



UPCOMING EVENTS

Education Forum

Thu, Jan 3 at 10:00 a.m.

New Member Orientation

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

Wed, Jan 9 from 8:30 a.m. - 4:00 p.m.

Thu, Jan 10 from 8:30 a.m. - 12:00 p.m.

Affiliate Council

Tue, Jan 8 from 9:00 a.m. - 1:30 p.m.

Social Events Forum

Wed, Jan 9 at 10:00 a.m.

MLS Users Group

Wed, Jan 9 from 11:00 a.m. - 12:00 p.m.

WCR Executive Meeting

Thu, Jan 10 from 9:00 a.m. - 10:00 a.m.

Advanced Paragon Training

Thu, Jan 10 from 1:00 p.m. - 2:30 p.m.

YPN Advisory Board

Thu, Jan 10 at 3:00 p.m.

Ethics Training

Fri, Jan 11 from 8:30 a.m. - 12:00 p.m.

Diversity Committee

Tue, Jan 15 at 11:00 a.m.

Governmental Affairs Committee

Wed, Jan 16 at 11:00 a.m.

Education Event - David Knox - 13 Ways to Kick-Off Your '13

Thu, Jan 17 from 8:30 a.m. - 12:00 p.m. at DC Centre

Nebraska Real Estate Commission Meeting

Thu, Jan 17 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

Fri, Jan 18 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

GPRMLS Board of Directors

Tue, Jan 22 at 10:15 a.m.

WCR - MasterMind

Tue, Jan 22 from 2:00 p.m. - 3:00 p.m.

"Tax Strategies for the Real Estate Professional"

Thu, Jan 24 from 9:45 a.m. - 12:00 p.m. at Champions Run

NRA - Leadership Essentials

Mon, Jan 28 from 9:00 a.m. - 4:00 p.m.

NRA - Legislative Days

Tue, Jan 29 to Wed, Jan 30 at Holiday Inn Downtown, Lincoln, NE

OABR Executive Committee

Fri, Jan 25 at 9:30 a.m.

OABR Board of Directors

Fri, Jan 25 at 10:15 a.m.

WCR - MasterMind

Tue, Jan 29 from 2:00 p.m. - 3:00 p.m.

UNO Mavericks Hockey Night

Fri, Feb 1 at 5:30 a.m. at Old Mattress Factory

2012 Year in Review

As we kickoff another year, make resolutions and pack up the holiday decorations, it is good to reflect on the year and note the accomplishments and highlights of our professional association.

In 2012, the Omaha Area Board of REALTORS® updated electronic keyboxes; received a visit from the President of the National Association of REALTORS®; raised a record-level of RPAC funds; met with representatives of the state legislature, the city council, the county board and the mayor's office; presented numerous opportunities for education and training to members; held social events and supported local charities across the greater metro area. All-in-all, it was a busy year.



In September this year we updated the **Supra LockBox System** to the new Bluetooth iBoxes. The BT iBoxes have a number of advantages; better design of the box itself with a full release of the shackle and larger key container to hold more keys on a ring and gate cards. The boxes have been tested against heat, cold, dust, acid rain and more. The system also allows agents with BlackBerry or Android Smartphones to use only their phones to access the LockBoxes. All of the iPhones are compatible, with an adapter, including the iPhone5.

The Millard Business Association presented the Omaha Area Board of REALTORS® and OABR Young Professionals Network the **CARE Award** for 2012. The care



award is in recognition for Considerate Acts of Random Endearment for participating in Project Wee Care. Through various fund raisers and donations from the annual coat drive the Omaha Area Board of REALTORS® and the OABR Young Professionals Network were able to supply families in need of clothing and other necessities.

A new website providing on-line access at www.OmahaREALTORS.com. Members of the Omaha Area Board of REALTORS® now have the ability to access services and information from a new website and new mobile access at www.M.OmahaREALTORS.com.

The Nebraska Chapter of the Public Relations Society of America recognized the Omaha Area Board of REALTORS®, Lovegren Marketing Group and M3 for the Make the Right Move Omaha campaign which was funded by the Great Plains REALTORS® MLS. The **Paper Anvil Award** was presented to our association early last spring.

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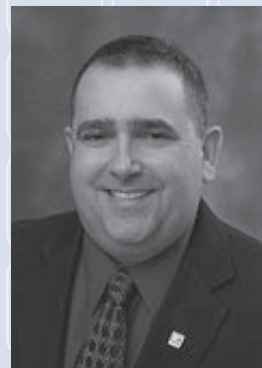
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The Omaha Area Board of REALTORS® is pledged to the achievement of equal housing opportunity throughout the community. The Board encourages and supports a marketplace in which there are no barriers to obtaining housing because of race, color, national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



Message from the OABR President



David Matney
2013 President

Happy New Year! It is hard to believe that it is already January! We start off the New Year with a chance to invest back into your business with a FREE educational event with David Knox! On January 17th at the DC Centre, the Omaha Area Board of REALTORS® will be hosting a three-hour seminar on 13 ways to jumpstart your 2013. Register now and take advantage of this opportunity to learn from one of the best real estate trainers/speakers in the nation.

I would also like to give a “shout out” to Paul Vojchehoske for helping launch a required one hour “Introduction to Professionalism” course at new member orientation. This will help new members start off their careers on the right foot. I am excited to see this course implemented in the new member orientation curriculum.

I would also like to thank the Board of Directors of the Great Plains Multiple Listing Service for helping the needy this winter with a \$5000 contribution to Foodbank for the Heartland. A “shout out” to Henry Kammandel and the other directors of the Great Plains MLS for this generous contribution for those in need in our area.

Finally, I would like to thank all our members who took the time to volunteer with REALTOR® Ring Day! The Salvation Army is a great cause, and what a neat way to give back to our community. Thank you!

Let's make 2013 a POWERFUL year!

David Matney
2013 President

Special Events

- **David Knox - 13 Ways to Kick-Off Your '13 - Free Seminar!**
Thu, Jan 17 from 8:30 a.m. - 12:00 p.m. at DC Centre
- **Tax Strategies for the Real Estate Professional**
Thu, Jan 24 from 9:45 a.m. - 12:00 p.m. at Champions Run
- **Nebraska REALTORS® Association Legislative Days**
Jan 29-30 at Holiday Inn Downtown, Lincoln, NE
- **UNO Mavericks Hockey Night**
Fri, Feb 1 at 5:30 p.m. at Old Mattress Factory

REALTOR® Ring Day

This is the second year the Omaha Area Board of REALTORS® has participated in REALTOR® Ring Day. On December 7, 2012 over 300 REALTORS®, Affiliates and their friends and family rang bells for the Salvation Army. This year together they raised \$10,538.87, these funds will be put to good use for the following programs; transitional housing, winter night watch, heat assistance, summer fans, food pantry, WELLSRING - human trafficking, Omaha Area Service Institute for Seniors and many more.

- Besides being a very rewarding experience to help others, it was a lot of fun. The generosity of others is amazing.
— Dixie TenEyck
- Ringing bells for the Salvation Army was so much fun! We were having “ring offs” with the bell ringers at the other door! I was surprised that so many people said “thank you” for doing it.
— Mamie Jackson
- REALTOR® Ring Day was such an easy way to give back to my community! I was excited to be a part of it!
— Susan Clark
- I was very proud to stand united with fellow REALTORS® in the ringing of the bells for National REALTOR® Ring Day! The response we received from the public about our support of the cause and our time was heartwarming! We have a vested interest in the well-being of our community and this is just one of many ways to give our support. Plus it was just plain FUN!
— Deda Myhre

A special ‘Thank you’ to following companies who participated this year!

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DEEB Realty
GTR Sales
Keller Williams Greater Omaha
NP Dodge Real Estate
Prudential Ambassador
Real Estate Associates
RE/MAX The Producers
RE/MAX Results



Jim Marriott and
Nancy Bierman —
“We’re having a great
time, we can’t wait to
do it again next year!”

**SOCIAL
EVENTS**
Omaha Area Board of REALTORS®



Doug Dohse and Kerri Kelly —
REALTORS® Giving Back!



Dixie TenEyck —
“It brings joy to my heart
to participate in such
an important cause.”



DeDee Oliver and
Judy Compton
Friends enjoying a great
day for a ‘Great’ cause.



