



## UPCOMING EVENTS

### New Member Orientation

Tue, Apr 2 from 8:30 a.m. - 4:00 p.m.  
Wed, Apr 3 from 8:30 a.m. - 4:00 p.m.  
Thu, Apr 4 from 8:30 a.m. - 1:00 p.m.

### Affiliate Council

Tue, Apr 2 from 9:00 a.m. - 1:30 p.m.

### MLS Users Group

Wed, Apr 3 at 10:00 a.m.

### Education Forum

Thu, Apr 4 at 10:00 a.m.

### Diversity Committee

Tue, Apr 9 at 11:00 a.m.

### Social Events Forum

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

### Governmental Affairs Committee

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

### WCR - Business Resource Luncheon

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

### YPN Advisory Board

Thu, Apr 11 at 3:00 p.m.

### Real Estate Social - Horsemen's Park

Thu, Apr 11 from 4:30 p.m. - 7:30 p.m. at Horsemen's Park

### Nebraska REALTORS® Association - Convention & Exhibition

Mon, Apr 15 to Wed, Apr 17 at Embassy Suites Hotel  
& Conference Center, La Vista, NE

### Nebraska Real Estate Commission Meeting

Thu, Apr 18 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

### WCR Executive Meeting

Thu, Apr 18 from 8:30 a.m. - 10:00 a.m.

### Knowledge Is Power Seminar - Short Sales with Kathy Cox, CBSHOME Real Estate

Wed, April 18 from 10:00 a.m. - 11:30 a.m.

### BUILDING TOGETHER OMAHA

Sat., Apr 20 from 8:00 a.m. - 5:00 p.m.

### GPRMLS Executive Committee

Mon, Apr 22 at 4:00 p.m.

### GPRMLS Board of Directors

Tue, Apr 23 at 10:15 a.m.

### OABR Executive Committee

Wed, Apr 24 at 9:30 a.m.

### OABR Board of Directors

Wed, Apr 24 at 10:15 a.m.

### YPN - Lucky Bucket Tour

Thu, Apr 25 at 5:30 p.m. at Lucky Bucket Brewing Co.

### Nationwide Open House Weekend

Sat, Apr 27 to Sun, Apr 28

### MLS Users Group

Wed, May 1 at 10:00 a.m.

## Celebrating the 45th Anniversary of the Fair Housing Act

By Tim Butz

On April 4, 1968, Dr. Martin Luther King was assassinated in a Memphis motel. His death triggered angry and violent responses across the country, but it also opened a door that allowed the passage of the Fair Housing Act. The Act had been stalled in Congress since its introduction in 1967, but Dr. King's death created an opportunity for passage. President Lyndon Johnson applied political pressure on congressional leaders to get the law enacted before Dr. King's funeral. The bill passed both the House and Senate and was signed by President Johnson on April 11th.

The original law prohibited discrimination based on race, color, religion and national origin in any real estate transaction. It has

been twice amended; sex discrimination was prohibited in 1974 and familial status and "handicap" were added as protected classes in 1988.

Prior to the 1988 amendments, HUD lacked the power to aggressively enforce the Act. As a result, most enforcement activity was done through litigation by private civil rights attorneys. The National Fair Housing Alliance, an advocacy group composed of non-profit fair housing groups, issued a report in June 2009 documenting that between 1990 and 2007 alone, private enforcement activities had resulted in over \$275,000,000 in

*Continued on Page 15*

## Warren and Betty

On Saturday, April 20, the Social Events Committee will be fielding two OABR teams competing against other local REALTOR® associations across the state to raise awareness of REALTOR® Pride in Community. OABR is partnering with Rebuild Together Omaha for this campaign.

Rebuilding Together Omaha is a community non-profit organization pledged to bring volunteers and neighbors together by improving the homes and lives of low-income homeowners. On April 20, approximately 60 members will team up to clean, repair and renovate the homes of two low-income homeowners in the community – Warren and Betty.

We had the pleasure of spending some time at both houses last week. Betty is a delightful Octogenarian who lives in Northeast Omaha. She has a comfortable spot on the couch where she enjoys her



"shows." Her house needs some repairs and replacements, and other general sprucing up. Her bathtub is too deep for her limited mobility; her bathroom door was installed "backwards" decades ago and

*Continued on Page 20*



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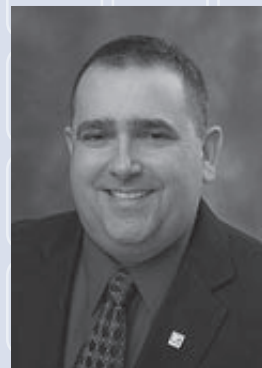
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The Omaha Area Board of REALTORS® is pledged to the achievement of equal housing opportunity throughout the community. The Board encourages and supports a marketplace in which there are no barriers to obtaining housing because of race, color, national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



## Message from the OABR President



**David Matney**  
 2013 President

### A NAME CHANGE

It is hard to believe it is already April, especially when it just keeps on snowing! Hopefully, we will have warmer weather and green grass soon. As I write this, however, I am getting tired of snow!

