



## UPCOMING EVENTS

### Nebraska REALTORS® Annual Convention and Exhibition at La Vista

Mon, Apr 2 to Wed, Apr 4  
at Embassy Suites Hotel & Conference Center

### REALTORS® Got Talent!

Tue, Apr 3 from 5:30 p.m. - 8:00 p.m.  
at Embassy Suites Hotel & Conference Center

### Education Forum

Thu, Apr 5 at 10:00 a.m.

### WCR - MasterMind

Thu, Apr 5 from 1:30 p.m. - 2:30 p.m.

### New Member Orientation

Tue, Apr 10 from 8:30 a.m. - 4:00 p.m.  
Wed, Apr 11 from 8:30 a.m. - 4:00 p.m.  
Thu, Apr 12 from 9:00 a.m. - 12:00 p.m.

### Affiliate Council

Tue, Apr 10 from 9:00 a.m. - 1:30 p.m.

### Diversity Committee

Tue, Apr 10 at 11:00 a.m.

### Social Events Forum

Wed, Apr 11 at 10:00 a.m.

### MLS Users Group

Wed, Apr 11 at 11:00 a.m.

### Value Proposition

Wed, Apr 11 at 1:30 p.m.

### WCR - Business Luncheon Meeting

Thu, Apr 12 from 11:15 a.m. - 1:00 p.m. at Champions Run

### WCR - MasterMind

Thu, Apr 12 from 1:30 p.m. - 2:30 p.m.

### YPN Advisory Board

Thu, Apr 12 at 3:00 p.m.

### YPN Networking Thursday

Thu, Apr 12 from 4:00 p.m. - 6:00 p.m. at Fox & Hound

### Ethics Training

Fri, Apr 13 from 8:30 a.m. - 11:30 a.m.

### Governmental Affairs Committee

Wed, Apr 18 at 11:00 a.m.

### Nebraska Real Estate Commission Meeting

Thu, Apr 19 at 8:30 a.m. at Staybridge Suites, Lincoln, NE  
Fri, Apr 20 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

### WCR Executive Meeting

Thu, Apr 19 at 8:30 a.m.

### Knowledge Is Power Seminar - Mastering the HUD/REO Purchase

Thu, Apr 19 from 1:30 p.m. - 3:00 p.m.

### WCR - MasterMind

Thu, Apr 19 from 1:30 p.m. - 2:30 p.m.

## Meet the new REALTOR.org!

The screenshot shows the REALTOR.org website. At the top, there are login fields for Username and Password, a GO button, and a Password Help link. To the right are links for Register, NRDS, Pay Dues, Store, and Contact Us. Below the login fields is the REALTOR logo and a search bar. A navigation bar contains tabs for Home, News & Commentary, Research & Statistics, Member Benefits, Business Specialties, Law & Ethics, Political Advocacy, Education, and Events. Below the navigation bar is a section titled 'CUSTOMIZE REALTOR.ORG' with a dropdown arrow and the text 'CHOOSE THE CONTENT MOST IMPORTANT TO YOU. LOGIN TO GET STARTED'. The main content area features several boxes: 'Join the Rally to Protect the American Dream, May 17', 'January Pending Sales Rise, Market on Uptrend', 'Free Webinar: Cost vs. Value, Home Projects', 'Registration Now Open for Midyear Meetings', and 'Limited-Time Auto Loan Offer for NAR Members'. A 'Review: REALTOR.com App's Best New Features' box is also visible.

Information overload? You bet! There's a wealth of information available to you in your real estate business on REALTOR.org, but finding it isn't always easy. NAR is changing all that.

A new version of the REALTOR.org website is launching soon and the goal of the change is to make it more intuitive for you to use. You can access it today, in Beta at <http://My.REALTOR.org>. The site is scheduled to go live on April 5.

Organizing information in the best possible way is the challenge of all websites. That challenge becomes especially important when you have so much information, as Realtor.org does. There are tens of thousands of pages of information on the site, much of it valuable to your business. But knowing what's there and how to access it can be a challenge, in part because the information has been organized along traditional lines.

One of NAR's goals in the revamping of the website is that it will be a little easier, because the site content will be organized by topic, not by the NAR division that produced it. So, if you heard NAR has a report that has data on what buyers and sellers want in a home and in a real estate professional, you could just go to the home page and in the search box simply ask, "What do buyers and sellers want?" and the report should come up high on the list.

It's now customizable! The goal is also to enable you to customize the information that's showcased on the site. So, once you log in, you can pick what topics you're most interested in, and the site's home page will reflect that. Of course, important news will remain at the top of the page to keep you informed of important developments as they happen.



**Omaha Area Board of REALTORS®**  
 11830 Nicholas Street  
 Omaha, NE 68154  
 402-619-5555 tel  
 402-619-5559 fax  
[www.OABR.com](http://www.OABR.com)

Design and printing  
 by Focus Printing

#### 2012 Board of Directors

President  
 Lisa Ritter

President Elect  
 David Matney

Secretary/Treasurer  
 Deda Myhre

Directors  
 Andy Alloway  
 Megan Jaspers  
 Monica Lang  
 Mark Leaders  
 Sharon Rich  
 Eileen Schultz  
 Mark Wehner

Ex-Officio Directors  
 Susan Clark  
 Vince Leisey  
 Deb Martin

#### Great Plains REALTORS® MLS 2012 Board of Directors

Chairman  
 Andy Alloway

Vice-Chairman  
 Henry Kammandel Jr.

Secretary/Treasurer  
 David Matney

Directors  
 Mark Boyer  
 John Bredemeyer  
 Herb Freeman  
 Valerie Keeton  
 Vince Leisey  
 Lisa Ritter (non-voting)

#### Association Staff

Chief Executive Officer  
 Doug Rothaus

Programs Director  
 Donna Shipley

Governmental Affairs Director  
 Joni Craighead

Membership & Accounting Manager  
 Debbie Peterson

Systems Administrator  
 Lisa Welch

MLS Administrator  
 Denise Sabadka

#### Focus Printing

11830 Nicholas Street  
 Omaha, NE 68154  
 402-619-5575  
[www.FocusPrintingOmaha.com](http://www.FocusPrintingOmaha.com)

Print Shop Manager  
 Jim Holmes

Graphic Artist  
 Pam Kane

Press Room Foreman  
 Todd Taylor

Press Operator  
 Wayne King

The views and opinions expressed in REALTOR® Focus are not necessarily those of the Board of Directors of the Omaha Area Board of REALTORS® or Great Plains REALTORS® MLS. All rights reserved, ©2011. Original material may be reproduced with proper credit.

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

“People don’t care how much you know until they know how much you care”. It’s a famous quote from John Maxwell that I have found to be so true. Here in the Omaha real estate market, we are incredibly fortunate that we are continuing to see significant gains in the number of homes under contract year-to-date as compared to last year for the same time period. Call it luck, call it better economic conditions, call it a blessing, or all the above, but I also call it — BUSY!!!!

During times of prosperity, we can easily fall into the unfortunate trap of going through the motions of just taking the transaction to closing, and calling it “good”. The people around us deserve more. My hope is that for the folks that are the top performers amongst our group, which are helping a ton of families, that you are taking the time to make each and every client feel valued. Then knowing full well that you have accomplished that task, you remember to take a deep breath, do something nice for yourself, and spend some time with the ones you love.

If you fall into the category of people that don’t have the level of business that you would like, please keep in mind the following quote from James Austin, “Chance favors those in motion”. Or as I like to say, “There are no victims, so get off your duff, get busy, & start connecting with people to make things happen”! It’s great to have the level of buyers out there right now that we do and the incredibly low interest rates that we are enjoying, so take advantage of the awesome circumstances!

Best wishes for amazing prosperity!

Lisa Ritter  
 2012 President

## Special Events

- **Nebraska REALTORS® Annual Convention and Exhibition at La Vista**  
 Mon, Apr 2 to Wed, Apr 4  
 at Embassy Suites Hotel & Conference Center
- **REALTORS® Got Talent!**  
 Tue, Apr 3 from 5:30 p.m. - 8:00 p.m.  
 at Embassy Suites Hotel & Conference Center
- **YPN Networking Thursday**  
 Thu, Apr 12 from 4:00 p.m. - 6:00 p.m.  
 at Fox & Hound
- **Knowledge Is Power Seminar - Mastering the HUD/REO Purchase**  
 Thu, Apr 19 from 1:30 p.m. - 3:00 p.m.

# Omaha Area Board of REALTORS®

## 2013 Board of Directors Officer and Director Application

The Omaha Area Board of REALTORS® Nominating Task Force seeks REALTOR® volunteers to serve on the 2013 Board of Directors, filling the open positions indicated below.

The officers of the Board include the offices of President, President-Elect and Secretary/Treasurer. These offices are elected for one-year terms except the President-Elect automatically becomes President at the end of the term. Each of the seven elected directors serves a three-year term, with staggered start dates.

Current bylaws require all Officer Candidates to have previously served as an OABR Director for at least two years. All officer candidates must be from different companies.

Current bylaws require all Elected Director Candidates to have been an OABR member for at least four years. No more than two of the elected directors shall be from the same company.

The elective years for all terms of office coincide with OABR's fiscal year, September 1 through August 31.

Interested REALTOR® members should submit the application located at [www.OABR.docs.com/DirectorApplication.pdf](http://www.OABR.docs.com/DirectorApplication.pdf) prior to May 1, 2012.

### **2013 OABR Board of Directors**

#### **Officers**

President

**David Matney**, Alliance Real Estate

President-Elect

\_\_\_\_\_

Secretary-Treasurer

\_\_\_\_\_

#### **Elected Directors**

Director 2013

**Andy Alloway**, DEEB Realty

Director 2013

**Eileen Schultz**, Prudential Ambassador Real Estate

Director 2014

**Megan Jaspers**, DEEB Realty (WCR President)

Director 2014

**Monica Lang**, Celebrity Homes

Director 2015

\_\_\_\_\_

Director 2015

\_\_\_\_\_

Director 2015

\_\_\_\_\_

#### **Other Directors**

Immediate Past President

**Lisa Ritter**, RE/MAX Results

GPRMLS Chair

**Henry Kammandel Jr**, CBSHOME Real Estate

Affiliate Council Chair

**Wendy Walker**, Omaha Title & Escrow

# Model Sub-Status & Syndication Remarks Field

On January 17 the MLS Board of Directors approved the inclusion of model homes in the MLS database. To accomplish this change, a "Model Home Not for Sale" sub-status will be added under the "Active" status classification. In addition, MLS Policy will require on all model home listings, that the first words in the Public Remarks field to be "Model Home Not for Sale."

On February 28 the MLS Board of Directors approved the addition of a "Syndication Remarks" advertising field in Paragon which will be included in lieu of the public remarks field for all third-party syndication data feeds such as those provided through ListHub (broker tool that uploads listings to Zillow, Trulia, etc.).