Deda Myhre —
“Our pot is full, and it’s only one
o’clock! A remarkable day.”

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Lisa Marie Bullerman —
This year was my first time
helping with ringing the bells
for the Salvation Army. It was
a wonderful experience and I’m
looking forward to helping out
next year on REALTOR® Ring
Day. I think it is great what the
OABR does for our community.
I’m proud to be a affiliate.

Continued from Page 1

SOCIAL EVENTS

- 200 members attended a **UNO Mavericks Hockey** event with a dinner; plus many others purchased raffle tickets for a signed hockey stick. All proceeds were donated to the Food Bank for the Heartland.
- Over 200 members attended the **15th Annual Chili Cook-off**. 23 chefs and 7 judges helped make this event a huge success. Over \$1,180 in cash as well as over 1,700 pounds of food was collected for the Food Bank of the Heartland.
- **Spruce Up the Park** is in its third year. This event helps keep the community where we work and play, a cleaner and safer place. Two parks were cleaned; Aspen/Sun Valley Park and Elmwood Park.
- The **Omaha Storm Chasers** welcomed 200 people which included members with their families and friends on a winning night of baseball. The festivities included a buffet dinner which included hot dogs and hamburgers, baked beans and chips and even fireworks after the game.
- The **OABR Annual Picnic** was held on a beautiful day in August. The lunchtime event menu included barbeque with all the fixings. Twenty Affiliate sponsors had exhibition booths in the OABR parking lot. Over 200 agents visited the booths and were eligible to win one of 25 gas cards.
- In late July on the banks of the Platte River, over 200 REALTORS®, Affiliates and their families were having a good time in the water of the Platte, listening to blues music and enjoying a beautiful ride on an airboat. **Rockin on the River** was definitely a fun-filled



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party. National Association of REALTORS® President Moe Veissi attended the event and spoke of how important REALTORS® are to the country; how REALTORS® not only help people achieve the American Dream of Home Ownership, but with vitally important investments in RPAC keep that dream alive.

- Over 100 members and their families attended an **Omaha Lancer Hockey** and dinner event plus many others purchased raffle tickets for a signed hockey jersey. All proceeds were donated to the Food Bank for the Heartland.
- During various times of the year the Social Events Forum will sponsor events where REALTORS® and Affiliates can interact, meet one another and have a little fun too. This year they ventured into the **Virtual Golf World** at Foursomes Grill Golf & Spirits. There were games and prizes for the best golfers or who could put the most balls into the bucket without them popping back out. The Virtual Golf Simulators were amazing, you could golf at all the major courses around the world. A wonderful experience and a little business too!
- The **6th Annual Hawaiian Paradise Putt Putt Golf Tournament** at Pacific Springs Golf Club was a sold out event benefiting the Food Bank of the Heartland. On a beautiful day, 18 teams of six "hulas" made their way through 18 holds; each hole having creative and unique games for prizes. Participants and other members met afterward at Clancy's Pub to exchange stories.

Continued on Page 8

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13 Ways to Kickoff Your '13

David Knox

January 17, 2013

9 a.m. - 12:00 p.m.

DC Centre

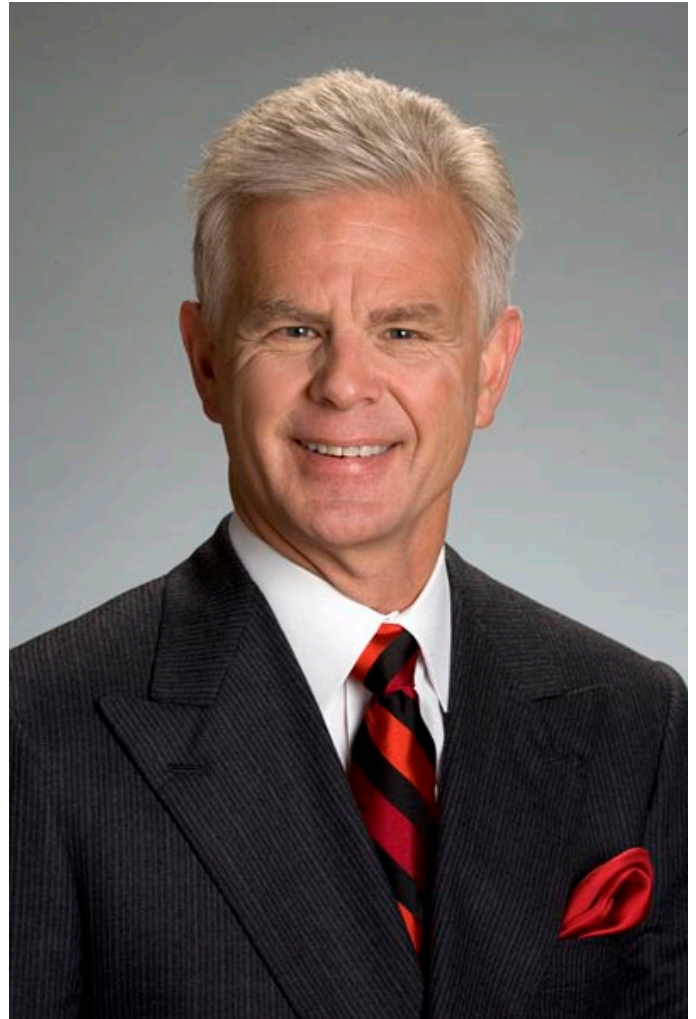
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About David Knox Productions Inc.

Our mission is to raise the competence and integrity of real estate sales people so they convert motivated buyers, get listings priced right and increase their income to match this higher level.

*David Matney, 2012 OABR President
Broker/Owner Alliance Real Estate*

David Knox is great! His presentation is a value-added benefit of your OABR membership. Take advantage of this FREE opportunity to learn from one of the best real estate trainers-speakers in the business!

*Joe Valenti,
President/CEO, CBSHOME Real Estate*

We had David at our company focusing on lead conversion, pricing and value added selling. We felt he did an excellent job and it was one of the best attended sessions we have the opportunity to offer our agents.



AFFILIATE
COUNCIL

Submitted By: Wendy Walker
Nebraska Title Company



1031 Tax Deferred Exchange

Looking for a creative investment strategy to save you money and defer taxes? Perhaps a 1031 Tax deferred exchange would be a solution for you.

Tax deferred exchanging is an investment strategy that can be considered by anyone that owns investment property. People sometimes feel overwhelmed by the rules and regulations of something that involves the word taxes or government. With the proper guidance and qualified intermediary, this can be a simple process.

First of all, there are four kinds of exchanges.

a. The Two-Party Exchange

This is the purest form of exchange with only two parties involved and the exchange happens simultaneously. Title to the relinquished property is conveyed by the taxpayer to the seller and title to the replacement property is conveyed by the seller to the taxpayer.

b. The Simultaneous Exchange with the Intermediary

This involves an intermediary to facilitate the transaction. In this transaction, title to the relinquished property is transferred directly to the Buyer and all cash for the transaction is handled by the intermediary.

c. The Deferred Exchange with Intermediary

This is the most common form of exchange, this too involves an intermediary, the replacement property is not known at the time the relinquished property is transferred to the Buyer. The taxpayer has 45 days to identify a replacement property and close within 180 days.

d. Reverse Exchanges

If the Taxpayer has found the replacement property and must close prior to the time of the relinquished property is ready to close the transaction becomes a "reverse exchange". The IRS has created a safe harbor for reverse exchanges to use while parking a property in this procedure.

This is a general overview of tax deferred exchanges, careful consideration among the taxpayer's particular facts, circumstances and analysis should be taken into account when doing an exchange. You should also think about consulting with a tax advisor, attorney, real estate agent or intermediary.

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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 DECEMBER 2012 MEETING:

Wendy Walker (President) – Nebraska Title Company
Mary Sladek (President-Elect) – My Insurance LLC
Janet Dragon (Secretary) – Heartland Reva Team
Brenda Stuart (Treasurer) – ServiceOne Inc
Lori Bonnstetter – 2-10 Home Buyers Warranty
Lisa Marie Bullerman – Staging Design by Lisa Marie
Cherie Casey – The Home Buyer Protection Co
Lisa Conover – Rearranged for Change
Debbie Kalina – Radon Protection Tech LLC
PK Kopun – Centris Federal Credit Union
Andrea Maleki – Andrea Maleki State Farm Insurance
Deb Martin – Great Western Bank
John Ponec – Security National Bank
Regi Powell – Farmers Insurance/Powell Insurance
Julie Sherman – United Distributors Inc
Brent Simmerman – Midlands Home Inspections Inc
Jody Smythe – 1st Reverse Mortgage USA
Tom Sutko – AmeriSpec Home Inspection Serv
Matt Thiel – DRI Title & Escrow
Stacy Thorne – Franklin American Mortgage Co
Heidi Weeks – Centris Federal Credit Union
Doug Wilwerding – AdvantaClean
Carlene Zabawa – American National Bank
Dawn Zaller – FPF Wholesale

www.OABRAffiliates.com.

