. - 11:45 a.m.

Oct 13 Residential Landlord/Tenant Act
0068R (3 hrs) 1:00 p.m. - 4:15 p.m.

Oct 20 Ethical Decision Making in Real Estate
0530R (3 hrs) 8:30 a.m. - 11:45 a.m.

Oct 20 Power Open Houses
0672 (3 hrs) 1:00 p.m. - 4:15 p.m.

Oct 26 Contract Law
0093R (3 hrs)
8:30 a.m. - 11:45 a.m.

Oct 26 Manage Your Risk –
Protecting Your License
0417R (3 hrs)
1:00 p.m. - 4:15 p.m.

Nov 8 Statutory Liens: Causes & Effects
0383 (3 hrs) 8:30 a.m. - 11:45 a.m.

Nov 8 Agency in Nebraska
0366R (3 hrs) 1:00 p.m. - 4:15 p.m.

Nov 9 Ethical Decision Making in Real Estate
0530R (3 hrs) 8:30 a.m. - 11:45 a.m.

Nov 9 Qualifying the Buyer
0039 (3 hrs) 1:00 p.m. - 4:15 p.m.



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

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Membership Report

AUGUST, 2011

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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

NEW AFFILIATES

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

REALTOR® CANDIDATES

Beberwyk, Cheri – NP Dodge IV LLC – Papillion
Beberwyk David – NP Dodge IV LLC - Papillion
Beninato, Nikolas – Prudential Ambassador Real Estate – California #101
Brown, Catherine – NP Dodge IV LLC – Papillion
Haeg, Jennifer – Real Estate Associates Inc
Hardy, John – NP Dodge I LLC – Pierce
Hybicki, Linda – NP Dodge IV LLC – Papillion
Konz, Kellie – DEEB Realty – 117th
Maran, Badangli – NP Dodge IX LLC – Oak
Ochs, Taylor – Prudential Ambassador Real Estate – California #101
Pope, Iris – CBSHOME Real Estate – 131st Dodge
Skartvedt, Bonnie – CBSHOME Real Estate – Lakeside
Wilson, Emily – Prudential Ambassador Real Estate – California #101

AFFILIATE CANDIDATES

Dein, Mike – MetLife Home Loans – 120th Shamrock
Greig, Bob – Radon-B-Gon
Tylkowski, Paula – Omaha title & Escrow Inc

MEMBER TRANSFERS

Andrlik, Roxanne from NP Dodge VI LLC – 120th Pacific to NP Dodge III LLC – Lakeside
Brown, Jill from Keller Williams Greater Omaha – Giles to Hearthstone Homes Inc
Brown, Mark from Celebrity Homes Inc to DEEB Realty – 117th
Bullard, Heather from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Bustamante Salgado, Placido from DEEB Realty – Twin Creek to DEEB Realty – 117th