The new "Syndication Remarks" field is not subject to the same MLS policies that apply to the "Public Remarks" field, so information such as Listing Agent's name, Company name, phone numbers, email and web addresses are not prohibited from use in this field. Of course, the REALTOR® Code of Ethics and Nebraska License Law are still applicable to all listing comments.

The above changes will take effect on Tuesday, April 10. If you have any questions please feel free to contact Denise at the MLS office at 402-619-5554, or DSabadka@OABR.com.

## Have You Looked at Your MLS Listings Lately?

Please update your listings today! The 5 most common complaints received at the MLS office:

1. No Directions to the Property
2. Incorrect Mapping
3. Missing Room Levels and Dimensions particularly Master Bedroom
4. Wrong Style
5. Outdated Public Remarks



**Professional  
House Doctors, Inc.®**  
*"Your Certified Radon Specialists"*

**\$60 RADON TEST**

Call Joel Webber  
402-493-2580

OMAHA'S PREMIER HOME INSPECTION COMPANY!



**CORNERSTONE  
INSPECTION SERVICES**  
EDUCATING YOU ON YOUR INVESTMENT

- ▶ **FREE 90 Day ServiceOne Home Warranty**
- ▶ **ASHI Certified Inspectors**
- ▶ **Computerized On-Site Reports**
- ▶ **Digital Photos on CD**
- ▶ **Mold and Radon Testing**

TO SCHEDULE  
AN INSPECTION CALL:  
**402-677-2423**  
cornerstoneinspects@cox.net



CHAD AHLVERS  
OWNER

www.cornerstoneinspects.com

## WCR PROGRAM LUNCHEON

### The Triple Bottom Line of Greening the Home: People, Planet and Profit

Speaker: Amy Boesen  
Décor & You

**April 12, 2012**

**11:45 a.m.**

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

**Champions Run**

**13800 Eagle Run Drive**

**Lunch - \$15.00**

**See You There!**







OMAHA AREA BOARD  
OF REALTORS®



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

**Friday, June 8, 2012**  
**Omaha Storm Chasers vs. Round Rock Express**  
**Game Time 7:05 p.m.**  
**Fireworks-Post Game!**

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

**MASCOT APPEARANCE:** Stormy or Vortex will appear at the picnic to entertain, take photos with the kids and sign autographs.

**FIRST PITCH:** One representative from the Omaha Area Board of REALTORS® will participate in the first pitch ceremony.

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

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

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

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

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

Ticket orders must be turned in by Friday, June 1, 2012.

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



AFFILIATE  
COUNCIL

Submitted By: Matt Thiel  
DRI Title and Escrow  
2012 Golf Chairman.

## Golf and Real Estate. How Do They Mix?

Both deal with land. One is the buying and selling and leasing transaction goals (in a nutshell), the other is avoiding traps, trees, water, etc.

Both are a drive to be the best one can be.

**Real Estate:** one on one with a buyer or seller. The goals are to sell a house, help a family move into their dream home, or assist with finding the solution to what will probably be the largest investment that family will ever make.

**Golf:** The battle is between an individual, his thoughts and talents, and the scope of land that lies ahead. Trying to hit a perfect drive, chip, putt...

Both are network based.

**Real Estate:** the need for a core group of clients, referrals.

**Golf:** it's just more fun with a foursome. Buddies, clients, new friends that were just met 5 minutes prior to tee off.

Now the best similarity:

A Golfer once said this in an interview, 'If you don't perform you don't get paid'.

Now flipping that to golf. You can replace the "golfer" in that interview with "Real Estate Agent", or "Loan Officer", or "Title Company", or "Home Inspector", "Insurance Agent", and on and on.

The base layers of the real estate business is relationship and customer service. It takes one of these aspects to build the other one. I'll let you figure out which comes first.

But once that relationship is built, there must be performance, trust and more customer service.

I don't know if I have any of those when I golf. But that is why I love scrambles. I only have to be good or better than my normal when my team needs me. I can have a bad shot and I can still hit my second shot out of the fairway thanks to my team. Thanks to the business partner that I'm golfing with that I trust to take care of their shot when mine hit the house out of bounds.

The AFFILIATES, A Council of the Omaha Area Board of REALTORS® golf outing is coming up in June.

Champions Club won't know what hit them (for the second year in a row).

Get a team together and get signed up. The flyer is in this month's Focus.

We have sponsors that will be recognized during the outing that truly make this event like no other.

Appreciate the team you get to spend 4-5 hours with on June 18. Appreciate the Sponsors you see at each hole welcoming you with candy bars, snacks, beer, water, sodas or even a marshmallow that doesn't duck hook as bad as my drives.

And then let's cross our fingers for great weather so we can all enjoy another year of a great golf outing.

Take advantage of this opportunity to build your industry teams. Come early to network before the shotgun start and stay late to talk about all the good and bad shots with those you golfed with and those you didn't golf with.

Hit 'em straight. See everyone on June 18.



Mike Gitt,  
Owner



CALL 402.740.9551

- Basements
- Decks
- Remodels
- Windows
- Handicap Modification
- Contracting Services



### Home Inspection Company

*We help you market and grow!*



402-616-9250  
John Eggenberg

- 90 day ServiceOne Warranty
- Free RecallChek on appliances
- Radon and Mold Testing





## ***We are the Solution!***

Water Damage Extraction  
& Mold Remediation

We Work With All  
Insurance Companies

We Offer 24-hour Water Removal

# **402-917-7001**

*We Can Restore Your Home To Pre-Loss Condition!*

**www.restorationinformation.com**



## **AFFILIATES**

a council of the  
Omaha Area Board of REALTORS®

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

*The role of the Affiliate Council of the Omaha Area Board of REALTORS® is to promote business relationships and services to REALTOR® members, actively solicit Affiliate membership in the OABR and promote ethical business practices of Affiliate Members.*

### **AFFILIATE MEMBERS ATTENDING THE MARCH 2012 MEETING:**

Deb Martin (President) – Great Western Bank  
Wendy Walker (President-Elect) – Omaha Title & Escrow Inc  
Mary Sladek (Secretary) – My Insurance LLC  
Brenda Stuart (Treasurer) – ServiceOne Inc  
Aida Allen – Aida Allen Interiors  
Lori Bonnstetter – AmeriSpec Home Inspection Serv  
Cherie Casey – The Home Buyer Protection Co  
Cyndi Johnson – TNT Insurance Inc  
Debbie Kalina – Radon Protection Tech LLC  
PK Kopun – American National Bank  
Laura Longo – Centris Federal Credit Union  
Mark McGee – American National Bank  
Sue Mohr – SAC Federal Credit Union  
John Ponc – Security National Bank  
Regi Powell – Farmers Insurance/ Powell Insurance  
Ruth Smith – Norm's Door Service  
Jody Smythe – MetLife  
Nancy Spidle – Mold Solutions  
Kate Spielman – Thrasher Basement Systems Inc  
Matt Thiel – DRI Title & Escrow  
Dawn Zaller – FPF Wholesale

### **www.OABRAffiliates.com.**

#### **UPCOMING MEETINGS:**

- Tuesday, April 10, 9:00 a.m.
- Tuesday, May 1, 9:00 a.m.
- Tuesday, June 5, 9:00 a.m.

*All Affiliate members are welcome to attend.*



Working with You as  
a Partner on a Winning Team



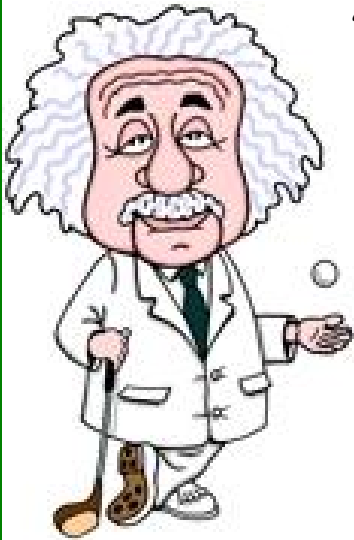
Brent Simmerman, ACI  
President

- On-site reports with photos
- Uploaded reports stored with easy retrieval
- Lifetime support pledge
- FREE ServiceOne 90-day warranty
- Radon Testing
- Infrared Inspections



402.630.6555 | Info@MidlandsHI.com

www.MidlandsHI.com



***"In the middle of difficulty lies opportunity."*** (Albert Einstein)

## 2012 Golf Outing

Presented by:



**AFFILIATES**

a council of the  
Omaha Area Board of REALTORS®

- **Men's & Co-ed Team Contests**
- **Pin Prizes for Men and Women**
- **Estimated \$3000 of prizes to be handed out**
- **Lunch and Appetizers provided**
- **AFFILIATE Sponsors that know how to do it!**

**Monday, June 18, 2012**

### ***—CHAMPIONS RUN Golf Course—***

13800 Eagle Run Drive, Omaha, NE.

Shotgun Start at 10:00 a.m.

Range and Practice Green are available for warm ups at 9:00 a.m.

Registration starts at 9:00 a.m.

- **OABR Members**                      **\$105/player**
- **Guests (non-members)**       **\$130/player** (***GREAT time to join OABR!***)
- **Dinner Only**                         **\$25/person**

**APPETIZERS \* DRINKS \* PRIZES**

Immediately following golf in the clubhouse

**\*\*\*\*\*Payment must be included w/ registration form!\*\*\*\*\***

**Name** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Name** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Name** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Name** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Team Captain Email Address:** \_\_\_\_\_

[ ] Check payable to:

OABR Affiliates Council 11830 Nicholas St Omaha, NE 68154 Attn: Debbie

[ ] Credit Card – Please circle type: Visa MasterCard American Express Discover

**Credit Card #** \_\_\_\_\_ **Exp Date** \_\_\_\_/\_\_\_\_

**Billing Name:** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **St** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Signature:** \_\_\_\_\_

***Don't wait to sign up -- Only the first 36 teams can be accepted.***

*-The only sure rule in golf is - he who has the fastest cart never has to play the bad lie*

-Mickey Mantle



# Young Professionals Network

With the onset of emails, text and cell phones it is very common that when two REALTORS® are working a deal they may never meet. That is why we here at the Young Professionals Network have come together to “meet” other agents. Imagine having coffee with an agent at one of the many YPN events and the next week your client wants to write a contract for a house of the agent you just met. More than likely you will have a better connection and be able to put the deal together more smoothly because you have met the other agent. Well, that scenario is what YPN is all about; getting to know your fellow agents.

Following the success of the February Y.O.R.E. Lunch Club, the Y.O.R.E. Pro's will host another Lunch Club event in June. The next Y.O.R.E. Lunch Club event will be a 'Speed Smartphoning' event held at Pitch Pizzeria. If you would like additional information please visit us on our facebook page at <https://www.facebook.com/OABRYPN>.

We also have our monthly meet and greet at the Fox & Hound on 120th & Dodge every 2nd Thursday of the month from 4-6 p.m. Appetizers for the March event were provided by sponsor, Mary Gorup, of Integrity Termite. This is a great time to meet fellow agents and build relationships that will last throughout your career.