UPCOMING MEETINGS:

- Tuesday, January 8, 9:00 a.m.
- Tuesday, February 5, 9:00 a.m.
- Tuesday, March 5, 9:00 a.m.

All Affiliate members are welcome to attend.

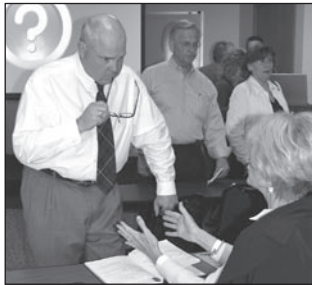
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- October wrapped up the **3rd Annual Winter Coat & Clothing Drive** with hundreds of warm clothing articles donated from your friends, clients and open house visitors. Nearly 1,000 items total were donated to the Project Wee Care, Omaha Schools Foundation, Stephen Center and the Sarpy County Community Services.



EDUCATION

- **Knowledge is Power** – The Education Forum has had numerous sessions throughout the year with various topics that included a Super Star Panel; top producing agents revealing their keys to success; State of the Real Estate Market with Gregg Mitchell; Mastering the HUD/REO Purchase, Not a Nightmare, But an Opportunity with Alan Strong; Short Sale Basics with Paul Wojchegoske. These are just to name a few. This year these sessions were offered as Broker Approved Training courses.



AFFILIATES

- **Affiliate Canned Food Drive** – A competition was held to see which office could collect the most food per capita. A total of 1,700 pounds of food and \$1,180 was collected for the Food Bank for the Heartland. My Insurance (Mary Sladek) collected nearly 220 pounds of food; RE/MAX Results (Lisa Ritter) and NP Dodge (Nancy Bierman) were also recognized for their winning efforts.
- **Affiliate Annual Golf Outing** – This year's event was held at Champions Run on June 18. A total of 144 golfers enjoyed the warm, windy, humid day. A total of \$1,070 in Mulligan sales were collected and donated to the Mission Omaha.
- **Affiliate Toys for Tots 2012 Turkey Bowl** – The event was held at Sempek's Bowling Alley on November 2, where over 150 new toys and \$4,016 in cash were donated. The Marines report that OABR members reached out to over 150 local children. CBSHOME Real Estate – Twin Creek won the high team award. Todd O'Connor of CBSHOME – Bellevue and Debbie Cage-Conklin of The Morgan Company were the individual high scores.



YOUNG PROFESSIONALS NETWORK (YPN)

- The YPN members started 2012 off with a bang, at the monthly networking meeting at the Fox and Hound. There was a tremendous turn out with great conversations and many tips and tricks shared. YPN's goal is to build relationships among agents that will facilitate future business transactions through social, educational, and charitable events.
- In February YPN hosted a **lunch-and-learn** at Pacific Springs Golf Course. A professional home stager and a video production company shared their professional knowledge about how to sell listings more quickly using home staging and professional photos and videos.
- On June 27, YPN hosted an engaging and interactive **'Speed Smartphoning'** event. After lunch and networking, participants took part in a round robin, speed dating style format to share tools they use via their smartphones. This speed smartphoning event turned out to be a high impact, fast paced event that attendees really enjoyed. Participants stood across from each other at a high top table and had three minutes to share their favorite or most effective app they use in their business before the bell sounded. Plenty of ideas were shared and all walked away with new ideas of how their smartphone can be better leveraged in their day to day business.
- YPN hosted a family friendly event at **Vala's Pumpkin Patch** on October 12 enjoyed by REALTORS® and affiliates. The campsite, s'mores and treats were a hit! Members and their families had a blast going



Continued on Page 9



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Continued from Page 8

on hayrack rides, finding their way through the corn maze, picking out pumpkins, walking around enjoying the fall and Halloween festivities.

- Following **REALTOR® Ring Day** on December 7, YPN hosted a reception for the ringers at the Phoenix. It was another great opportunity to network with fellow REALTORS®, socialize and share ideas.



- YPN was able to donate gifts for four children through **Project Wee Care** for the 2012 holiday season. YPN members also donated time on Distribution Day for Project Wee Care on December 8. Project Wee Care helped 157 families total with 441 children and 226 parents, care givers, and older siblings which was almost 100 more children than last year. In addition to the gifts, families were provided with a turkey, ham, 5 lbs. of ground beef, 5 lbs. of potatoes, 5 lbs. of apples, 2 packages of American cheese, and a loaf of bread to supplement all the non perishable food that was donated.

MLS USERS GROUP

- The MLS Users Group meets monthly to discuss **Paragon improvements**, open issues, and enhancements to improve MLS functionality and ensure quality data. The group monitors and makes recommendations to the Great Plains REALTORS® Multiple Listing Service Board of Directors regarding the use and functionality of the MLS System.
- In April 2012 a "Model Home Not for Sale" sub-status was added under the "Active" status classification. MLS Policy requires on all model home listings, that the first words in the Public Remarks field to be "Model Home Not for Sale."
- The addition of a "Syndication Remarks" advertising field in Paragon which is included in lieu of the public remarks field for all third-party syndication data feeds such as ListHub (broker tool that uploads listings to Zillow, Trulia, etc.) was implemented in April 2012. The "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 comments that will appear on public websites.
- The "Syndication Remarks" field was added to the Residential Rental property type in November 2012. In addition, 'Cement Board' was added as a selection in the 'Exterior' features field in the Residential property type and the data fields '# Bedrooms' and 'Monthly \$' were changed to required fields in the Multifamily property type.

GOVERNMENTAL AFFAIRS

- **A Soup Supper** for State Senators and REALTORS® was held on June 4 at Biaggi's Italian Ristorante. A crowd of REALTORS® enjoyed meeting the six Nebraska Senators and five Legislative candidates in attendance. The group had the opportunity to network with those in attendance, and enjoyed delicious soups, breadsticks and dessert.

- **State Senator Deb Fischer**, a candidate for the U.S. Senate, spoke with the Omaha Area Board of REALTORS® on Wednesday, October 17, at the DC Centre in Omaha. Speaking to the REALTORS® in attendance, Fischer talked about her stand on issues affecting the country and the real industry specifically. She also spent time answering a large number of questions from REALTORS®.



- **Raised \$57,487 for RPAC**, of which 70 percent stays at the state and local level to support candidates that support REALTOR® issues – regardless of political party. Member volunteers participated and helped coordinate a statewide REALTORS® Got Talent contest.



- Monthly meetings featured political guests from local government – City Council members **Jean Stothert** and **Garry Gernandt**; **Steve Oltmas**, Chief of Staff for Omaha Mayor Suttle; Douglas County Commissioners **Chris Rodgers** and **Mike Boyle**; and Nebraska **State Senator Pete Pirsch** talked about legislative and local issues in 2012.
- Expanded local participation in the **Broker Involvement Program** that works to increase local REALTOR® responses to state and national **Calls to Action**.
- The REALTOR® Party won a five-year extension on **Flood Insurance**. Congress had been extending the program a few months at a time since 2008. Twice this led to shut downs, including one that stalled more than 40,000 U.S. home sales in June 2010 alone. Enactment of this five-year reauthorization brings certainty to real estate transaction in more than 21,000 communities nationwide where flood insurance is required.



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YPN: Busy December

Happy New Year to you and yours! We hope you had a wonderful holiday season full of family, friends and great memories! The Young Omaha Real Estate Professionals (Y.O.R.E. Pro's) had a wonderful and busy December. We participated in REALTOR® Ring Day on December 7th and hosted an after hour's event at the Phoenix. We had a nice turn out with a lot of new faces. It was a great place to warm up, enjoy some food, drinks and great networking.