I have asked the membership in the past for ideas on how to make our association better and I have received some great ideas! The Omaha Area Board of REALTORS® has been around for 127 years and we are a Charter Member of what was then the National Association of Real Estate Boards. We have a long history for which we should all be very proud. One idea that was proposed is changing the name of our organization to a name that better reflects what we are today ... an association. Many other local "boards" are now "associations," mirroring the actual function of the organization in the public's eye and to be more inclusive and welcoming for our members.

When you think about it, our current name sounds like a governing body instead of a professional association which is what we really are. After discussion, the Board of Directors last month thought the idea has some long-term benefits, with the consensus being to bring the name change forward to gain your input on the idea.

What are your thoughts on changing the name of our organization?

Some names suggested by the Board of Directors include:

- Omaha Area Association of REALTORS® (OAAR)
- REALTORS® Association of Greater Omaha (RAGO)
- Metro Omaha Association of REALTORS® (MOAR)
- REALTORS® Association of the Omaha Area (RAOA)

What other ideas do you have for a new name? Remember, this is YOUR association and we would really like to hear from you on this idea – pro or con.

Thanks again for your membership and your contribution to make our organization even better! Go out and make April a profitable, productive and POWERFUL month!

David Matney

## Special Events

- **Nebraska REALTORS® Association - Convention & Exhibition**  
 Monday, April 15 to Wednesday, April 17 at Embassy Suites Hotel & Conference Center
- **Knowledge Is Power Seminar - Short Sales with Kathy Cox, CBSHOME Real Estate**  
 Wednesday, April 18, 10:00 a.m. - 11:30 a.m.
- **YPN - Lucky Bucket Tour**  
 Thursday, April 25 at 5:30 p.m. at Lucky Bucket Brewing Co.
- **Nationwide Open House Weekend**  
 Saturday, April 27 to Sunday, April 28

# YPN: Community Efforts

On February 28th the OABR YPN held our first annual Bingo Night at Gator O'Malley's. Fun was had by REALTORS® and Affiliates of all ages. I want to say THANK YOU to our sponsors, Pat and Cheri Casey with Home Buyer's Protection Services and Brenda Stuart with Service One. Through their sponsorship and support, they allowed us to host a fantastic event that was enjoyed by everyone in attendance. There was a total of 35 REALTORS®, Affiliates and friends that were there to enjoy the fun. We were able to play 6 rounds of bingo with 18 lucky winners. The big winner of the night was Russ Craig with Deeb Realty who won 4 times! We had some great prizes and if you see an orange t-shirt that says, "I played Bingo with the Young Professionals Network and all I got was this t-shirt," you will know they were there with us that night.



*Russ Craig was the big winner of the night.*

After everything was tallied up, we raised over \$500 for Project Wee Care. Throughout the year we will continue to raise funds for Project Wee Care. We will donate those funds to sponsor as many families as we can in our community that are in need of some extra help over the holiday season.



The next event we are planning is a Lucky Bucket Tour. We will send out information about this event through email and on Facebook. Please make sure you like our page, facebook.com/OABRYPN, so you do not miss out on what your OABR YPN is doing to grow and strengthen the REALTOR® brand.


*Megan Jaspers, Chair*




*Sue Henson and Andrea Nicholson with movie packages provided by The Homebuyers Protection Company.*



*Lindsey Krenk and Kara McGowan show off the YPN Bingo prize t-shirts.*



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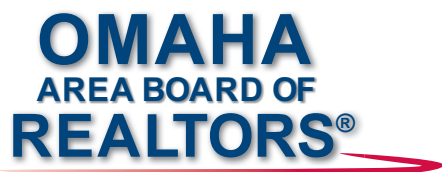
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## Omaha Area Board of REALTORS® Night with the Omaha Storm Chasers

**Friday, June 7, 2013**

**Omaha Storm Chasers vs. Oklahoma City Redhawks**

**Game Time 7:05 p.m.**

**Fireworks-Post Game!**

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

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

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

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

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

-----  
Individual Name: \_\_\_\_\_  
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City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Quantity of Tickets Ordered: \_\_\_\_\_ x \$15.00 each = \_\_\_\_\_ Total \_\_\_\_\_  
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**Please make checks payable to the Omaha Area Board of REALTORS®.**