The YPN's mission is to become an active and visible part of our community by setting a high level of REALTOR® professionalism and volunteering for causes that we feel passionate about. For the

next generation of real estate industry leaders, an opportunity to network and learn from one another by attending events, participation in online communication and seeking out mentoring opportunities. To find out more about the YPN please reach out and get a hold of one of the active members of the group.

Nick Boyer, Chair  
Keller Williams

Omaha, NE Chapter of the OABR



*Y.O.R.E. Pro's and sponsor, Mary Gorup of Integrity Termite, enjoying Networking Thursday..*

## 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](mailto:pat@hbponline.com).

**Question:** We are first-time home buyers and we noticed the garage door is noisy when it operates. What maintenance and safety guides are recommended for garage door openers?

**Answer:** All automatic garage door openers require maintenance and safety guidelines should be followed. There is high tension on the door springs which can exert a deadly force when the door closes, so extreme care should be taken when operating or working around the door. The following guidelines are recommended:

- Do not allow children to play around moving doors and do not allow them to play with the transmitters or remote controls.

- Have the door inspected/adjusted/lubricated by a qualified technician bi-annually. Parts wear out and need periodic replacement. Balanced doors operate more efficiently and the opener will last longer.
- Regularly lubricate moving parts of the door. However, do not lubricate plastic parts such as plastic rollers and plastic bearings.
- Do not stand or walk under a moving door.
- Know how to use the emergency release.
- Never remove/adjust/loosen the screws on the bottom brackets of the door.
- Never disconnect or relocate the photo-eye sensors.

Go to our website at [www.hbponline.com](http://www.hbponline.com) for more information, see our specials and order an inspection online.



**HBP**  
Home Buyers  
PROTECTION COMPANY  
(402) 334-7926



# Join the 2012 RPAC Challenge!

Ritter, Dennis  
Seigel, W. John  
Watson, Roxanna

## 50 CLUB (\$50+)

Jansen, Kenneth  
Knight, Cecilia  
Langford, Rachel  
Mack-Modlin, Louella  
O'Grady, Donna  
Petersen, Cassandra  
Smith, Charlotte

## SUPPORTERS (\$30+)

Aarhus, Lynn  
Aarhus, Stanley  
Abboud, David  
Abler, Byron  
Abramo, Christine  
Acamo, Steven  
Acker, Karen  
Adler, Joni  
Ahlvers, Raquel  
Alberts, Marla  
Allen, J Scott  
Allen, Kathryn  
Amos, Steven  
Amoura, Jo Anne  
Amoura, Medhet  
Amoura, JoAnne  
Amoura, Medhet  
Andersen, Tiffany  
Andersen, Linda  
Andersen, Beth  
Anderson, David  
Anderson, Janet  
Anderson, Jill  
Anderson, Kalee  
Anderson, Jeanne  
Andresen, Delten  
Andresen, Teri  
Andrews, Jessica  
Armstrong, Denise  
Atkinson, Billie  
Aulner, Aaron  
Bailey, Tina  
Bak, Rich  
Baker Fletcher, Barbara  
Ballue, Lisa  
Bane, Barbara  
Bane, Gregory  
Barnard, Joanna  
Barnett, Paul  
Barr, Nancy  
Barrett, John  
Barrett, Verla  
Barsell, Helen  
Bauer, Eric  
Baumert, Gary  
Bay, James  
Beaton, Christopher  
Beck, Sandra  
Beck-Conley, Darcy  
Beers, Diane  
Beers, John  
Beers, Matthew  
Bell, Mary Lou  
Benson, Brandon  
Bereisha, Arthur  
Berg, Rebecca  
Bergrund, Allen  
Bethel, Kathryn  
Bettin, Barbara  
Birnstihl, Jason  
Bittner, Patricia  
Black, William  
Blackwell, Phyllis  
Blinn, Ellen  
Bloom, Sharon  
Bloomquist, Colleen  
Blume, Dirk  
Blusys, David  
Bobenhouse Tesar, Jill  
Bock, Andrew  
Boe, Nancy  
Boganowski, Deborah  
Bohnenkamp, Bernard  
Borato, Mark  
Bosse, Carol  
Bowne, Connie  
Boyd, Clinton  
Boyer, Mark  
Bratetic, Michelle  
Bray, Denise  
Briggs, Diane  
Brotzki, Michelle  
Brown, Russell  
Brown, Ethan  
Brown, Austin  
Brutsche, Timothy  
Buchardt, Nathan  
Burke, Timothy  
Burkle, Ronald  
Burkle, Sheryl  
Burney, Charles  
Bybee, Miriam  
Bybee, William  
Bynum, Geraldine  
Cage-Conkling, Deborah  
Cain, Kathleen  
Campbell, William  
Caniglia, Michael  
Caniglia, Cory  
Caniglia, John  
Caniglia, Kylie  
Carlin, Brian  
Carlson, Ileane  
Case, Mary  
Cavanaugh, Andrea  
Champion, Jackie  
Chaney, Jennifer  
Chapman, Mary  
Chapman, Carol  
Childs, Roy  
Christensen, Kellie  
Christian Sr, Carl  
Chu, Jeffrey  
Ciochon-Lichter, Linda  
Clark, Susan  
Clark, Susan  
Cleveland, Judith  
Coash, Patricia  
Cobb, James  
Coburn, James  
Coenen, Denise  
Cohen, Alan  
Cohen, Anne  
Cohen, Martin  
Cohen, Arlene  
Coleman, Sharon  
Collins, David

Collinsw, Frederick  
Connell, Michael  
Conway Day, Marianne  
Cooper, Charlotte  
Correa-Cerrillo, Jose Domingo  
Cortese, Sam  
Cox, Kathy  
Craig, Russell  
Craighead, Joni  
Cronin, Marisa  
Danielson, John  
David, Julie  
Davis, Kerri  
Debolt, Geri Ann  
DeBruin, Hanna  
Dein, Theresa  
Delaine, Melissa  
Deprez, Brian  
Deprez, Nicole  
Detavernier, Brandi  
Detavernier, Mitzi  
Digilio, John  
Dobson, Thomas  
Dohse, Douglas  
Donaldson, Douglas  
Dooley, Roxanne  
Dougherty, Theresa  
Dragon, JeriBeth  
Dreesen, Megan  
Dubisar, Karla  
Dunn, Thomas  
Eads, Patricia  
Ediger, Luke  
Edmondson, Vickie  
Egger, Mary  
Elliott, Gina  
Elliott, Sallie  
Elliott, Teresa  
Erb, Jeffrey  
Ervin, Jennifer  
Erwin, Sandra  
Evans, Dianne  
Evans, Rose  
Fadell, Summer  
Fagin, Abigail  
Falcone, Juanda  
Falcone, Sarah  
Falcone, Shawn  
Faubion, Ernest  
Faulkner, David  
Faulkner, Janice  
Faulkner, Derek  
Ferando, Nicholas  
Fickscher, Ingrid  
Fike, Joann  
Finkel, Joel  
Finkel, Lois  
Fisher, Michaela  
Flannery, Rachel  
Fleming, David  
Fonda, Janice  
Forehead, Cynthia  
Forman, Terry  
Fosdick, Kimberly  
Fosmer, Katrina  
Francis, Pamela  
Francois, Eugene  
Franks, James  
Fredericksen, Ronald  
Fredrickson, Julie  
Fredrickson, Walter  
Freeman, Alice  
Freeman, Aimee  
Freyer, Lloyd  
Fries, Karen  
Frill, Marlene

Fuller, Donald  
Fuxa, Jacquelyn  
Gage, Gregory  
Gage, Peter  
Gallagher, James  
Gallagher, Rebecca  
Gammell, Charlotte  
Garrean, Kathleen  
Garside, Gregory  
Gatson, Pernel  
Gehrman, Kim  
Gerdes, Ryan  
Geschwender, Kurt  
Giardino, Beverly  
Gibb, Richard  
Gibson, Ryan  
Giles, Marnie  
Gilreath, Rita  
Gish, Rosalia  
Gitt, Kelly  
Gomez, Justin  
Goodwin, Rockland  
Gorup, Denise  
Gould, Todd  
Graves, Eugene  
Graves Jr, Eugene  
Gray, David  
Gregor, Patricia  
Greguska, John  
Griffey-Cobb, Lorrie  
Griffin, Betty  
Grimes, Charles  
Grimes, Eva  
Grimes, Allen  
Grimes, Kathryn  
Grimshaw, Dawn  
Grove, Douglas  
Grove, Kyle  
Gurzick, Marsha  
Hahn, Dale  
Hajek, Kevin  
Hancock, Susan  
Hankins, Crystal  
Hansen, John  
Hansen Mallette, Lori  
Harkert, Dale  
Harpenau, Andrew  
Harris, Robert  
Hascall, Karen  
Haynes, Matt  
Hays, David  
Hayton, Donald  
Hayton, Linda  
Headley, Charles  
Heberly, Ginny  
Heidvogel, Ericka  
Heine, Shawn  
Helligso, Thomas  
Helligso Blaschko, Trisha  
Hellman, Jennifer  
Henninger-Moss, Tasha  
Henson, Sue  
Herbolsheimer, Chad  
Hermesen, Kevin  
Hicks, Paula  
Hodge, Tiffany  
Hoffert, April  
Hollendieck, Russ  
Hopkins, Debra  
Hopkins, Mark  
Horgan, Julie  
Horn, Aaron  
Hosking, Todd  
Houfek, Cheryl  
Houlton, Amy  
Hourigan, Shelley

## PRESIDENT'S CLUB (\$4,000)

Leisey, Vince

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

## STERLING "R" CLUB (\$1,000+)

Gehrki, Joseph  
Rasmussen, Matt

## GOVERNOR'S CLUB (\$500+)

Matney, Dave  
Ritter, Lisa  
Rotthaus, Doug

## DOLLAR A DAY (\$365)

Turner, Melissa

## CAPITOL CLUB (\$250+)

Adams, Kathryn  
Humpal, Monica  
Maloney, Peg

## SENATOR'S CLUB (\$150+)

Lang, Monica  
Leaders, Mark  
Myhre, Deda  
Rauth, Susan  
Sawyer, Jessica  
Wiebusch, Robert

## 99 CLUB (\$99+)

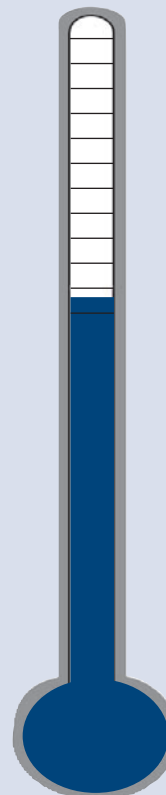
Blackmon, Michael  
Bresley, Mark  
Kesick, Carolyn  
Lepert, Mari  
Maloy, David  
May, Julie