For the 2nd year in a row, the YPN has sponsored a family through Project Wee Care. This year our family was a family with 4 kids ranging in ages from 8-18. Project Wee Care has been a great opportunity for the YPN to give back to our community. On December 8th, Santa needed some extra volunteers with distribution day. That day members of the YPN became Santa's elves. We were able to help present gifts to over 189 families in need of a little extra help this holiday season. It is so wonderful to be a part of this great cause. The best part is seeing the happiness and joy of the families and ensuring they have a very Merry Christmas.

We are busy planning future events. Our next upcoming event will be our 1st annual Bingo night! It will be in February and we

will have more details to come very soon. To make sure you do not miss out on this event or future events, please make sure you are following us on Facebook at facebook.com/OABRYPN and watch for emails from YPN@OABR.com.

The YPN's mission is to help strengthen the REALTOR® brand and to nurture the positive relationship between the real estate industry and the public. This is achieved through taking active roles in policy and advocacy issues, offering education and networking opportunities to all members and staying informed about the latest industry trends and technology.

Through your participation, our goal of ensuring the long-term success of the REALTOR® brand through positive, successful relationships with our local community will be easily attained. We can't wait to see everyone at our next event!

*Megan Jaspers, Chair
DEEB Realty*



Vaughn and Donna Wiebusch enjoy networking and appetizers at YPN's REALTOR® Ring Day Reception.



Santa's YPN elves helped distribute food, household items, and gifts for Project Wee Care.



Lisa Welch and Doug Steinkruger.



Bill Swanson and Megan Jaspers show off their YPN stickers.



WCR TRIVIA NIGHT

DATE: March 7th, 2013

\$20 per person

\$160 table (8)

Doors will open @ 5:30p.m.

Decorate Table and bring your Own food items for Dinner/snack~ Trivia starts at 7p.m. promptly

Contact:

Lori Bonnstetter

402-536-0234

lbonnstetter@2-10.com

or

Sue Mohr

Phone: 402-980-7219

Send Contracts to:

Email: smohr@sacfcu.com

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A Full Night of
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This is the GIG -
Cool People Talk
About!

Crib: (Location)

Fire Fighters Union Hall

6005 Grover

(I-80 and 60th)

Psychedelic

Benefitting :



Thanks to these REALTORS® for helping us sell 118 homes in 2012!

Abe Farrington	Deeb	Kathryn Grimes	Prudential
Andrea Cavanaugh (2)	NP Dodge	Kelli Mickeliunas	NP Dodge
Andrea Lane	Prudential	Laura Putman	CBSHOME
Anne McGargill	CBSHOME	Leann Sotak	CBSHOME
Anton Yost	Deeb	Lesa Blythe	CBSHOME
April Williams	CBSHOME	Linda Bolden	NP Dodge
Aubrey Hess	CBSHOME	Lisa Ritter	ReMax Results
Bob Dempsey	CBSHOME	Mark Abboud	Real Estate Associates
Bob Harris	CBSHOME	Mark Taylor	Alliance
Brett Haney	Prudential	Mary Egger	NP Dodge
Brian Carlin	Deeb	Mary Kay Ernst	CBSHOME
Brian Pfeifer	ReMax	Mary Mudd	CBSHOME
Cat Brown	NP Dodge	Megan Owens (2)	Remax Results
Chris Beaton	Prudential	Mike Jones	Cornerstone Commercial
Colleen Bloomquist	Prudential	Missy Turner	CBSHOME
Connie Watts	Keller Williams	Morrie Korthals	NP Dodge
Dani Schram	Prudential	Nancy Heim-Berg (2)	Prudential
Darryl Wikoff	Prudential	Nancy Woolley	CBSHOME
Deb Ellis	NP Dodge	Nicki McGowan (2)	Deeb
DeDee Oliver	Keller Williams	Pat Bittner	Prudential
Don Venditte	CBSHOME	Pat Estes	Keller Williams
Eileen Shultz	Prudential	Paul Barnett	CBSHOME
Emily Wilson	Prudential	Paul Richard	Keller Williams
Ethan Brown	CBSHOME	Paul Sopinski	Prudential
Gene Riehart	NP Dodge	Roxanne Dooley	NP Dodge
Georgie Vint	CBSHOME	Sara Pohlad	ReMax
Gereen Ridpath	Gretna Realty	Shari Thomas	NP Dodge
Hedy Ahlvers	CBSHOME	Sharon Dixon	Prudential
Jeff Pruess	CBSHOME	Sheila Kusmierski	Prudential
Jim Morrison	CBSHOME	Shellie Nelson	Prudential
JoAnn Wellsandt	CBSHOME	Sue Bayliss	Real Estate Associates
John Kortus	NP Dodge	Tom Fenton	Vision Casa Real Estate
Josh Bundren	Prudential	Tonya Foral (2)	Century 21
Julie David	Deeb	Jason Birnstihl	CBSHOME



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Membership Report

NOVEMBER 2012

NEW REALTORS®

Chaka, Karen – CBSHOME Real Estate – 121st Pacific
Day, Katie – NP Dodge IV LLC – Papillion
Hosking Jr, John – Prudential Ambassador Real Estate – California #101
Juricek, Tamara – CBSHOME Real Estate – W Dodge
Kenney, Bernard – NP Dodge V LLC – 129th Dodge
Kroeker, Scott – NP Dodge IX LLC – 35Dodge
Lewis, Michael – CBSHOME Real Estate – Davenport
Ofsanik, Emily – NP Dodge IV LLC – Papillion
Schelldorf, Arthur – CBSHOME Real Estate – Lakeside
Schlickbernd, Paul – NP Dodge IX LLC – 35Dodge
Schlickbernd, Rachyl – NP Dodge IX LLC – 35Dodge
Sum, Ashley – Prudential Ambassador Real Estate – California #101
Winter, Kristin – Mitchell & Associates Inc

NEW AFFILIATES

Hebb, Andrea – First American Home Buyers Protection
Kalina, Andy – Radon Protection Tech LLC
Otteman, Doug – Vantage Point Property Inspection
Parker, Kayci – Metro 1st Mortgage
Stan, Melissa – The Selling Image
Tibbles, Kirk – Elite Termite
Ucman, Sam – KPE Investigative Engineers
Weeks, Heidi – Centris Federal Credit Union

REALTOR® CANDIDATES

Arrasmith, Chris – CBSHOME Real Estate – 147th
Hosler, Adam – DVG Realty
Fehringer, Sarah – DEEB Realty – 117th
Ketcham, Aimee – Prudential Ambassador Real Estate – California #101
Lewin, Derick – PJ Morgan Real Estate
Myers, Christopher – NP Dodge V LLC – 129th Dodge
Novacek, Patricia – NP Dodge I LLC – Pierce
Novak, Katherine – Keller Williams Greater Omaha – Giles #2
Shour, Christine – Prudential Ambassador Real Estate – California #101
Skarperud, Jennifer – NP Dodge I LLC – Pierce
Triplett, David – Prudential Ambassador Real Estate – California #101

AFFILIATE CANDIDATES

Getsfred, Angie – AmeriSpec Home Inspection Serv
Good, Don – Thrasher Basement Systems Inc

MEMBER TRANSFERS

Allen, Leanne from Keller Williams Greater Omaha – Giles to Keller Williams Greater Omaha - California
Benson, Christopher from Keller Williams Greater Omaha – Giles to Keller Williams Greater Omaha - California
Conrad, Teresa from Prudential Ambassador Real Estate – California #101 to Alliance Real Estate LLC
Downing, Suzanne from Keller Williams Greater Omaha – Giles to Keller Williams Greater Omaha – California
Fuller, Donald from CBSHOME Real Estate – W Dodge to Prudential Ambassador Real Estate – California #101
Hatfield, Kelly from CBSHOME Real Estate – Lakeside to Keller Williams Greater Omaha - California
Hehn, Sarah from NP Dodge III LLC – Lakeside to DEEB Realty – 117th
Holst, Dawn from Landmark Group to DEEB Realty – 117th
Inman, Jacki from NP Dodge I LLC – Pierce to CBSHOME Real Estate – 121st Pacific
Johnson, Michele from NP Dodge IX LLC – 35Dodge to NP Dodge IV LLC - Papillion
Juricek, Tamara from CBSHOME Real Estate – W Dodge to NP Dodge Iii LLC - Lakeside
Kommer, Philip from NP Dodge IX LLC – 35Dodge to Sandi Downing Real Estate LLC
Kopun, Predrag from American National Bank to Centris Federal Credit Union
Littler, Brian from Sandi Downing Real Estate LLC to Boulevard Real Estate LLC
Maldonado, Tracy from CBSHOME Real Estate – Lakeside to Gold Coast Real Estate
Miles, John from CBSHOME Real Estate – 121st Pacific to Prudential Ambassador Real Estate – California #101
Oliver, DeDee from Keller Williams Greater Omaha – Giles to Keller Williams Greater Omaha - California
Pope, Iris from CBSHOME Real Estate – W Dodge to Target Realty LLC
Redfield, Christopher from Sandi Downing Real Estate LLC to Boulevard Real Estate LLC
Taulborg, Terry from Keller Williams Greater Omaha – Giles to Keller Williams Greater Omaha – California
Tollinger, John from Landmark Group to DEEB Realty – 117th
Walker, Wendy from Nebraska Title Company – Omaha to Nebraska Title Company – Papillion
Wells, Karena from CBSHOME Real Estate – W Dodge to CBSHOME Real Estate - Davenport