Cage-Conkling, Deborah from CBSHOME Real Estate – 42nd to CBSHOME Real Estate – 147th
Caniglia, Michael from NP Dodge I LLC – Pierce to NP Dodge III LLC – Lakeside
Case, Timothy from NP Dodge VI LLC – 120th Pacific to DEEB Realty – 117th
Cerise, Gary from Keller Williams Premier One – Fremont to Don Peterson & Associates R E – 6th
Cohn, Jeffrey from NP Dodge I LLC – Pierce to NP Dodge III LLC – Lakeside
Cohn, Marc from NP Dodge I LLC – Pierce to NP Dodge III LLC – Lakeside
Cohn, Renae from NP Dodge I LLC – Pierce to NP Dodge III LLC - Lakeside
Coleman, Kimberly from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Daniel, Robert from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Deprez, Brian from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Deprez, Nicole from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
DeSouza, Georgette from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Dixon, Sherry from Prudential Ambassador Real Estate – California #101 to NP Dodge I LLC – Pierce
Doose, Judith from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Flott-Puls, Lynnette from NP Dodge V LLC – 129th Dodge to NP Dodge I LLC – Pierce
Frans, Tracy from DEEB Realty – Twin Creek to DEEB Realty – 117th
Friemel, Marcia from RE/MAX Real Estate Group – California to RE/MAX Real Estate Group – Giles
Granger, Troy from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Greig, Bob from Prudential Ambassador Real Estate – California #101 to Radon-B-Gon
Grosshans, Kay from NP Dodge IV LLC – Plattsmouth to NP Dodge IV LLC – Papillion
Hancock, Susan from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Hartzell, Cindy from NP Dodge I LLC – Pierce to NP Dodge III LLC - Lakeside
Haynes, William from Above The Rest Pest Solutions to TNT Termite Services
Headid, Elizabeth from Keller Williams Premier One – Fremont to Don Peterson & Associates R E – 6th
Heberly, Ginny from Prudential Ambassador Real Estate – California #101 to CBSHOME Real Estate – 121st Pacific
Henson, Sue from DEEB Realty – 117th to DEEB Realty – Twin Creek
Heyen, Alex from CENTURY 21 Century Real Estate to Keller Williams Greater Omaha – Village Pointe
Horobik, Craig from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Horvath, Dawnn from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Irish, Kelly from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Jenkins, Michael from CBSHOME Real Estate – 147th to NP Dodge I LLC – Pierce
Johnson, Gordon from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Kirwan, Kristen from NP Dodge VI LLC – 120th Pacific to NP Dodge IV LLC – Papillion
Larsen, Steven from Keller Williams Greater Omaha – Village Pointe to CBSHOME Real Estate – Davenport
Lawrence, Scott from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
Mancuso, Matthew from CENTURY 21 Wear Company to NP Dodge IX LLC – Oak
Martinez, Hector from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
May, Sandra from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge

Meisinger, Joni from NP Dodge IV LLC – Plattsmouth to NP Dodge IV LLC – Papillion
 Meisinger, Kirk from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Miller, Aaron from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Miller, Kathleen from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Mohr, Sue from Prestige Title & Escrow to SAC Federal Credit Union
 Momsen, Scott from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Osterholm, Sandra from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Ostrand, David from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Ostrand, Joan from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Pache, Diana from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Panebianco, Andrew from Omaha Home Sales to Guardian Real Estate LLC
 Perry, Conway from NP Dodge VI LLC – 120th Pacific to NP Dodge III LLC – Lakeside
 Pete, Lawrence from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Pete, Lori from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Phillips, Christopher from DEEB Realty – 117th to RE/MAX The Producers
 Rasmussen, Buck from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Rasmussen, Matthew from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Rasmussen, Pamela from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Rathjen, Keith from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Reinhart, Lynn from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Rimington, Douglas from HomeSense Realty Corporation to Prudential Ambassador Real Estate – California
 Robinson, Danielle from NP Dodge VI LLC – 120th Pacific to RE/MAX The Producers
 Ruhl, Tina from DEEB Realty – Twin Creek to DEEB Realty – 117th
 Sabin, Ann from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Sadofsky, Linda from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Sadofsky, Rodney from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Savery, Mindy from Celebrity Home Inc to CBSHOME Real Estate – 147th
 Slobotski, Joan from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Spotanski, Jerry from NP Dodge IV LLC – Plattsmouth to NP Dodge IV LLC – Papillion
 Stricklin, Michele from NP Dodge IV LLC – Papillion to NP Dodge IX LLC – Oak
 Sutton, Scott from Landmark Group to Keller Williams Greater Omaha – Village Pointe
 Thiel, Angela from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Thomas, Shari from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Vincent, Kelly from Keller Williams Greater Omaha – Giles to DEEB Realty – 117th
 Walker, Christine from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Weisbecker, Carolyn from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge
 Willey, Damian from NP Dodge VI LLC – 120th Pacific to NP Dodge V LLC – 129th Dodge

Williams, Christin from NP Dodge IV LLC – Plattsmouth to NP Dodge IV LLC – Papillion

REACTIVATED MEMBERS

Flanagan, Jamie – Keller Williams Greater Omaha – Giles
 Friend, Jacqueline – DEEB Realty – 117th
 Hansen, Scott – DEEB Realty – 117th
 Mally, Karin – RE/MAX Real Estate Group – Giles
 Martin, Jacob – CBSHOME Real Estate – 121 Pacific
 Muller, Barbara – Real Estate Associates Inc
 Wells, Susan – Prudential Ambassador Real Estate – California #101