## CONTRIBUTION GOAL

**\$52,925**  
8-31-12

**\$34,430**  
3-26-12

**9-1-11**



Housley, Dionne	Lichter, Patrick	Mumgaard, Kathleen	Rodriguez, Rick	Trude, Brian
Hughes, David	Lind, Donald	Murray, Delores	Rogers, Dianne	Tsatsos, Ann-Marie
Hulse, Kelly	Linden, Robert	Myhre, Chris	Rogers, Joseph	Turner, Sandra
Hult, Alison	Llewellyn, James	Neary, Michaela	Rogers, Michael	Tyrell, Anthony
Illian, Casey	Long, Boyd	Nelsen, Jeffrey	Rogert, Kent	Ugland, Sharon
Infantino, Jane	Lorkovic, Bernard	Nelson, Deborah	Rohan, Thomas	Uhing, Pauline
Jacobs, Jaclynn	Lorraine, Julie	Nelson, Mischelle	Rongisch, Anna	Ulven, Jon
Jacobson, James	Lubash, Terry	Nichols, Beverly	Rosen, Toni	Vacanti, Courtney
Jacupke, Jenna	Lund, Vanita	Nichols, Mark	Ross, Michael	Vack, Judy
Jaksich, Rejean	Lundin, Maria	Nicholson, Andrea	Rosso, Kristi	Van Housen, Jay
James, Kevin	Lyon, Kristin	Nicholson, Rosemary	Rosso, Larry	Van Pelt, Mark
Jansen-Bartholow, Lisa	Lyon, Michael	Nicola, Tammy	Rosso-Gill, Shelby	Venteicher, Jeff
Jarecke, Melissa	Lyon, Maximilian	Nieto, David	Roth, Paul	Vint, Amanda
Jenkins, Peter	Maas, Carla	Nigro, Linda	Rubin, Ronald	Vint, Georgianna
Jennings, Karen	Macaitis, James	Nigro, Joan	Sabatka, Laura	Vogtman, David
Jensen, Richard	Mack, Kathryn	Noll, Sharron	Sacco, Samuel	Vojchehoske, Paul
Jenson, Constance	Mack, Cha-Naise	Novak, Mary	Sadofsky, Paul	Von Gillern, Mary
Johansen, Betty	Madaj, Sandra	Nowatzke, Betsy	Safarik, Duane	VonTersch, Margaret
Johansen, Woodrow	Magilton, Jennifer	O'Bryan, Donald	Salkin, Michael	Vukov, Joseph
Johansen, Kathleen	Mahan, Gerald	O'Neal, James	Savery, Mindy	Vukov, Mark
Johnson, Valorie	Maher, Robert	Oberhauser, Erin	Scharp, Leigh Anne	Wadzinski, Paul
Jones, Suzanne	Makinster, Cynthia	Ogle, Gina	Schneekloth, Janet	Wagner, Margie
Jones, Holly	Mandolfo, Samuel	Ogle, Timothy	Schraeder, Lisa	Walenz, Kathleen
Jones, Todd	Marco, Jimmie	Ojeda-Alvarez, Otoniel	Schram, Danielle	Walkenhorst, Dawn
Jones, Carol	Marinkovich, Mary	Oliver, DeDee	Schulze, Kyle	Walker, Christine
Jungjohann, Craig	Marquiss, Danette	Ollis, Doyle	Schwee, Janise	Wallitsch, Tori
Justice, B J	Marriott, James	Orsi, Steven	Scott, Linda	Walter, Ricky
Kahnk, JoAnne	Marriott, Marilyn	Oster, Diane	Sedivy, Brenda	Walz, Robert
Karimi, Tony	Martin, Michael	Osterholm, Sandra	See, Richard	Wang, Tracie
Kayser, Alicia	Martinez, Hector	Otis, Marie	Shafer, Jule	Watson, Adam
Keating, JoEllen	Matney, Kimberley	Owens, Connie	Shapiro, Barbara	Wear, Christopher
Kehrli, Brian	Matza, Rosemarie	Pache, Diana	Sharples, Gavin	Wear, Christopher
Kehrli, Nancy	Mavropoulos, Dimitrios	Patricelli, Gary	Sharples, Joanne	Wedemeyer, David
Kelly, Elizabeth	May, Angela	Patrick, Jeanne	Shipley, Brenda	Wedemeyer, Atley
Kelly, Robert	May, Sandra	Patton, John	Simons, Gregory	Wehner Jacobsen, Kristen
Kelly, Traci	McCabe, Jackie	Paul, Lori	Sleddens, Lisa	Wells, Karen
Kemling, Joni	McCoy, Carrie	Pauley-Kelly, Kerri	Sleddens, Jill	Wellsandt, Joann
Kemp, Terence	McGargill, Anne	Paulsen, Tracy	Smart, Tamara	Wellsandt, David
Kempkes, Allen	McGill, Craig	Pawloski, Joseph	Smith, Dennis	Wendt, Michelle
Kermeen, Kevin	McGill, Kelly	Peffer, Walter	Smith, Thomas	Whitesides, Dwight
Kesick, Carolyn	McGowan, Kevin	Penke, Bryce	Sookram, Ellie	Wichman, Connie
Kiichler, Ryan	McGowan, Kara	Percosky, Constant	Sopinski, Paul	Wickstrom, Katherine
King, Chad	McGuire, Dennis	Perry, Joel	Soucic, Vicki	Wiebusch, Vaughn
Kircher, Rosemarie	McGuire, Shawn	Peters, Michele	Speer, Allison	Wilder, Daniel
Kircher, Thomas	McGuire, Sally	Peters Jr, Charles	Spiecker, F William	Wilhelm, Charles
Kirk, Kelly	McKay, Deborah	Petersen, Shari	St James, Jean	Wilhelm, Cheryl
Kiser, Keven	McLeay, Thomas	Petersen, Leslie	Steffes, Paul	Wilke, Marlyn
Klug, Brett	McNally, Loretta	Peterson, Wallace	Steffes, Todd	Wilkie, W Bruce
Knutson, Steven	McPadden, Sandra	Phillips, Donna	Stephens, Donna	Willard, Jeffrey
Kolb, Rachel	Meisinger, Joni	Pierce, Kris	Sterling, Susan	Williams, Jacqueline
Kopecky, Joseph	Meyer, Molly	Pittenger, Kathryn	Stevens, Lewis	Williams, April
Kopp, Mark	Meyers, Sherolyn	Pittenger, Robert	Stine, Grant	Williams, Audrey
Kovar, Vicki	Mickeliunas, Kelli	Plebanek, Stanley	Streit, Karol	Williams, Scott
Krambeck, Leon	Miers, Timothy	Plowman, Wayne	Sullivan, Duane	Williamson, Cathy
Kramer, Paula	Mikuls, Richard	Pogge, Joseph	Sullivan, William	Willis, Roy
Krasne, Terri	Milczski, William	Pohlad, Julie	Sundell, Jody	Wilson, Brian
Krayneski, Michael	Miles, John	Pohlad, Sara	Sutton, Charles	Wimmer, Kim
Kucera, Michael	Miller, Christopher	Prout, Lynne	Swanson, Matthew	Wirges, Richard
Kullman, Donna	Miller, Kathleen	Pruess, Jeffrey	Swope, Arlene	Wittmann, Richard
Kumlin, Christopher	Miller, Shaune	Putnam, Laura	Tabatabai, Beverly	Wolf, Edward
Lampman, Ben	Miller, Sheryl	Quinn, Betty	Tabor, Justin	Wolf, Mary Rae
Lampman, Renee	Mills, Linda	Ragan, Michele	Talmon, William	Wood, Donald
Langendorfer, Dale	Milroy, Elaine	Ramsey, Mark	Tardy, Virginia	Wood, Sharon
Lanphier, Kathy	Mingus, Kellie	Rasmussen, Buck	Tartaglia, Julie	Woodke, Drew
LaPorte, Barbara	Minino, Steven	Rasmussen, Pamela	Taylor, Vickie	Woodle, Sandra
Lasiter, Janice	Minino, David	Rasmussen, Matthew	Templeton Coulter, Melinda	Wylie, Danise
Lauritsen, Julie	Mitchell, Gregg	Rassman, Pamela	TenEyck, Dixie	Wyman, Marlene
Lawrence, Scott	Momsen, L Scott	Reeder Rensch, Mari	Thoma, Theresa	Yost, Anton
League, Jeri	Mongar, Brian	Reeve, Cassidee	Thommi, Mary	Young, Mary
Leamen, John	Mooss, Cynthia	Renner, Alan	Thompson, Judy	Zach, Margaret
Leather, Shannon	Morehead, Eryka	Rensch, Jeffrey	Thompson, William	Zach, Bradley
Leathers, Gayla	Morgan, Jennifer	Reynck, Jody	Tichauer, Fred	Zahm, Richard
Leathers, Ted	Moritz, David	Reynolds, Gregory	Tindall, Becky	Zerse, Geraldine
Leesley, Christy	Moritz, Joan	Richardson, Lisa	Todd, Douglas	Zimmerman, Shannon
Lehan, Carol	Morris, Jeanean	Richardson, Mark	Torczon, Joannie	Zych, Brian
Lemke, Louis	Mosby-Brown, Qiana	Rieckman, Rita	Torneten, Steven	Zych, Tracy
Leonhardt, Bonnie	Muckey, Kenneth	Riedmann, Coleen	Torres-Lopez, Karla	
Lewis, Mary	Mudd, Mary	Ring, Lyle	Tracy, Linda	
Ley, Robert	Mueller, Staci	Rocha, Patricia	Trimble, Anne	