REACTIVATED MEMBERS

Korte, Dennis – WHY USA Geschwender Real Estate
Westphalen, Darlene – NP Dodge V LLC - Blair

RESIGNATIONS

Bryant, Erica – CBSHOME Real Estate – Davenport
Burns, Kathleen – Prudential Ambassador Real Estate – California #101
Catton, Todd – Radon Protection Tech LLC
DeBolt, Geri Ann – CBSHOME Real Estate – Bellevue
Getsfred, Angela – DEEB Realty – 117th
Herink, Robert – First Omaha Realty Inc
Hoyt, Sharron – Pinnacle Bank
Kavanaugh, Laurie – Keller Williams Greater Omaha – California
Koeker, Scott – NP Dodge IX LLC – 35Dodge

Lincoln, David – DEEB Realty – 117th
 Lindstrom, Terry – RE/Consultants Midwest
 Murdoch, Jennifer – Landmark Group
 O'Dowd, Karen – Prudential Ambassador Real Estate – California #101
 Sabaliauskas, Timothy – Prudential Ambassador Real Estate – California #101
 Schamp, Brian – DEEB Realty – 117th
 Spies, Kelli – Dodge Peterson & Associated R E – 23rd Fremont
 Uhing, Pauline – Prudential Ambassador Real Estate – California #101
 Watts, Timothy – CBSHOME Real Estate – Bellevue
 Witt, Sharon – Key Real Estate Co

NEW REALTOR® COMPANY

Boulevard Real Estate LLC – 515 S 13th St, Omaha, NE, 68102
 OABR/MLS Phone: 402-305-8106
 Designated Realtor: Christopher Redfield

NEW REALTOR® BRANCH OFFICE

American Home Real Estate LLC – 7811 L St #260, Omaha, NE, 68127
 Phone: 402-805-5604 Fax: 888-394-7699
 GTR Sales – 1913 Military Ave Ste 1, Omaha, NE, 68111
 Phone: 402-991-0300 Fax: 402-991-0306

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

MEMBERSHIP STATISTICS

OABR

	Nov 2012	Nov 2011
Designated REALTOR®	217	214
Des. REALTOR® Secondary	1	1
REALTOR®	1879	1899
REALTOR®-Secondary	0	1
TOTAL	2097	2115

Institute Affiliate	72	64
Affiliate	216	193
Other	5	6
TOTAL	2390	2378

	Nov 2012	YTD
New REALTOR® Members	13	226
Reinstated REALTOR® Members	2	86
Resignations	20	285

GPRMLS

	Nov 2012	Nov 2011
Participants (Primary)	208	203
Participants (Secondary)	587	57
Subscribers (Primary)	1867	1866
Subscribers (Secondary)	173	184
Exempt	30	30
TOTAL	2335	2340

COMPANY ADDRESS AND PHONE UPDATES

(Notify the Board office for all directory changes fax to 402-619-5559)
 Campus Town LLC – 3005 16th St Apt 704, Omaha, NE, 68102
 Legacy Homes Omaha LLC – 12040 McDermott Plz #200, LaVista, NE, 68128

COMPANY NAME CHANGE

Radon Pros LLC – (Formerly Radon Protection Tech LLC)

CHANGE OF DESIGNATED REALTOR®

Re/Consultants Midwest – Steven Leffert (Formerly Terry Lindstrom)

FEBRUARY ORIENTATION

- Tuesday, February 5, 8:30 a.m. to 4:00 p.m.
- Wednesday, February 6, 8:30 a.m. to 4:00 p.m.
- Thursday, February 7, 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...

DECEMBER 2012 SPONSORS

Jody Smythe – 1st Reverse Mortgage USA
 Cherie Casey – The Home Buyers Protection Co
 Deb Martin – Great Western Bank
 Mary Sladek – My Insurance LLC

JANUARY 2013 SPONSORS

John Ponec – Security National Bank
 Matt Thiel – DRI Title & Escrow
 Ruth Smith – Norm's Door Service
 Jeff Spidle – Mold Solutions
 Regi Powell – Farmers Insurance/Powell Insurance

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— Steve Vacha,
 Home Standards Inspection Services

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WCR Awards

Congratulations to the following WCR Members:

- Heather Legge, Envision Success Inc, awarded the Community Service Award.
- Jessica Sawyer, DEEB Realty, awarded the Entrepreneur of the Year.
- Becky Sandiland, First National Bank, awarded the Affiliate of the Year.
- Nancy Bierman, NP Dodge Company, awarded the REALTOR® of the Year.

Coming Soon a 'New' Adapter for the iPhone 5



Supra is pleased to announce the upcoming release of eKEY Fob 3. This will allow iPhone 5 users to open LockBoxes with one adapter instead of the two it currently needs (The Lightening Adapter plus iPhone Adapter). The new adapter is set for shipment the first quarter of 2013. If you have any questions please contact Lisa at LWelch@OABR.com or 402-619-5552.



Personals



CONGRATULATIONS to Patricia Gregor, of CBSHOME Real Estate who earned the Graduate REALTORS® Institute (GRI) Designation.

CONDOLENCES to Ellen Headlee and Kristen Lyon of CBSHOME Real Estate who recently lost their father.

CONDOLENCES to Mark Leaders of CBSHOME Real Estate whose father recently passed away.

CONDOLENCES to Donna Ritonya of Prudential Ambassador Real Estate whose father recently passed away.

CONDOLENCES to family of Bart Roth of CBSHOME Real Estate who recently passed away.

SEND US YOUR NEWS!

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

Food Bank Donation

Omaha Area Board of REALTORS® 2013 President, David Matney (L) with Great Plains REALTORS® MLS 2013 Chairman, Henry Kammandel (R), present a \$5,000 check on behalf of all Omaha area REALTORS® to Brian Barks, Director of Development of the Food Bank for the Heartland.



What: Real Talkers Toastmasters Special Event Invitation

Where: In the Board Room of the OABR

When: January 25th from 7:30 am to 8:30 am

Who: Any one interested in finding out about Toastmasters

Why: We thought you would like to know more about our **amazing club**

Our Real Talkers Club was chartered 20 years ago by a group of REALTORS®. People from all walks of life come together once a week to improve their speaking and leadership skills. Good communications is at the heart of everything we do today. Come see us on the 25th of January. Oh yes, we also have extraordinary fun!

For more information contact:

Vicki Workman, VP of Education at Vicki.workman@alegent.com
Rick Jensen, VP of Membership at Rick511@cox.net
or 402.658.3885

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Canned Food Drive

**Food collected
will be donated
to the
Food Bank
for the Heartland**

February 12, 2013

11 a.m. to 1 p.m.

**OABR Office
11830 Nicholas St. • Omaha, NE**

Real Estate Offices that want to participate should contact Debbie Kalina at 402-639-1100 or Debbie@OmahaRadon.com to arrange for a barrel to be delivered to their office (by the Food Bank for the Heartland) for the collection.

The barrels will be dropped off at offices ahead of time (2 weeks or so) for the collection of canned goods. The food bank will then pick up the barrels and weigh them. People can also bring food to the Chili Cook-Off to donate, if they so choose.

Prizes

Real Estate Offices will be competing for prizes for the most food donated by office (by weight) per capita.