RESIGNATIONS

Anderson, Ivan – DEEB Realty – 117th
 Bohm, Lisa – HomeFinders R E Serv LLC
 Bower, Brook – Guaranteed Clean Carpet
 Brandt, Christine – DEEB Realty – 117th
 Brennan, Terry – DEEB Realty – 117th
 Bresette, Virginia – NP Dodge V LLC – 129th Dodge
 Brooks, Kelly – Discover Real Estate Inc
 Brookstein, Jeffrey – Expert Real Estate Group LLC
 Burnett, Janneice – DEEB Realty – 117th
 Byrd, Melinda – Prudential Ambassador Real Estate – California #101
 Carlson, Connie – CBSHOME Real Estate – Lakeside
 Case, Cecil – DEEB Realty – 117th
 Cheatle, Jenny – DEEB Realty – 117th
 Cohoe, Jennifer – NP Dodge I LLC – Pierce
 Connolly, Jill – CBSHOME Real Estate – Lakeside
 Davis, Deborah – Celebrity Homes Inc
 Draucker, Brian – Prudential Ambassador Real Estate – California #101
 Eades, Gregory – NP Dodge IX LLC – Oak
 Ettesvold, Peter – WHY USA Geschwender Real Estate
 Ford, Ryan – Prudential Ambassador Real Estate – California #201
 Freeman, Aimee – NP Dodge I LLC – Pierce
 Fries, Emilee – Prudential Ambassador Real Estate – California #101
 Gatzemeyer, Jennifer – Prudential Ambassador Real Estate – California #101
 Gilroy, Christine – Keller Williams Greater Omaha – Giles
 Gorup, Mary – CBSHOME Real Estate – Davenport
 Graves, Jill – CBSHOME Real Estate – 147th
 Greig, Gary – Prudential Ambassador Real Estate – California #101
 Herink, Robert – First Omaha Realty Inc
 Horn, Michelle – DEEB Realty – 117th
 Hosking, Todd – Celebrity Homes Inc
 Houck, Amy – Keller Williams Greater Omaha – Giles
 Howe, Mike – Mutual 1st Fed Credit Union
 Illian, Casey – Prudential Ambassador Real Estate – California #101
 James, Candice – Property Source PC
 Jensen, Heather – DEEB Realty – 117th
 Jensen, Mark – DEEB Realty – 117th
 Jepsen, Kelly – Keller Williams Greater Omaha – Village Pointe
 Johnson, Donna – DEEB Realty – 117th
 Johnson, Marilyn – CBSHOME Real Estate – Lakeside
 Klinkacek, Thomas – HomeFinders R E Serv LLC
 Klug, Susan – NP Dodge V LLC – 129th Dodge
 Kubat, Michelle – CBSHOME Real Estate – Davenport
 Kuhlman, Katherine – Kami Kuhlman PC
 Kunsemiller, Patricia – CBSHOME Real Estate – Davenport
 Lipsey, Nicholas – DEEB Realty – 117th
 Livingston, Joshua – American Title Inc
 McDonald, Janice – Prudential Ambassador Real Estate – California #101
 McGowan, Scott – Keller Williams Greater Omaha – Village Pointe
 Maher, Christina – Equity Real Estate LLC
 Malnack, Sue – Home Builders Assoc of Omaha
 Manire, William – DEEB Realty – 117th