## Affiliate Contributors

### STERLING "R" CLUB (\$1,000+)

Sandiland, Becky, First National Bank

### GOVERNOR'S CLUB (\$500+)

Stuart, Brenda, ServiceOne Inc

### 50 CLUB (\$50+)

Dragon, Janet, Heartland Reva Team

Powell, Regi, Farmers Insurance Powell Insurance

Kalina, Debbie, Radon Protection Technologies LLC

Kopun, Predrag, American National Bank/  
Peoples National Bank

### SUPPORTERS (\$30+)

Agosta, Raymond, Pre-Purchase Property Inspecti

Almquist, Eric, First National Bank of Omaha

Bambino, Laura, Great Western Bank

Beighley, Bryan, US Bank Home Mortgage

Blount, Flory, US Bank Home Mortgage

Bonnstetter, Lori, AmeriSpec Home Inspection Serv

Brooks, Terry, ARID Resources Inc

Carter, Bob, Total Home Inspection Co

Cisar, James, TNT Termite Services

Clure, Carrie, Ambassador Title Services

Crnkovich, Rick, Heritage Home Services Inc

Dasenbrock, Alan, Team Media In the Details

Dein, Theresa, MetLife Home Loans

Deseck, Jennifer, Omaha National Title & Escrow Co

Earl, Bradley, Lien Termite And Pest Control

Earl, Gregory, Lien Termite And Pest Control

Fahey, Brian, Missouri River title

Feurt, Catherine, Northwest Bank

Fisher, Brad, BDB Waterproofing

Foley, Kelly, AmeriSpec Home Inspection Serv

Forest, Randy, Finance 1 LLC

Galloway, Tim, AmeriSpec Home Inspection Serv

Geschwender, Susan, Randall School of Real Estate

Gibson, Brian, ARID Resources Inc

Greig, Gary, Radon-B-Gone

Hanke, Matthew, Northwest Bank

Hosking, Jack, First Nebraska Title

Hove, Scott, US Bank Home Mortgage

Howell, Michael, Prestige Painting & Finishing

Johnston, Ashley, MetLife Home Loans

Kanngieser, Alan, A C K & Associates Home Inspections

Kelley, Sara, Great Western Bank

Knoll, Eric, AmeriSpec Home Inspection Serv

Kollekowski, Gerald, Lien Termite And Pest Control

Krof, Tim, Home Standards Inspection Serv

Last Name, First Name, Office Name

Longo, Laura, Centris Federal Credit Union

Mainelli, Aaron, AmeriSpec Home Inspection Serv

Martin, Deb, MetLife Home Loans

McGinn, Mark, AmeriSpec Home Inspection Serv

McKernan, Mary, MetLife Home Loans

Mick, Josh, Priority Termite & Pest Control Inc

Monahan, Chip, Monahan Financial Inc

Nelson, Keith, AmeriSpec Home Inspection Serv

Olson, Shon, AmeriSpec Home Inspection Serv

Pedersen, Rose, Nebraska Title Co

Pratt, Peyton, Pratt Home Inspection Inc

Rasmussen, Brent, Mortgage Specialists LLC

Richards, Van, Lien Termite And Pest Control

Root, Kevin, AmeriSpec Home Inspection Serv

Ruskamp, Aaron, Thrasher Basement

Schneidewind, Holly, Eagle Mortgage Inc

Sederstrom, Charles, Nebraska Assoc. of Mortgage Brokers

Sladek, Mary, My Insurance LLC

Stan, Melissa, The Selling Image

Stoltenberg, Alan, SAC Federal Credit Union

Sutko, Tom, AmeriSpec Home Inspection Serv

Swerczek, Danielle, Nebraska Title Co

Tibbles, Ernie, Affordable Pest Control

Vacha, Steve, Home Standards Inspection Serv

Wanninger, John, AmeriSpec Home Inspection Serv

Webber, Joel, Professional House Doctors Inc

West, Monty, Omaha Pest Control Inc



# Welcome Joni Craighead

*The Omaha Area Board of REALTORS® as part of its mission supports an overall business environment where REALTORS® are successful. That includes supporting economic expansion and job growth in the community and protecting an individual's right to own, use and transfer real property.*



To achieve its mission the Board is proud to announce that **Joni Craighead** has been hired as Governmental Affairs Director and will work on behalf of all Omaha area REALTORS® to create a positive influence on the legislative and political environment related to the real estate industry.

Joni holds a Master's Degree in Public Administration from the University of Kansas, and has an impressive history of political involvement in Nebraska which includes: serving as the vice chair for the Nebraska delegation to the White House Conference on Small Business; an alternate delegate to a 2008 political national convention; chair of a local county political party, and was a member of that group's state central committee for a number of years. Joni has an extensive network of elected and appointed officials that she has interacted with over the years on both sides of the aisle at the local, state and federal level.

Joni also has experience in real estate and in business having earned a number of awards for her accomplishments. Joni was formerly

a member of the Omaha Area Board of REALTORS® and is also a published author.

According to Joni, "at times the REALTOR® organization is mistakenly perceived as being reactive and narrowly self-interested; our overall vision and mission are not well-known and our organization is not 'top of mind' in the eyes of local business and politics. We hope to change that perception and instill a culture of political awareness to the benefit of all REALTORS®."

As Governmental Affairs Director, Joni will help the REALTOR® organization build beneficial political and business coalitions with government leaders, the media, culturally diverse community groups and other allied organizations by advocating for homeowners and communicating our commitment to high industry standards. Over time, we will encourage lawmakers to consider the leaders of the Omaha Area Board of REALTORS® as their first point of contact for the interests of all real estate owners.

Members that have interest in government and public policy issues should contact Joni to find out how to volunteer and serve the real estate industry. The OABR Governmental Affairs Committee meets monthly and often features guest speakers on local business issues. Contact Joni at [JoniC@OABR.com](mailto:JoniC@OABR.com) or 402-619-5556.

## DRIVEN. TRUSTED. RELIABLE.

*And always available 24/7.*



**Brent Rasmussen,**  
CRMS, President



**Mortgage**  
SPECIALISTS, LLC

8420 West Dodge Rd, Ste 113 • Omaha, NE 68114

Office: 402-991-5153 • Cell: 402-578-0008

Fax: 402-884-7386

[www.mtg-specialists.com](http://www.mtg-specialists.com)

E-mail: [brent@mtg-specialists.com](mailto:brent@mtg-specialists.com)



## What you don't know about radon can hurt you. And your clients.

Educate yourself, and your clients about radon.

- Free Consultations
- Radon Testing
- Radon Mitigation
- State Certified
- NEHA Certified
- Competitive Prices



**Debbie Kalina**  
Owner



Phone: 402-639-1100

Email: [Debbie@OmahaRadon.com](mailto:Debbie@OmahaRadon.com)

[www.OmahaRadon.com](http://www.OmahaRadon.com)



# Rally to Protect the American Dream

Our industry is facing a crucial moment. Never before in the history of our great nation have housing and real estate been forced to defend the benefits they provide our country. The very foundation of civilization is no stronger, nor more enduring than the integrity of the homes on which they rest.

We must have a sustainable, durable housing economy for generations to come. Congress and the President should see their job as bolstering the housing economy and strengthening our commitment to the country's health. If the housing market continues to falter, the economy cannot fully recover. Over the next 18 months Congress will begin reshaping the role of housing in achieving the dream of owning a home. That is what we are facing. REALTORS® have something to say about this. And this is our opportunity to ensure housing remains the fiber that binds together the fabric of America.

We are going to defend the American Dream from the doubters who say home ownership and real estate have run their course. That is why we are holding the Rally to Protect the American Dream on May 17th in Washington, D.C. I am asking you to be there and stand with your fellow REALTORS® from every corner of America -- from Alaska to Illinois to Texas to Guam.

We are going to show Congress that no one cares more about revitalizing real estate for future generations than REALTORS® do.

It is critical that you register to let us know you are attending the rally. We want to plan a great event and make sure we have enough

food, water, lunches, t-shirts and buses. If you would like to come, we will help you connect with transportation via your state or local association. Just complete our Rally Registration at [realtor.org](http://realtor.org). If you request transportation, we will forward that request to your association to follow up with how they can help you get to Washington, D.C. Note

that if you plan to stay longer than one day, NAR is not able to cover or reimburse for lodging expenses. However, if your room is over \$300/night, NAR will reimburse \$100/night up to two nights (\$200) to help defray housing costs to attend. Simply bring your hotel confirmation with your room rate and NRDS ID (members only) to the NAR Registration desk at the Marriott Wardman Park hotel, and NAR will initiate a refund. For housing requests, please visit our housing resources information page.

This is our time. This is our moment. We can't do it without you. Join us.

Moe Veissi  
2012 NAR President



Midyear Legislative  
Meetings & Trade Expo  
WASHINGTON DC • 2012



## Midyear

Legislative Meetings & Trade Expo

May 14-19, 2012

The REALTORS® Midyear Meetings & Trade Expo is where NAR members take an active role to advance the real estate industry, public policy, and the association. Join us in Washington, DC, for special issues forums, committee meetings, legislative activities, and the industry trade show.

Midyear Meetings May 14-19 | Capitol Hill Visits May 16-17 | Trade Expo May 16-17

Register now at  
<http://www.realtor.org/midyear>

### Real Estate Symposium

Last year policy leaders, members of Congress and others discussed solutions for the housing crisis.

Get an update on the initiatives they're instituting to help the housing market rebound.

### Register & Book Your Hotel

Register today for the Midyear Meetings. Admission is free for NAR members, but registration is required.

You can reserve your hotel room during the [registration](#) process.

### REALTOR® Rally in DC

REALTORS® will rally on Capitol Hill on May 17 to protect the American Dream of home ownership. Visit [www.realtorrally.org](http://www.realtorrally.org) for details.

And, [hear](#) from President Moe Veissi on the importance of attending.

Registration

Hotel & Travel

Meetings Schedule

Legislative Activities

Trade Expo

Event News



Search Midyear Site:

GO

# Membership Report

FEBRUARY 2012

## NEW REALTORS®

Boulos, Matthew – Weichert Realtors the Deeb Group  
Campbell, Debra – NP Dodge IV LLC – Papillion  
Dillenburg Sr, Drew – Prudential Ambassador Real Estate – California #101  
Doocy, Laura – NP Dodge IX LLC – 35Dodge  
Durant, Ryan – CBSHOME Real Estate – 147th  
Fastenau, Shelley – Prudential Ambassador Real Estate – California #101  
Gaudreau, Benjamin – NP Dodge IX LLC – 35Dodge  
Gernhart, Gary – Prudential Ambassador Real Estate – California #101  
Hinkel, Sandra – CBSHOME Real Estate – 147th  
Kovar, Natalie – Prudential Ambassador Real Estate – California #101  
Kueny, Andrew – CBSHOME Real Estate – Lakeside  
Littler, Brian – Downing Properties Limited LLC  
Richard, Paul – Keller Williams Greater Omaha – Village Pointe  
Rivas, Sarah – CBSHOME Real Estate – W Dodge  
Schnack, Marcia – NP Dodge V LLC – 129th Dodge  
Stephens, Mckynzie – Prudential Ambassador Real Estate – California #101  
Thomas, Dennis – CBSHOME Real Estate – W Dodge

## REALTOR® CANDIDATES

Ade, Ryan – NP Dodge IV LLC - Papillion  
Echtenkamp, Barbara – CBSHOME Real Estate – 121st Pacific  
Heenan, Jessica – CBSHOME Real Estate – Bellevue  
Hooper, Shasta – CBSHOME Real Estate – Davenport  
Johnson, Alan – NP Dodge V LLC – 129th Dodge  
Lorimer, Justin – RE/MAX Results  
Mullen, Joshua – CBSHOME Real Estate – Bellevue  
Steier, Maurice – NP Dodge V LLC – 129th Dodge

## AFFILIATE CANDIDATES

Berry, Michael – Great Plains Mortgage Co LLC  
Bower, Brook – Advanced Floor Care  
Jensen, Coquette – Omaha National Title & Escrow  
Rosales, Eugene – Dundee Mortgage  
Sandiland, Becky – First National Bank of Omaha  
Walter, Kyle – Thrasher Basement Systems Inc

## MEMBER TRANSFERS

Amoura, JoAnne from Wear Company Inc to CENTURY 21 Century Real Estate  
Amoura, Medhet from Wear Company Inc to CENTURY 21 Century Real Estate  
Andrlik, Roxanne from NP Dodge V LLC – 129th Dodge to CBSHOME Real Estate – W Dodge