Sponsored by:



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a council of the
Omaha Area Board of REALTORS®

in conjunction with the
**OABR Social Events Forum
Annual Chili Cook-Off**

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MOBAupdate

Metro Omaha Builders Association

Happy New Year

Good Luck, Fortune & Business

The calendar at www.MOBA.com is constantly being updated, so check www.MOBA.com for the latest information. This site is well on its way in becoming more user friendly to help not only homebuyers find a builder, but also be able to see model homes for sale, new communities to live in and even find upcoming home related events.



If you have a home or development you would like to have listed, contact cassi@moba.com or call the MOBA office at 402-333-2000

MOBAcalendar

January

01-02 New Years Holiday...
MOBA Office CLOSED

08 MOBA Board of Directors Meeting 11:00am
MOBA Conference Room

March

21-24 Omaha Home Show
Sign up for your booth space NOW!

visit the calendar on the NEW
www.MOBA.com
for more and current info.

Need to Renew your MOBA membership?
You can now pay online...
just click on "Join MOBA"



Legislative Days

January 29-30, 2013

Holiday Inn Downtown
141 No. 9th Street
Lincoln, NE 68508

Nebraska REALTORS® Association



Register online at: www.NebraskaREALTORS.com



Affiliates

First!

Search:

OABRaffiliates.com

First! for all of your Real Estate Service Needs.

• Next Event •

Canned Food Drive

February 12, 2013

(more information on page 17)

Bill Review is January 30

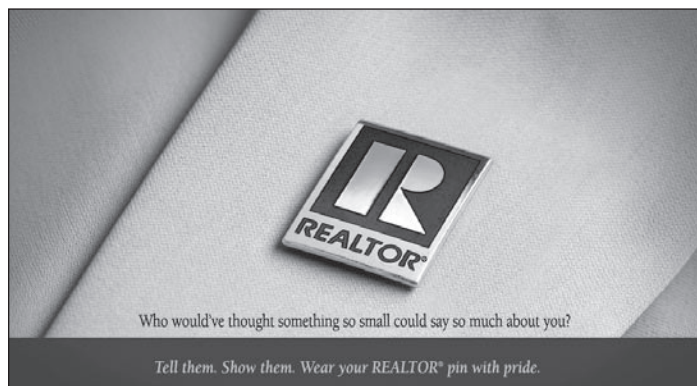
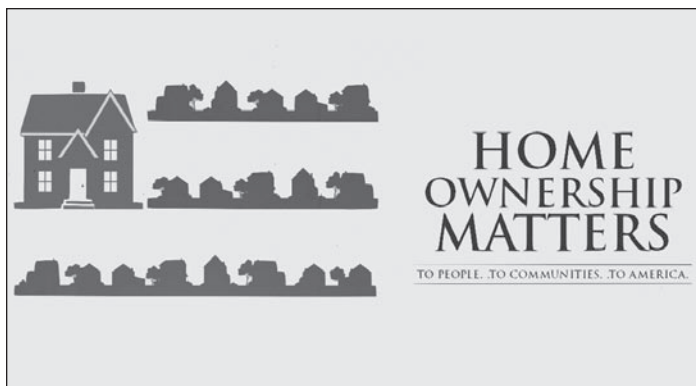
The Nebraska REALTORS® Association is hosting its annual Legislative Bill Review Session on Wednesday, January 30. This session highlights bills introduced in the 2013 session that impact the real estate industry and property ownership. At this meeting decisions are made for support or opposition.

All Omaha Area REALTORS® are welcome. This session is approved for one-hour of Broker Approved Training. The session will be held in Lincoln from 9:00 a.m. until 11:45 a.m. at the Holiday Inn Downtown. Call 402-323-6500 for free registration.



NREC Vacancy

The Broker Member at Large seat on the Nebraska Real Estate Commission will be available for appointment at the expiration of the term currently served by Rob Dover. The OABR Nominating Task Force is now seeking qualified applicants to serve on the Commission for the six-year term from September 2013 to September 2019. If you would like to be considered for this Governor-appointed position, please contact Donna Shipley at DShipley@OABR.com or 402-619-5551 for an application. The OABR Board of Directors will forward a recommendation to the Nebraska REALTORS® Association for consideration.



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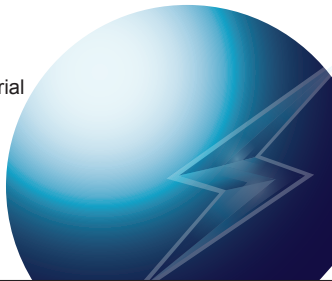
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- **Larabee School of Real Estate**
www.LarabeeSchool.com
 402-436-3308
- **Moore Appraisal Ed., LLC**
www.mooreeducation.com
 402-770-8605
- **Nebraska REALTORS® Association**
www.NebraskaREALTORS.com
 402-323-6500
- **Randall School of Real Estate**
www.RandallSchool.com
 402-333-3004
- **Real Estate Resource Institute (Paul Vojchehoske)**
www.mrrealestatece.com
 402-660-0395
- **REEsults Coaching (Mark T. Wehner)**
www.REEsultsCoaching.com
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- **R. F. Morrissey & Associates**
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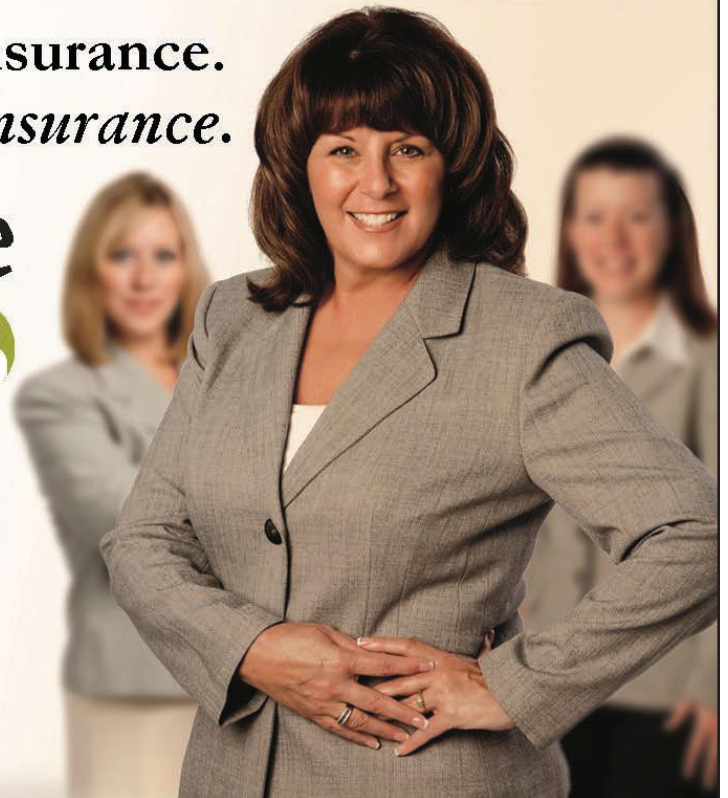
Mary Sladek Agency

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 Omaha, NE 68144

(402) 991-6688

www.myinsuranceomaha.com

Mary.Sladek@myinsuranceomaha.com Danielle@myinsuranceomaha.com Jessica@myinsuranceomaha.com



Know the Code

• Article 16

REALTORS® shall not engage in any practice or take any action inconsistent with exclusive representation or exclusive brokerage relationship agreements that other REALTORS® have with clients. (Amended 1/04)

• Standard of Practice 16-1

Article 16 is not intended to prohibit aggressive or innovative business practices which are otherwise ethical and does not prohibit disagreements with other REALTORS® involving commission, fees, compensation or other forms of payment or expenses. (Adopted 1/93, Amended 1/95)

• Standard of Practice 16-2

Article 16 does not preclude REALTORS® from making general announcements to prospects describing their services and the terms of their availability even though some recipients may have entered into agency agreements or other exclusive relationships with another REALTOR®. A general telephone canvass, general mailing or distribution addressed to all prospects in a given geographical area or in a given profession, business, club, or organization, or other classification or group is deemed “general” for purposes of this standard. (Amended 1/04)

Article 16 is intended to recognize as unethical two basic types of solicitations:

First, telephone or personal solicitations of property owners who have been identified by a real estate sign, multiple listing compilation, or other information service as having exclusively listed their property with another REALTOR®, and

Second, mail or other forms of written solicitations of prospects whose properties are exclusively listed with another REALTOR® when such solicitations are not part of a general mailing but are directed specifically to property owners identified through compilations of current listings, “for sale” or “for rent” signs, or other sources of information required by Article 3 and Multiple Listing Service rules to be made available to other REALTORS® under offers of subagency or cooperation. (Amended 1/04)

• Standard of Practice 16-3

Article 16 does not preclude REALTORS® from contacting the client of another broker for the purpose of offering to provide, or entering into a contract to provide, a different type of real estate service unrelated to the type of service currently being provided (e.g., property management as opposed to brokerage) or from offering the same type of service for property not subject to other brokers’ exclusive agreements. However, information received through a Multiple Listing Service or any other offer of cooperation may not be used to target clients of other REALTORS® to whom such offers to provide services may be made. (Amended 1/04)

• Standard of Practice 16-4

REALTORS® shall not solicit a listing which is currently listed exclusively with another broker. However, if the listing broker, when asked by the REALTOR®, refuses to disclose the expiration date and nature of such listing; i.e., an exclusive right to sell, an

exclusive agency, open listing, or other form of contractual agreement between the listing broker and the client, the REALTOR® may contact the owner to secure such information and may discuss the terms upon which the REALTOR® might take a future listing or, alternatively, may take a listing to become effective upon expiration of any existing exclusive listing. (Amended 1/94)



• Standard of Practice 16-5

REALTORS® shall not solicit buyer/tenant agreements from buyers/ tenants who are subject to exclusive buyer/tenant agreements. However, if asked by a REALTOR®, the broker refuses to disclose the expiration date of the exclusive buyer/tenant agreement, the REALTOR® may contact the buyer/tenant to secure such information and may discuss the terms upon which the REALTOR® might enter into a future buyer/tenant agreement or, alternatively, may enter into a buyer/tenant agreement to become effective upon the expiration of any existing exclusive buyer/tenant agreement. (Adopted 1/94, Amended 1/98)

• Standard of Practice 16-6

When REALTORS® are contacted by the client of another REALTOR® regarding the creation of an exclusive relationship to provide the same type of service, and REALTORS® have not directly or indirectly initiated such discussions, they may discuss the terms upon which they might enter into a future agreement or, alternatively, may enter into an agreement which becomes effective upon expiration of any existing exclusive agreement. (Amended 1/98)

• Standard of Practice 16-7

The fact that a prospect has retained a REALTOR® as an exclusive representative or exclusive broker in one or more past transactions does not preclude other REALTORS® from seeking such prospect’s future business. (Amended 1/04)

• Standard of Practice 16-8

The fact that an exclusive agreement has been entered into with a REALTOR® shall not preclude or inhibit any other REALTOR® from entering into a similar agreement after the expiration of the prior agreement. (Amended 1/98)

To download the Code of Ethics and Standards of Practice, go to:
www.OABRdocs.com/code2012.pdf

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The Social Events Forum of the
Omaha Area Board of REALTORS®

UNO Mavericks Hockey Night

Friday, February 1, 2013

Omaha Mavericks vs. Michigan Tech Huskies

7:05 p.m. Game - CenturyLink Center

5:30 p.m. Dinner - Old Mattress Factory



\$15.00 per person

(includes reserved game ticket and dinner)

If you are a season ticket holder, you can join us for dinner only for \$10.00.

Enjoy dinner in the party room at the Old Mattress Factory, 501 N. 13th Street,
with a smoked brisket sandwich buffet, served with BBQ beans and chips.

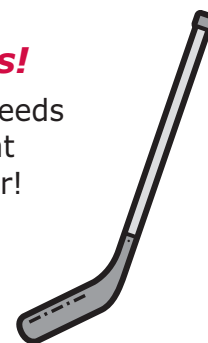
Don't forget your Omaha Food Bank raffle tickets!

Win a signed UNO Jersey! Each raffle ticket is \$1.00 and all proceeds
go to the Omaha Food Bank. You may buy your raffle ticket at
the OABR Office or from an OABR Social Events Forum Member!



Limited Number Tickets Available

Payment must be received with order



Individual Name: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Quantity of Tickets Ordered: _____ x \$15.00 each = _____ Total Dinner Only \$10.00 _____

Visa / Master Card #: _____ Expiration Date: _____

Discover / American Express

Make checks payable to the Omaha Area Board of REALTORS®.

Ticket orders by Tuesday, January 22, 2013, please.

Call Donna Shipley at 402-619-5551 or Lisa Welch at 402-619-5552 with any questions.

Mailing Address:

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WCR PROGRAM LUNCHEON

Overcoming Challenges and Turning Them into Successes

Speaker: BobbieJo Johnson
The Abide Network

January 16, 2013

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!



Flue Safety

By Tim Krof

Home Standards Inspection Services

A properly installed and functioning flue is essential for home safety. Carbon monoxide and other gases are lighter than air and will float up through a flue without the assistance of a blower. Flues need proper clearance from combustibles and should be properly vented to exterior.

In the process of venting the combustible gases from the furnace or water heater, the metal flue will heat up. These metal flues can be either single

wall or double wall in thickness. A single wall flue requires 6" of clearance from combustible materials such as framing materials or drywall. A double wall flue requires only 1" of clearance, due to the decrease in heat created between 2 walls of separated metal. If you have ever accidentally touched a flue from a running furnace or water heater you know just how hot they can get! The heat that is emitted makes improper flue clearance a safety concern due to the potential fire concern.

Newer flues are made from galvanized metal and run directly to the exterior. In older homes that have an original

masonry chimney, it is important that the metal pipe from the furnace or water heater is properly sealed at the penetration point. Missing mortar or improper material used for sealing can create safety concerns due to possible leaking of toxic and combustible gases back into the interior dwelling. With some attention to the correct installation and maintenance of flues we can ensure that the devices that keep us warm are venting properly and safely.



Congratulations, Tim!



Home Standards' Tim Krof recently earned the designation "Certified Inspector" from the American Society of Home Inspectors. (The foremost organization for home inspectors in America)

Normally an inspector must inspect full time for over two years to receive this designation.

To earn this designation Tim:

- Had to complete 250 fee paid inspections. Then ASHI reviews a sampling of these inspections to verify his work is sound and in accord with ASHI standards.
- He then had to pass two exams; One is

a professional type 3 hour technical exam administered by a professional exam company. A second exam covers the Standards of Practice as determined by ASHI.

Tim did well in all of the above and is now recognized as a Certified Inspector, by the American Society of Home Inspectors.

Way to go Tim!