Marquiss, Donald – CBSHOME Real Estate – 147th
 Marsh, Mary Clare – Nice Lady Real Estate
 Menzel, Julie – DEEB Realty – 117th
 Meyer, Dennis – Great Western Bank
 Michalak, Paul – DEEB Realty – 117th
 Morris, Gary – DEEB Realty – 117th
 Mullenberg, Michael – Alliance Real Estate LLC
 Murphy, John – CBSHOME Real Estate – Twin Creek
 Nielsen, Tonya – NP Dodge I LLC – Pierce
 Nisi, Jack – Guardian Real Estate LLC
 Novak, Amber – Integrity R E Brokerage Inc
 Novak, Francka – NP Dodge I LLC – Pierce
 Novy, Sheri – Keller Williams Greater Omaha – Giles
 O’Leary, Peggy – CBSHOME Real Estate – Davenport
 Pachman, Howard – Prudential Ambassador Real Estate – California #101
 Richter, Edna – Richter Real Estate
 Richter, Linda – Prudential Ambassador Real Estate – California #101
 Sandoz, Glen – Prudential Ambassador Real Estate – California #101
 Schenken, Alanna – Keller Williams Greater Omaha – Giles
 Sempeck, Christine – NP Dodge III LLC - Lakeside
 Senff, Mary – DEEB Realty – 117th
 Shanahan, Cindy – NP Dodge V LLC – 129th Dodge
 Sindt, Roger – UNO Real Estate & Land Use
 Sortino, Anthony – Prudential Ambassador Real Estate – California #101
 Stevens, Jennifer – NP Dodge III LLC – Fremont
 Stone, Daysha – NP Dodge V LLC – 129th Dodge
 Stumbaugh, Mary – CBSHOME Real Estate – Davenport
 Taulborg, Angela – Keller Williams Greater Omaha – Giles
 Vachal, Eva – Keller Williams Greater Omaha - Giles
 VanGelder, John – Keller Williams Greater Omaha – Giles
 Vint, Tom – Courtesy Mortgage
 Wadginski, William – NP Dodge IX LLC – Oak
 Watson, Nathan – Continuum Financial
 Wilson, Christopher – CBSHOME Real Estate – 147th
 Wilson, Michelle – CBSHOME Real Estate – 147th
 Young, Randy – DEEB Realty – Twin Creek
 Webb, Rebecca – CBSHOME Real Estate – Lakeside
 Wheeler, Gregory – CBSHOME Real Estate Twin Creek
 Zaller, Dawn – Team USA Mortgage
 Zehr, Jill – DEEB Realty – 117th

NEW REALTOR® COMPANY

#100981/Showcase Homes Real Estate Inc – 10502 S 168th Ave, Omaha, NE,
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 Designated Realtor: Sherri Eggers

COMPANY ADDRESS AND PHONE UPDATES

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 CampusTown LLC – 5185 Jones St, Omaha, NE, 68106
 First Omaha Realty Inc – 42 Country Club Rd, Omaha, NE, 68127
 Phone: 402-676-0312 Fax: 402-592-1509
 Hot Properties Inc – 9740 Ascot Dr, Omaha, NE, 68114
 Kurts Radon Testing – 3534 N 175th Ct #406, Omaha, NE, 68117
 NP Dodge R E Sales Inc – Corp – 13321 California St #300, Omaha, NE, 68154
 Regents R E & Property Dev – 5421 N 103rd St Ste 405, Omaha, NE, 68134
 Phone: 402-996-1000

CHANGE OF DESIGNATED REALTOR

First Omaha Realty Inc – Judy Riggie (formerly Robert Herink)

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

NOVEMBER ORIENTATION

- Tuesday, November 1, 8:30 a.m. to 4:00 p.m.
- Wednesday, November 2, 8:30 a.m. to 4:00 p.m.
- Thursday, November 3, 9:00 a.m. to 12:00 p.m.

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

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MEMBERSHIP STATISTICS

OABR

	Aug. 2011	Aug. 2010
Designated REALTOR®	216	217
Des. REALTOR® Secondary	2	3
REALTOR®	1949	2010
REALTOR®-Secondary	1	1
TOTAL	2168	2231

Institute Affiliate	57	71
Affiliate	200	188
Other	6	5
TOTAL	2431	2495

	Aug. 2011	YTD
New REALTOR® Members	17	167
Reinstated REALTOR® Members	7	67
Resignations	91	217

GPRMLS

	Aug. 2011	Aug. 2010
Participants (Primary)	205	206
Participants (Secondary)	61	60
Subscribers (Primary)	1915	1983
Subscribers (Secondary)	184	180
Exempt	33	29
TOTAL	2398	2458

Know the Code of Ethics

Realizing that cooperation with other real estate professionals promotes the best interests of those who utilize their services, REALTORS® urge exclusive representation of clients; do not attempt to gain any unfair advantage over their competitors; **and they refrain from making unsolicited comments about other practitioners.** In instances where their opinion is sought, or where REALTORS® believe that comment is necessary, their opinion is offered in an objective, professional manner, uninfluenced by any personal motivation or potential advantage or gain.