Ayres, Brianna from CENTURY 21 Century Real Estate to CBSHOME Real Estate – 121st Pacific  
Ballan, Scot from NP Dodge III LLC – Lakeside to Prudential Ambassador Real Estate – California #101  
Boganowski, Patricia from RE/MAX Real Estate Group – Omaha to NP Dodge V LLC – 129th Dodge  
Boulos, Matthew from Weichert Realtors The DEEB Group to Weichert Realtors River Cities Group  
Cavanaugh, Andrea from NP Dodge V LLC – 129th Dodge to NP Dodge I LLC – Pierce  
Dennison, John From CBSHOME Real Estate – Davenport to Downing Properties Limited LLC  
Erb, Jeffrey from NP Dodge III LLC – Lakeside to Prudential Ambassador Real Estate – California #101  
Erb, Nancy from NP Dodge III LLC – Lakeside to Prudential Ambassador Real Estate – California #101  
Feneck, John from Keller Williams Greater Omaha – Giles to NP Dodge I LLC - Pierce  
Ferando, Nicholas from Garrison Partners – Chicago to Garrison Partners – Omaha  
Friel, Jeffrey from Keller Williams Greater Omaha – Giles to DEEB Realty – 117th  
Hall, Alice from Wear Company Inc to CENTURY 21 Century Real Estate  
Hurley, Jeffrey From DEEB Realty – 117th to CBSHOME Real Estate – W Dodge  
Jones, Todd from CBSHOME Real Estate – 121st Pacific to Prudential Ambassador Real Estate – California #101  
LeVier, Colleen from Red Barn Realty LLC to Nextage ASHAR Realty  
Lund, Vanita from Garrison Partners – Chicago to Garrison Partners – Omaha  
Martin, Deb from MetLife Home Loans to Great Western Bank  
Mowery, Kevin from NP Dodge III LLC – Lakeside to Prudential Ambassador Real Estate – California #101  
O'Grady, Donna from DEEB Realty – 117th to CBSHOME Real Estate – 121st Pacific  
Petersen, Diane from Keller Williams Greater Omaha – Village Pointe to RE/MAX Results  
Pittenger, Kathryn from Keller Williams Greater Omaha – Giles to CBSHOME Real Estate – Lakeside  
Pittenger, Robert from Keller Williams Greater Omaha – Giles to CBSHOME Real Estate - Lakeside  
Pohlad, Julie from DEEB Realty – 117th to RE/MAX Results  
Pohlad, Sara from DEEB Realty – 117th to RE/MAX Results  
Salgado, Yamy from Prudential Ambassador Real Estate – California #101 to Rainbow Realty  
Stangl, Julie from NP Dodge V LLC – 129th Dodge To Prudential Ambassador Real Estate – California #101

## REACTIVATED MEMBERS

Brown, Bradley – NP Dodge I LLC – Pierce  
Carper Nelson, Patricia – Weichert Realtors River Cities Group  
Cheatle, Jenny – DEEB Realty – 117th  
Francis, Scott – DEEB Realty – 117th  
Hult, Alison – Keller Williams Greater Omaha – Village Pointe  
Mlotek, Stanley – WHY USA Independent Brokers R E  
Pope, Iris – CBSHOME Real Estate – W Dodge

## RESIGNATIONS

Adler, Joni – CBSHOME Real Estate – 121st Pacific  
Gregor, Thomas – DEEB Realty – 117th  
Hoffman, Erik – DEEB Realty – 117th  
Johnson, Rebecca – CBSHOME Real Estate – 147th

Johnston, Ashley – Gateway Mortgage Group  
 Kennedy, Dwayne – Keller Williams Greater Omaha – Village Pointe  
 McGill, Kelly – Prudential Ambassador Real Estate – California #101

## NEW REALTOR® COMPANIES

Garrison Partners – 200 S 31st Ave, Omaha, NE, 68131  
 OABR & MLS Phone: 402-934-6450 Fax: 402-934-6493  
 Designated Realtor: Dori Conway  
 Marty Price Broker – 9905 Idora St, LaVista, NE, 68128  
 OABR & MLS Phone: 402-238-4982  
 Designated Realtor: Marty Price  
 Rolling Hills Real Estate – 4216 N 55th Ave, Omaha, NE, 68104  
 OABR & MLS Phone: 402-215-3009 Fax: 402-455-3870  
 Designated Realtor: Franklin Hughes  
 Sentinel Realty LLC – 14301 First National Pkwy Ste 100,  
 Omaha, NE, 68154  
 OABR & MLS Phone: 402-706-3030  
 Designated Realtor: Scott Lamb  
 Weichert Realtors River Cities Group – 4602 S 132nd St,  
 Omaha, NE, 68137  
 OABR & MLS Phone: 402-932-4033 Fax: 402-932-4694  
 Designated Realtor: Matthew Boulos

## COMPANY ADDRESS AND PHONE UPDATES

(Notify the Board office for all directory changes fax to 402-619-5559)  
 American Building Inspection – 351 Waterloo Dr, Waterloo, NE, 68069  
 DEEB Realty – Arbor – Phone: 402-932-4689 Fax: 402-932-4923  
 Fire Ridge Real Estate LLC – 13520 Discovery Dr Ste 111, Omaha, NE,  
 68137

## MEMBERSHIP STATISTICS

### OABR

	Feb. 2012	Feb. 2011
Designated REALTOR®	220	218
Des. REALTOR® Secondary	1	2
REALTOR®	1892	1966
REALTOR®-Secondary	1	2
TOTAL	2114	2188

Institute Affiliate	67	73
Affiliate	198	189
Other	6	5
TOTAL	2385	2455

	Feb. 2012	YTD
New REALTOR® Members	14	31
Reinstated REALTOR® Members	14	25
Resignations	6	42

### GPRMLS

	Feb. 2012	Feb. 2011
Participants (Primary)	211	208
Participants (Secondary)	56	60
Subscribers (Primary)	1860	1934
Subscribers (Secondary)	180	175
Exempt	30	34
TOTAL	2337	2411

First Nebraska Title – 210 Regency Pkwy Ste 10, Omaha, NE,  
 68114  
 Heavenly Home Sales – 11330 Q St, Omaha, NE, 68137  
 NRC Service – 1017 Tekamah Ln, Papillion, NE, 68046

## COMPANY NAME CHANGES

DEEB Realty – Arbor – (Formerly Weichert Realtors The DEEB Group)  
 Gateway Mortgage Group – (Formerly MetLife Home Loans)  
 NRC Service – (Formerly Brickkicker Inspection Service)  
 Wear Company Inc – (Formerly CENTURY 21 Wear Company)

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

## APRIL ORIENTATION

- Tuesday, April 10, 8:30 a.m. to 4:00 p.m.
- Wednesday, April 11, 8:30 a.m. to 4:00 p.m.
- Thursday, April 12, 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...

### MARCH 2012 SPONSORS

Ruth Smith – Norm's Door Service  
 Brenda Stuart – ServiceOne Inc  
 Lori Bonnstetter – AmeriSpec Home Inspection Serv  
 PK Kopun – American National Bank  
 Alan Stoltenberg – SAC Federal Credit Union  
 Debbie Kalina – Radon Protection Tech LLC

### APRIL 2012 SPONSORS

Janet Dragon – Heartland Reva Team  
 Carlene Zabawa – American National Bank  
 Cherie Casey – The Home Buyers Protection Co  
 Scott Moore – Rels Title  
 Jim Murphy – Bank of the West

## FOCUS PRINTING OABR PRINTING & MAILING

*We have been using Focus Printing  
 for our printing/production needs for years.  
 Not only is their production quality  
 top-notch, but their service is truly incredible.*

— Shawn McGuire  
 Celebrity Homes

**www.FocusPrintingOmaha.com**  
**402-619-5570**





# ***HAPPY ANNIVERSARY!***



Thank you to our staff, contractors,  
the real estate community and customers  
for a great **5 years!** We look forward  
to many more years to come!

[charlestonhomesomaha.com](http://charlestonhomesomaha.com)

**Saddlebrook – 150th & Fort**

**Portal Ridge – 101st & Giles**

**Models open M-Th: 1-6pm and Fri-Sun: noon-5pm**





**Powell**  
INSURANCE

Regi and Lisa Powell  
(402) 614-4633  
www.PowellInsuranceAgents.com



**FARMERS**



- Quick Binders
- Relocation Specialists
- Free Flood Determinations/Quotes
- Prompt Professional Service

Home ✕ Multi-Family ✕ Condos ✕ Rental Properties  
Auto ✕ Life ✕ Health ✕ Business

**Monica**  
**LANG**

"Your Celebrity Connection"

**402.689.3315**  
www.MonicaLang.com  
MLang@CelebrityHomesOmaha.com

**CELEBRITY**  
**HOMES**  
Homes • Villas • Townhomes

**Representing ALL Locations!**



## Personals



**CONGRATULATIONS** to Robert Wiebusch for earning the Certified Real Estate Brokerage Manager (CRB) designation.

**CONDOLENCES** to Rhonda Johnson of the Southwest Iowa Association of REALTORS® on the recent loss of her mother.

**CONDOLENCES** to the family of Marilyn Evans of N P Dodge Company who recently passed away. Dale our thoughts and prayers are with you.

**CONDOLENCES** to Gene Seaman at CBSHome Real Estate on the loss of his Sister-In-Law, Donna Huber.

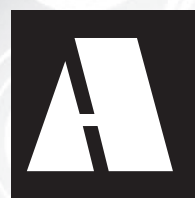
### SEND US YOUR NEWS!

Fax: 402-619-5559 Email: DShIPLEY@OABR.com

Phone: 402-619-5551

Mail: 11830 Nicholas St., Omaha, NE 68154.

*We want to share in your professional and personal accomplishments, but we don't know if you don't tell us!*



# Affiliates

*First!*

Search:

**OABRaffiliates.com**

*First!*

for all of your Real Estate Service Needs.

• Next Event •

### Affiliates Golf

June 18, 2012 — at Champions Run — See page 8 for more information.

# LotsOmaha.com

## Personal attention. Powerful results.

NP Dodge Builder Services is here to further the potential of builders and their agents. This department offers unique resources that support new construction, including land development, lot sales, and our “Lot Locator” Program. In addition, we actively work to match builders with NP Dodge Sales personnel that best fit their business model.

Contact us at 402.951.5000 to learn more.