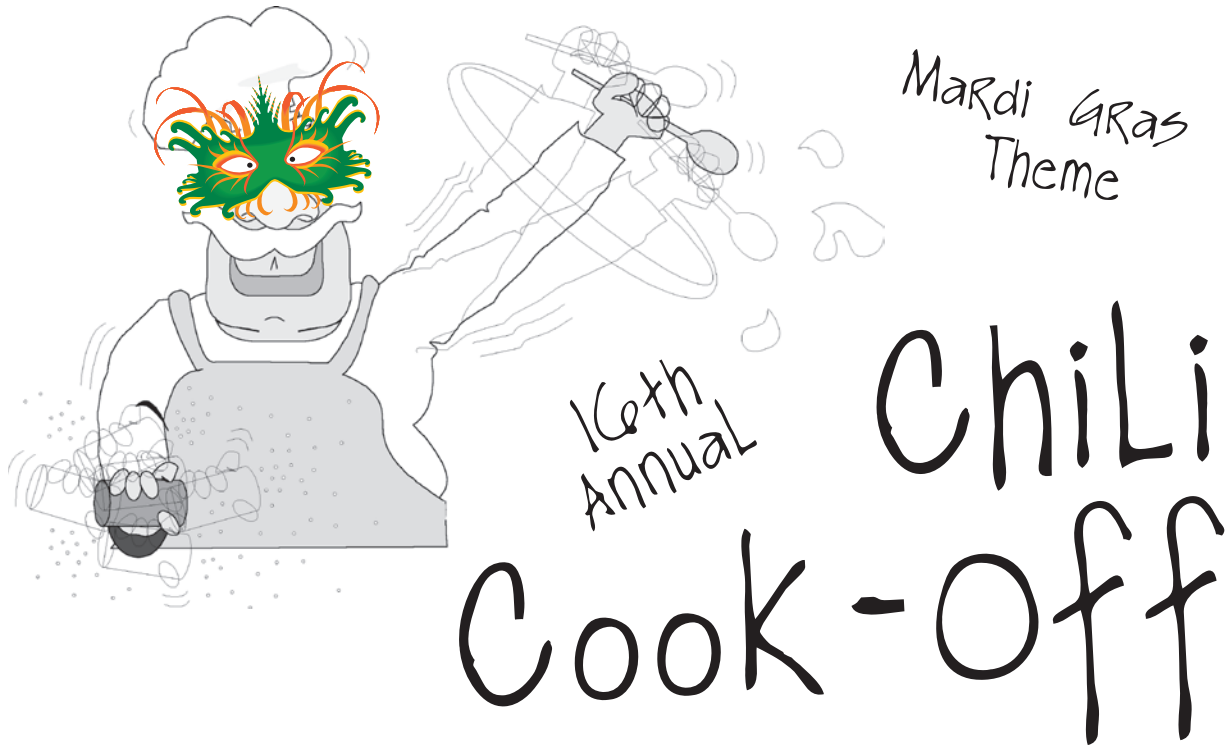
Steve Vacha
President



Phone (402) 392-2020
www.HomeInspectorOmaha.com
Twitter.com/HouseInspecting • Facebook.com/HomeStandards



Prizes will be awarded for the best “Secret” Chili!



Judging (and tasting) will be on:
Tuesday, February 12, 2013 from 11:00-1:00 p.m. in the
Omaha Area Board of REALTORS® Education Center

CHILI COOKING CONTEST RULES OF COMPETITION

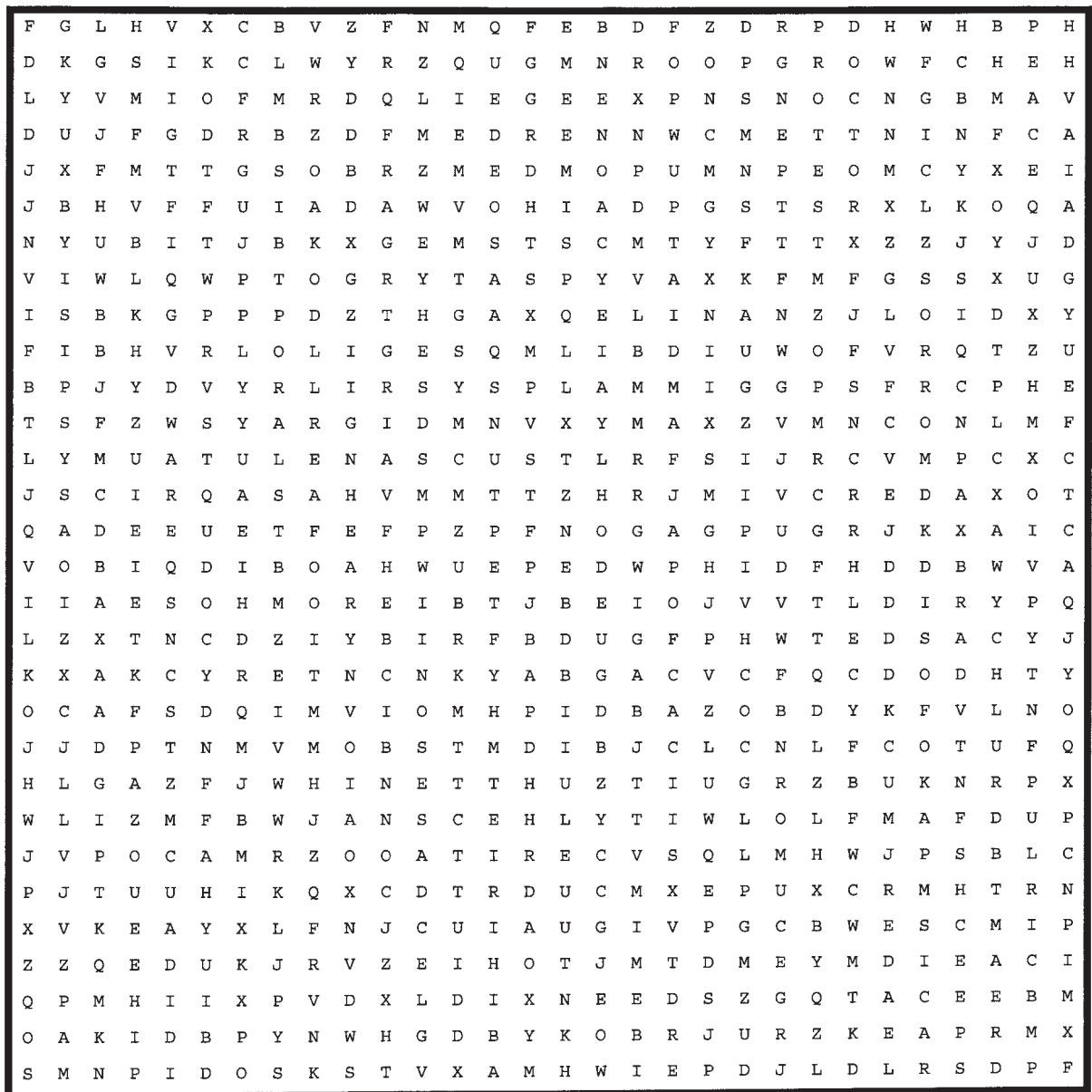
1. Any office (or combination of offices) may enter, including REALTOR®, Affiliates and Institute Affiliates.
2. Chili must be prepared ahead of time and brought hot to the OABR.
3. A double batch of chili must be prepared to provide samples to everyone attending (over 200 people attend each year)
4. Winners will be based on ballot vote by celebrity judges. There will be prizes to the winning participating chefs.
5. Judging will be at 11:00 a.m. and the decision will be final.
6. The OABR will provide serving cups, spoons and napkins for each person. Pop will also be available.

If you or someone in
your office would like to
participate as a chef in the
cookoff, please contact:
Donna at the OABR
Office, 402-619-5551 or
DShipley@OABR.com,
by February 7, 2013.

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 January 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 February FOCUS.

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BOYCOTT
DEMONSTRATE
DESEGREGATION
DISCRIMINATION
DOCTOR
DREAM
EQUALITY
EQUALRIGHTS
FREEDOM
JUSTICE
LEADER
LIBERTY
MINISTER
PEACE
PREJUDICE
PROTEST
RACISM
REVEREND
SPEECH



Name: _____

Company: _____

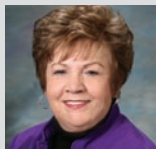
Address: _____

Phone: _____

December Creativity Puzzle

winner was Bill Swanson with CBSHOME Real Estate

Answers at www.OABRdocs.com/answers.pdf



Ileana Carlson



Mike Connell



Brett Curtis



Gerry Frans



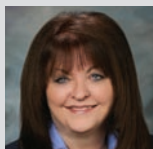
Rosalia Gish



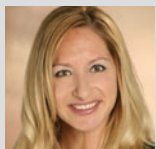
Ericka Heidvogel



Don Igo



Marsha Labs



Monica Lang



Mike McGlynn



Debbie Mitchell



Gary Patricelli



Leslie Petersen



Gary Price



Tammy Smart



Laura Thibault



Susie Vocelka



Shawn McGuire
Sales Manager



Thanks for a **GREAT 2012** fellow Realtors!



Dear Fellow Realtor,

Celebrity Homes, Omaha's leading home builder, would like to thank our Realtor Community for your support over the past 30+ years, and your continued support. It truly is our honor building quality new homes for your customers and clients.

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- Our sales staff is trained in construction, financing, prospecting, and truly are the finest group of sales agents selling new homes... period.
- We offer over 30 model homes for you to tour with your customers, open daily. No appointment needed.
- Nearly 30 different communities throughout the metro area.
- Developed relationships with some of Omaha's most recognized lenders.
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- Celebrity's exclusive **"Yes! It's All Included!"** building concept.

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"We truly appreciate your business and the opportunity to work with you, and your customers, in the new year."

From one Realtor to another, thank you again!

Shawn McGuire

Shawn McGuire, GRI, CRS, CSP
Celebrity Homes

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