The term REALTOR® has come to connote competency, fairness, and high integrity resulting from adherence to a lofty ideal of moral

conduct in business relations. No inducement of profit and no instruction from clients ever can justify departure from this ideal.

(Taken from the Preamble to the REALTOR® Code of Ethics)

To download the Code of Ethics and Standards of Practice, go to:
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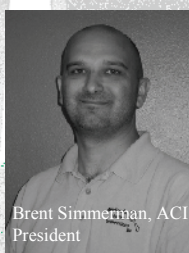
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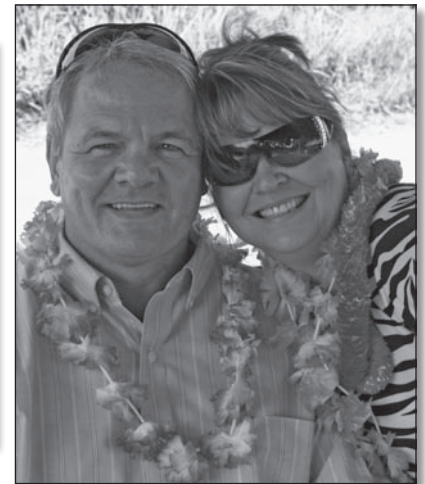
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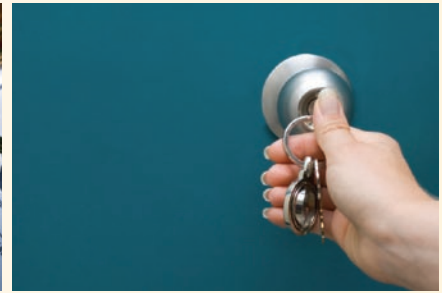


OABR Hawaiian Paradise Putt-Putt Golf Tournament

With temps near 70° degrees it was a beautiful day for golf. The 5th Annual Hawaiian Putt Putt Golf Tournament raised cash and supplies for local flood victims and displaced animals from

the flooding in 2011. Thank you to everyone who came out and participated making this a very successful event!





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NAR Enforces Trademark Rights

A court has considered whether the NATIONAL ASSOCIATION OF REALTORS® (“NAR”) was entitled to partial judgment in an action brought against a brokerage for its licensee’s misuse of the REALTOR® trademarks.

NAR has federally registered the marks REALTOR® and REALTORS® (collectively, “Marks”) for sixty years. The Marks are collective membership marks, designed to identify members of NAR and only active members are allowed to use the Marks.

Champions Real Estate Services, Inc. (“Brokerage”) is a Washington state real estate brokerage with several offices. Patricia and Richard Lord are the owners of the Brokerage, with Patricia serving as the firm’s managing broker (“Broker”).

Prior to 2009, all of the Brokerage’s offices were members of NAR. In 2009, two of the offices discontinued their NAR membership. At that time, the Broker instructed those two offices to “take off the REALTOR® logo” in all communications and “to discontinue the use of the word ‘Realtor’”.

Despite the Broker’s instructions, NAR discovered that those offices continued to represent themselves as REALTORS® in their communications and on their websites. NAR sent a number of “cease and desist” letters to these offices, but the Brokerage’s offices continued to misuse the Marks.

During this period, the Broker sent an email to all the firm’s brokers stating that “Any real estate agent may use and be called

“Realtor” whether or not you are a member of the Board of Realtors. All real estate agents are Realtors!”

In 2010, NAR filed a lawsuit against the Brokerage alleging violations of federal trademark law as well as state law unfair competition claims. Prior to trial, NAR sought partial judgment on its allegations of the Brokerage’s violations of the Lanham Act, the federal trademark law.