### Home sites available in these fine communities:

---

#### **Five Fountains**

192nd & Dodge

#### **Harrison Woods**

173rd & Harrison

#### **Copperfields**

Northeast of 204th & F

#### **Suncrest**

174th & Maple

#### **Eagle Hills**

54th & Cornhusker

#### **Eagle View**

54th & Cornhusker

#### **Somerset**

Sorenson Pkwy to  
Wenninghoff,  
then north 6 blocks

#### **Cheyenne Country Estates**

168th & Cornhusker

#### **Tregaron Woods**

Fairview Rd & Tregaron Dr

#### **Pebblebrooke**

168th & Hwy 370

#### **Settlers Creek**

72nd & Cornhusker



**LotsOmaha.com**

**402.951.5000**





**72nd & Cornhusker Road**  
**Lots starting at \$38,000**  
**Homes from the \$300's**



## **TREGARON WOODS**

**Fairview Road and Tregaron Drive, Bellevue**  
**Limited Time Pricing — Lots from \$55,500**



**All Builders & Buyers Welcome**  
**Lots starting at \$14,500**

**Located in Bellevue — Take Childs Road**  
**to 17th Street and turn south**

## **Ask me about:**

- **Townhome & Villa home sites**
-  **Home Design Credit of \$500**
-  **Lot Financing**



**Walt 402.951.5000**  
**402.709.1244**



# Networking Event

On Thursday, March 22nd, the Social Events Forum hosted a networking event at Foursomes Grill, Bar and Virtual Golf. We would like to thank everyone who came out for the event and participated. If you didn't make it, you missed out. We had a couple of agents play virtual golf at Pebble Beach, yes you could pick from a large number of golf courses around the world. We even had non golfers participate; it was fun to try the driving range with beautiful scenery all around. A special 'Thank you' to the sponsors of this event; AmeriSpec Home Inspection Service, Omaha National Title and Escrow and Omaha State Bank. AmeriSpec had a putting challenge to see who get the most golf balls through the obstacle and into the sand bucket. Don Lind, REALTOR®, won with four golf balls. Don Received a free exterior pest spray from Pest Solutions 365, compliments of AmeriSpec Home Inspection Service. Keep your eyes open for the next Real Estate Networking event.





**Ericka Heidvogel**  
New Home Consultant  
**(402) 917-4888**  
Fax: (402) 895-1496  
www.ErickaHeidvogel.com  
ehaidvogel@celebrityhomesomaha.com

**CELEBRITY HOMES**  
Homes • Villas • Townhomes • SMART  
14002 L St., Omaha, NE 68137  
www.celebrityhomesomaha.com

# Continuing Education



- **Appraisal Institute**  
www.appraisalinstitute.org  
402-488-5900
- **Larabee School of Real Estate**  
www.LarabeeSchool.com  
800-755-1108
- **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  

April 26	Ethical Decision Making In Real Estate
0530R	(3 hrs) 8:30 am - 11:30 am
May 8	Tools to Help Buyers With Credit Issues
0704	(3 hrs) 8:30 am - 11:30 am
May 8	Ethical Decision Making In Real Estate
0530R	(3 hrs) 1:00 pm - 4:00 pm
- **Real Estate Resource Institute (Paul Vojchegoske)**  
www.mrrealestatece.com 402-660-0395
- **REResults Coaching (Mark T. Wehner)**  
www.REResultsCoaching.com 402-676-0101  

April 9	Ethics Training
0497	(3 hrs) 6:30 pm - 9:45 pm
April 18	Pricing It Right
0122R	(3 hrs) 1:00 pm - 4:15 pm
April 26	Risky Business Practices
0349R	(3 hrs) 1:00 pm - 4:15 pm
- **R. F. Morrissey & Associates** 402-933-9033



**OMAHA**  
AREA BOARD OF  
**REALTORS®**



**YES!** I want to make sure the REALTOR® voice is heard at the local, state and national level.

## Here is my investment:

- |   |         |                 |
|---|---------|-----------------|
| <input type="radio"/> Golden "R" Club   | \$5,000 | (\$13.70 a day) |
| <input type="radio"/> Crystal "R" Club  | \$2,500 | (\$6.85 a day)  |
| <input type="radio"/> Sterling "R" Club | \$1,000 | (\$2.75 a day)  |
| <input type="radio"/> Governor's Club   | \$500   | (\$1.36 a day)  |
| <input type="radio"/> \$1-A-Day Club    | \$365   | (\$1.00 a day)  |
| <input type="radio"/> Capitol Club      | \$250   | (\$.68 a day)   |
| <input type="radio"/> Senator's Club    | \$150   | (\$.41 a day)   |
| <input type="radio"/> 99 Club           | \$99    | (\$.27 a day)   |
| <input type="radio"/> 50 Club           | \$50    | (\$.14 a day)   |
| <input type="radio"/> Fair Share        | \$30    | (\$.08 a day)   |
| <input type="radio"/> Contributor       | \$_____ |                 |

## Payment Option:

- ☐ My check is attached (payable to Nebraska RPAC)
- ☐ Charge my American Express / Discover / Mastercard / VISA:  
#: \_\_\_\_\_  
Exp. Date: \_\_\_\_\_
- ☐ Bill Me  
Omaha Area Board of REALTORS®  
11830 Nicholas St.  
Omaha, NE 68154  
402-619-5555



Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Contributions are not deductible for Federal tax purposes. Contributions to RPAC are voluntary and are used for political purposes. You may refuse to contribute without affecting your membership rights. 70% of each contribution is used by your state PAC to support state and local political candidates. The remaining 30% is sent to National RPAC to support federal candidates and is charged against your limits under 2 U.S.C. 441a.



# National Association of REALTORS®

## Quadrennial Code of Ethics Training Requirement

From January 1, 2009 through December 31, 2012, and for successive four year periods thereafter, REALTORS® are required to complete quadrennial ethics training of not less than two hours and thirty minutes of instructional time. REALTORS® completing such training during any four year cycle shall not be required to complete additional ethics training in respect of this requirement as a requirement of membership in any other board or association.

A REALTOR® completing the new member Code of Ethics Orientation during any four-year cycle is not required to complete additional ethics training until a new four-year cycle commences.

Failure to complete the required periodic ethics training is considered a violation of a membership duty for which REALTOR® membership shall be suspended until such time as the required training is completed.

Every board and association is required to provide access to necessary ethics training programs either locally, in conjunction with other boards and associations, or through other methods. Any training offered pursuant to this requirement must meet the learning objectives and minimum criteria established by the National Association of REALTORS® from time to time.

The following schools offer continuing education credit that also fulfills your Code of Ethics Requirement. Contact the schools to get copies of their schedules and prices:

REEsults Coaching — Mark T. Wehner  
16616 Jackson, 402-676-0101  
marktwehner@reesultscoaching.com  
www.REEsultsCoaching.com/cc

Randall School of Real Estate — Susan Geschwender  
11224 Elm Street, 402-333-3004  
info@reandallschool.com

Larabee School of Real Estate  
3355 Orwell Street, Lincoln, NE 68516  
1-800-755-1108

Nebraska REALTORS® Association  
145 S 56th Street, Suite 100, Lincoln, NE 68510  
1-800-777-5231

The OABR Office offers free NAR Code of Ethics Training but it does not fulfill the continuing education requirement. The class is scheduled each Friday following New Member Orientation from 8:30 a.m. to 11:45 a.m. A minimum of 10 must be in attendance to have this training. Contact Debbie Peterson for details: 402-619-5553 or DPeterson@OABR.com.



## 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](mailto:teresa@moba.com).

#### MOBA Hires Cassi Petersen as New, Part-Time, Executive Director

Starting March 1, Cassi Petersen will be working with MOBA in a part time, temporary position as the Executive Director. Many of you may know Cassi as she previously worked at Boyer Young and is currently the Director of Marketing for New Street Properties. The MOBA board sees Cassi as the perfect person for this job at this time. We look forward to her great attitude, integrity, skill set, and work ethic. Cassi's salary is being paid only by funds contributed by MOBA supporters who wish to see MOBA move forward and provide a true value for its members. Teresa and J.J. will continue in their respective part time roles.

Don't forget about MOBA's Omaha Home Show March 29th thru April 1st at the Century Link Center. Here you'll find tons of home related ideas and a whole lot more, but this year we threw in something special.

For the first time ever, the Remodel Omaha Tour will be held on the same weekend and admission is FREE to see these amazing home renovations. Everything from kitchen and basement updates to full house remodeling jobs. It's all here! You'll find more information in the Omaha World Herald closer to the event dates or check [www.MOBA.com](http://www.MOBA.com).

#### MOBAcalendar

##### April

- 10 MOBA Board of Directors Meeting 11:00am
- 11 Contractor License Test Review 3:00pm at the MOBA office Lower Level Conference Room  
Cost: \$65 or \$55 for MOBA Members RSVP to [info@FrameworksMagazine.com](mailto:info@FrameworksMagazine.com)
- 12 MOBA Monthly Dinner Meeting Networking at 6:00pm and Dinner at 7:00pm \$10 per person  
RSVP Needed 402-333-2000
- 18 Women's Council General Meeting TBA  
RSVP to [Betsy@RogersNewHomes.com](mailto:Betsy@RogersNewHomes.com)

visit [www.MOBA.com](http://www.MOBA.com) for more information

*Second Annual*  
**Toast to Fair Housing**

Friday, April 27, 2012

6:00 pm-8:30 pm

(social hour and silent auction 6:00 pm)



*Honorary Chair*  
Senator Brad Ashford



FAMILY HOUSING  
Advisory Services, Inc.  
OMAHA 100, INC.

Please join the Fair Housing Center of NE & IA  
(a program of Family Housing Advisory Services, Inc.)

**Keynote Speaker**

**Othello Meadows III**

(Executive Director, Seventy-Five North Revitalization Corp.)

Cost: \$40 in advance and \$50 at the door

For more information, contact Michael Robinson at  
(402) 934-6727 or email: michaelr@fhasinc.org



Now Introducing to Omaha, Nebraska...

# Wintrust Mortgage.

**Wintrust Mortgage** is committed to providing their clients in Omaha with the best mortgage products, top of the line service, and outstanding customer support.

- A Broad Range of Programs
- Credit Report Consultation
- Easy Pre-Qualification Process
- Creative Financing
- Residential & Commercial Lending
- Great Rates & Fees
- Great Service
- Simplified Mortgage Process

Call Us Today! **(402) 609-7570**

**WINTRUST**  
MORTGAGE

444 Regency Parkway Drive, Omaha, NE 68114

[www.WintrustMortgage.com](http://www.WintrustMortgage.com)



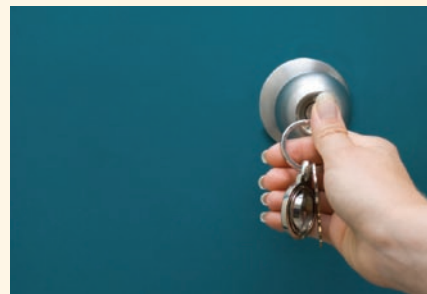
(Front) Mary Harrison, Kolleen Hoover, Cynthia Mullins, Laura Lasher.  
(Back) Justin Pinkerton, Lisa Schaffer, Sean Ferguson, Russ Williams, Guthrie Steen,  
Denny O'Donnell, Dee Jetter & Duane Safarik.

Many Lenders claim that they're "Number 1"

– **Wintrust Mortgage** believes  
that **YOU ARE!**

Wintrust Mortgage is a division of Barrington Bank & Trust Company, N.A., a Wintrust Community Bank. Wintrust NMLS# 449042 – Copyright © 2012 Wintrust Mortgage 120301154





## Experience when you need it most.

Whether you're a first-time homebuyer or moving to a new home, your home is probably the biggest investment you'll ever make. Why not let our experience work for you in finding a mortgage that fits your lifestyle and protects that investment. Our 21 loan originators with over 200 years of combined lending experience can offer you professional service and attractive benefits – like the availability of low fixed rates, low down payments, no closing costs and more. ***Here are just a few reasons to call us first.***

- **Rate Match** -The Bank will not be undersold on comparable loans on eligible purchases.
- **Meet or Beat Fees** - The Bank will match any competitors fees.
- **10% discount on title fees** - With an affiliated title partner.
- **Local decisioning, processing and closing.**
- **Special Processing and Handling** - To get you in your home quickly.

**Call today and let us make your dream home a reality.**



**Michele Ringsdorf**  
Mortgage Originator  
8990 West Dodge Road  
402-399-5081



**Mark McGee**  
Mortgage Originator  
7921 Dodge Rd  
402-898-3709



**Carlene Zabawa**  
Mortgage Originator  
17445 Arbor Street, Suite 100  
402-829-9667



**Predrag Kopun (PK)**  
Mortgage Originator  
12829 W. Dodge Rd, Suite 203  
402-514-3911

Ask about our new **List, Lock, Look and Relax** program that allows you to lock in great rates today while you shop for your new home.



Limited time only. Just present a Good Faith Estimate from a local competitor and we will match any rate, lock period and bank controlled costs for similar product, term and conditions. Some limitations apply.



29 locations in Nebraska and Iowa. For the location nearest you go online at [www.anbank.com](http://www.anbank.com) or call 1-402-457-1077 or 1-800-279-0007



# SupraWEB Update ...

On Tuesday, March 20th, Supra changed the SupraWEB login, <http://supraweb.suprakim.com>, making it easier to access your information.

Current users of SupraWEB will see a minor change. The login page will look slightly different, but your 'User ID' and 'Password' will not change. If you are a new user click on the 'Register' button and sign up for an account. You will need your key serial number and four digit pin number to complete this process. If you are unsure if you have already created an account you will need to contact Supra Support at 402-619-5566 and press the voice prompt for 'Technical Support'. Supra will be able to give you your 'USER ID' and then you will be able to reset the password on the login page.

If you're not taking advantage of this feature, take a look at all it has to offer for you.

- Obtain an emergency update code for your key (You can receive two update codes before your key needs to sync itself)
- Setting the system to email you when another agent opens your KeyBox
- Email clients a list of showings on their property
- View and send showing feedback to other REALTORS®

- Manage your bill or print invoices for tax purposes
- Look up a key holder by their key serial number
- Run reports on properties you have shown
- Obtain a 30 digit 'Authorization' code for eKey (Smart phone system) software
- Set your market area for eKey PRO users (Smart phone system)

Supra support is open 7 a.m. to 9 p.m. seven days a week for your needs at 402-619-5566. You can obtain an emergency update code by calling the 24 hour automated service at 402-619-5567.

## Basements and Water

By Steve Vacha

### Home Standards Inspection Services

Because of horror stories they have heard, many homebuyers have a fear of purchasing a home with basement water problems. There fear is not unfounded...

- Hydrostatic pressure can push in on the basement wall, causing large horizontal cracks, which can compromise the integrity of the foundation. (Minor stair step cracks in block foundations, and narrow vertical cracks in poured foundations are normal and can be expected)
- Moisture can enter the basement, causing damage to framing, wall covering and floor covering.
- Mold can become an issue in about 48 hours if the moisture is left unattended.

In the Omaha area our water table is generally low enough that the source of water causing this problem is in the form of precipitation. There are exceptions to this when a home is built near an underground spring or the water table is high as found near some rivers and lakes.

A good rule of thumb is: If a home does not have water near the foundation it will not leak. This sounds simple, but homeowners will quickly spend thousands of dollars to solve a home's water problem. Often the problem is not the home. The mason or foundation contractor's job description was to build a foundation to hold up the house, not to create a boat. Real waterproofing is keeping the water out of the basement in the first place, most systems of waterproofing installed in this area is really water management of the water after it enters the homes foot print.

If homeowners follow these simple maintenance procedures, they could have a dry basement and possibly save thousands of dollars in basement waterproofing costs.

- Build up the soil around the home to create a positive slope away from the building. One inch slope per foot for about 4 foot away from the building.
- Keep the gutters clean, and install gutter extensions to drain the water at least 4 feet away from the building.



**DIRECT RAINWATER AT LEAST 4 FEET AWAY FROM FOUNDATION**

- Verify patios and sidewalks drain away from the building.

If a basement has taken in water, it is because water was at the exterior of the foundation. Water will always take the path of least resistance. Direct the surface water away from the home and the soil next to the house will be relatively dry and there will be no water to enter the house.

Often this will stop the moisture intrusion and help keep the basement from being excessively humid, creating that musty odor. In addition improving the landscaping around the home will enhance the beauty and value of the home.



**Steve Vacha**  
President



Phone (402) 392-2020  
[www.HomeInspectorOmaha.com](http://www.HomeInspectorOmaha.com)



# Know the Code

## Article 3

REALTORS® shall cooperate with other brokers except when cooperation is not in the client's best interest. The obligation to cooperate does not include the obligation to share commissions, fees, or to otherwise compensate another broker. (Amended 1/95)

### • Standard of Practice 3-1

REALTORS®, acting as exclusive agents or brokers of sellers/ landlords, establish the terms and conditions of offers to cooperate. Unless expressly indicated in offers to cooperate, cooperating brokers may not assume that the offer of cooperation includes an offer of compensation. Terms of compensation, if any, shall be ascertained by cooperating brokers before beginning efforts to accept the offer of cooperation. (Amended 1/99)

### • Standard of Practice 3-2

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

### • Standard of Practice 3-3

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

### • Standard of Practice 3-4

REALTORS®, acting as listing brokers, have an affirmative obligation to disclose the existence of dual or variable rate commission arrangements (i.e., listings where one amount of commission is payable if the listing broker's firm is the procuring cause of sale/lease and a different amount of commission is payable if the sale/lease results through the efforts of the seller/ landlord or a cooperating broker). The listing broker shall, as soon as practical, disclose the existence of such arrangements to potential cooperating brokers and shall, in response to inquiries from cooperating brokers, disclose the differential that would result in a cooperative transaction or in a sale/lease that results through the efforts of the seller/landlord. If the cooperating broker is a buyer/tenant representative, the buyer/tenant representative must disclose such information to their client before the client makes an

offer to purchase or lease.  
(Amended 1/02)

### • Standard of Practice 3-5

It is the obligation of subagents to promptly disclose all pertinent facts to the principal's agent prior to as well as after a purchase or lease agreement is executed. (Amended 1/93)



### • Standard of Practice 3-6

REALTORS® shall disclose the existence of accepted offers, including offers with unresolved contingencies, to any broker seeking cooperation. (Adopted 5/86, Amended 1/04)

### • Standard of Practice 3-7

When seeking information from another REALTOR® concerning property under a management or listing agreement, REALTORS® shall disclose their REALTOR® status and whether their interest is personal or on behalf of a client and, if on behalf of a client, their relationship with the client. (Amended 1/11)

### • Standard of Practice 3-8

REALTORS® shall not misrepresent the availability of access to show or inspect a listed property. (Amended 11/87)

### • Standard of Practice 3-9

REALTORS® shall not provide access to listed property on terms other than those established by the owner or the listing broker. (Adopted 1/10)

### • Standard of Practice 3-10

The duty to cooperate established in Article 3 relates to the obligation to share information on listed property, and to make property available to other brokers for showing to prospective purchasers/tenants when it is in the best interests of sellers/ landlords. (Adopted 1/11)

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

Get the most from your insurance.  
Call My Insurance.



**Mary Sladek Agency**

3930 South 147th Street, Suite 104  
Omaha, NE 68144

(402) 991-6688

[www.myinsuranceomaha.com](http://www.myinsuranceomaha.com)



## City-Wide

### Termite & Pest Control

### Termite Inspections \$75

Call us to bid on termite treatments

Phone 402-733-1784 fax 402-733-0864

[citywidepest@gmail.com](mailto:citywidepest@gmail.com)

# Word Search! Win A \$50 Gift Certificate

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

AMARYLIS  
CALLA  
CAPER  
CARNATION  
CHRYSANTHEMUM  
GERANIUM  
GOLDENROD  
IRIS  
JASMINE  
LAVENDER  
LILY  
MOONFLOWER  
ORCHARD  
POINSETTIA  
ROSE  
SNAPDRAGON  
SPIRAEA  
THISTLE  
TULIP  
WISTARIA

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

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Millie Wallace**  
of Lampliter Real Estate  
winner of the March Word Search.

# CELEBRITY HOMES

Homes • Villas • Townhomes



Ileana Carlson



Mike Connell



Gerry Frans



Rosalia Gish



Ericka Heidvogel



Marsha Labs



Monica Lang



Mike McGlynn



Gary Patricelli



Leslie Petersen



Gary Price



Tammy Smart



Susie Vocolka



Shawn McGuire  
Sales Manager

**Yes! It's All Included!**



CelebrityHomesOmaha.com

## Customize Your Home



**Visit our  
Pads and  
win a NEW  
iPad!**

Tour  
Celebrity  
Homes  
and get  
registered  
to win an  
iPad!

Contest ends  
April 30th, 2012



**CUSTOMIZE  
YOUR NEW HOME!**

NOW AVAILABLE

Fireplace Finish

TV Location with Remote Components

Surround Sound / Multi Room Audio

Security System

CELEBRITY  
HOMES

*And That's Just What You See From The Couch!*

**NEW DESIGNS • NEW HOMES READY NOW • \$1,000 DOWN PROGRAMS!**



# FOCUS

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

Return Service Requested

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

## Visit the FOCUS PRINTING Website!

[www.FocusPrintingOmaha.com](http://www.FocusPrintingOmaha.com)

You can order online, submit files, request quotes  
and shop for promotional items.

If you are looking for reliable and economical printing & copying  
you have come to the right place!

- |                             |                  |             |               |
|-----------------------------|------------------|-------------|---------------|
| ✓ Color Copying             | ✓ Postcards      | ✓ Brochures | ✓ Newsletters |
| ✓ Letterhead                | ✓ Flyers         | ✓ Notepads  | ✓ Magnets     |
| ✓ Envelopes                 | ✓ Mailing        | ✓ Booklets  | ✓ Binding     |
| ✓ Full Color Business Cards | ✓ Graphic Design | ✓ NCR Forms | ✓ Calendars   |

**MONTHLY  
ONLINE  
SPECIALS!**

**FOCUS PRINTING**  
OABR PRINTING & MAILING

**402-619-5570**

11830 Nicholas St.  
Omaha, NE 68154

**ECONOMICAL  
COLOR  
COPYING**