The United States District Court for the Western District of Washington entered judgment in favor of NAR on the trademark infringement claims. The court first considered whether the Brokerage could be liable for its brokers misuse of the Marks. Washington’s license law provides that the broker is responsible for

Continued on Page 23



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Continued from Page 21

that conduct of its licensees, and the state's license law prohibits a licensee from misrepresenting membership in a real estate association. Since the Brokerage's members misrepresented their membership status in NAR through the use of the Marks, the court ruled that the Brokerage could be liable for the actions of its licensees in their usage of the Marks.

Next, the court considered NAR's trademark infringement allegations. To prevail on an infringement claim, a trademark owner must prove that the alleged infringer used the mark at issue in commerce and in such a way as to cause confusion. Injunctions are an appropriate remedy when the court grants summary judgment, as NAR sought in this case.

Since there was no dispute that the Brokerage's licensees have used the Marks in commerce, the remaining questions were whether the

use of the Marks by nonmembers on their websites and in their marketing materials caused confusion to a reasonable consumer. Because the Brokerage's licensees had used the Marks in commerce and the Marks connoted membership in NAR, the court ruled that there was a strong likelihood of confusion and so ruled that the Brokerage had infringed NAR's trademark rights. The court ordered the parties to brief the type of injunction it should enter against the Brokerage and the court will consider the other remedies NAR will receive for the infringement during the trial in the case. Those remedies could include damages and NAR's attorney's fees.

Nat'l Assoc. of REALTORS® v. Champions Real Estate Serv., Inc., No. C10-0049JLR (W.D. Wash. Aug. 22, 2011). [Note: This opinion is not published in an official reporter and therefore should not be cited as authority. Please consult counsel before relying on this opinion.]



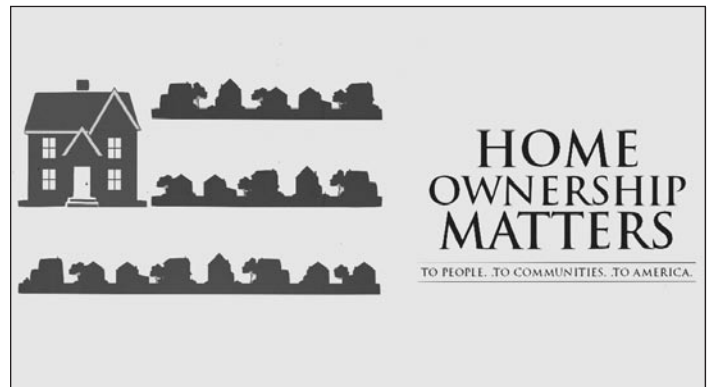
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MOBAupdate

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 Events Highlight Fall Season

By the time you read this, the Street of Dreams will probably be coming to its 16 day conclusion. With 8 luxurious homes in an excellent west Omaha neighborhood - Tuscan Ridge, it is definitely worth seeing. As a sponsor of this year's event, MOBA is proud to support the builders of the Omaha area in anyway we can. Great job to all who are involved.

Up next... the Fall Parade of Homes begins October 9 and runs through October 16. With over 50 homes in this year's event, makes it the largest Fall Parade in recent memory. Free to the general public, look for more information in upcoming Omaha World Herald newspapers. Thanks to all who are participating this year!

MOBA's Dinner Meeting season is well under way and the next one is October 13th. Guest speakers for this event will be representative from the City of Omaha Permits Department to discuss the new Energy Code and the next steps in Contractor Licensing. Don't miss this one!

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

October

09-16 Fall Parade of Homes

11 MOBA Board of Directors Meeting 10:00am

13 MOBA Membership Dinner Meeting 6:00pm at
MOBA Office Lower Level Guest Speaker to be
Rick Cunningham & Jay Davis with the City of
Omaha Permits Department \$10 per person
RSVP Needed 402-333-2000

19 Women's Council Membership Meeting
Lunch at Oak Hills CC 11:30am

visit www.MOBA.com/members
for more information

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 October 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 November FOCUS.

APPLES
AUTUMN
BONFIRE
COLD
COLORS
CORNUCOPIA
FOILAGE
FOOTBALL
GOURD
HALLOWEEN
HARVEST
HAYRIDE
LEAVES
MIGRATION
PUMPKIN
RAKE
SCARECROW
SCENIC
SWEATER
THANKSGIVING

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

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