**Ticket orders must be turned in by Friday, May 31, 2013.**

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



Ileane Carlson



Mike Connell



Brett Curtis



Gerry Frans



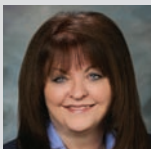
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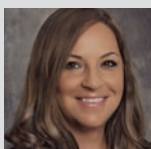
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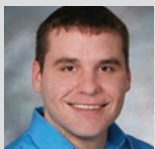
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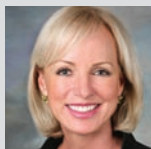
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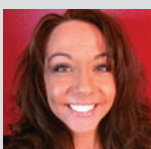
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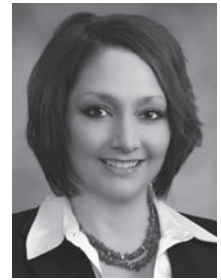
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Submitted By: Andrea Maleki  
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## Taking Control of Your Money

Being adequately prepared to meet whatever financial challenges come your way may be more important than you think. This is true for most adults, but is of particular concern to women.

Consider these financial challenges facing women today:

- Women work an average of just 27 years compared to 40 for men.
- Over her working career, a college-educated woman will earn almost half a million dollars less than a college-educated man.
- One-third of women who become widows are under age 65.
- More than 70% of nursing home residents are women.
- Statistics show that more than 51% of today's American women are living without a spouse, up from 34% in 1950.
- Minimum liability car insurance limits represent the smallest amount of insurance required to legally operate your vehicle, but these legal minimums are usually grossly inadequate. One serious accident can devastate a household financially.
- Replacement cost for your home in the event of a total loss often represents a very different number from the market value of your home, particularly during up or down real estate markets.
- Some marketers estimate that women shoulder 80% of the buying decisions for their household.

To make matters worse, women tend to underestimate their need for important coverage such as life insurance, and as a result, many are grossly underinsured. Taking control of your finances includes dealing with a broad range of issues to help insure a sound financial future.

To help you take control of your money, or to see what role insurance and investments can play to help your bottom line, enlist the resources of a trusted local insurance professional who understands your needs.



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## AFFILIATES

a council of the  
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# 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 2013 MEETING:

Wendy Walker (President) – Nebraska Title Company  
Brenda Stuart (Treasurer) – ServiceOne Inc  
Lori Bonnstetter – 2-10 Home Buyers Warranty  
Julia Brown – Insphere Insurance Solutions  
Lisa Marie Bullerman – Staging Design by Lisa Marie  
Cherie Casey – The Home Buyer Protection Co  
Heather Chaney - NP Dodge Title Services  
Lisa Conover – Rearranged for Change  
Liz Cooley – Rearranged for Change  
Angie Getsfred – AmeriSpec Home Inspection Serv  
Mary Gorup – Integrity Termite  
PK Kopun – Centris Federal Credit Union  
Laura Longo – Centris Federal Credit Union  
Andrea Maleki – State Farm Insurance  
Deb Martin – Great Western Bank  
Marty McGuire – Farm Bureau Financial Services  
Chip Monahan – Monahan Financial Inc  
Kate Otten – Centris Federal Credit Union  
Regi Powell – Farmers Insurance/Powell Insurance  
Brent Rasmussen – Mortgage Specialists LLC  
Pam Rasmussen – AAA Bank Nebraska  
Darrin Richardson – Heavy D's Hauling & Removal  
Julie Sherman – United Distributors Inc  
Ruth Smith – Norm's Door Service  
Jody Smythe – 1st Reverse Mortgage USA  
Matt Thiel – DRI Title & Escrow  
Heidi Weeks – Centris Federal Credit Union  
Carlene Zabawa – Pulaski Bank Home Lending  
Dawn Zaller – FPF Wholesale

**www.OABRAffiliates.com.**

### UPCOMING MEETINGS:

- Tuesday, April 2, 9:00 a.m.
- Tuesday, May 7, 9:00 a.m.
- Tuesday, June 4, 9:00 a.m.

*All Affiliate members are welcome to attend.*



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Ahlvers, Raquel  
Allen, Kathryn  
Bak, Rich  
Barnard, Joanna  
Bettin, Barbara  
Donaldson, Douglas  
Doose, Judith  
Dougherty, Theresa  
Douglas, Jill  
Dreesen, Megan  
Ernst, Mary  
Evans, Dale  
Gage, Gregory  
Gage, Peter  
Gibson, Ryan  
Giles, Marnie  
Gomez, Justin  
Grimes, Kathryn  
Helligso, Thomas  
Housley, Dionne  
Karloff, Jill  
Hays, David  
Hogan, Lenice  
Hollendieck, Russ  
Hoppe, Patricia  
Houck, Scott  
Jump, Richard  
Jungjohann, Craig  
Kesick, Carolyn  
Kiichler, Ryan  
Korb, Lisa  
Kovar, Vicki  
Langford, Rachel  
Leesley, Christy  
Lichter, Patrick  
Lorimer, Justin  
Mack-Modlin, Louella  
Magilton, Jennifer  
Marriott, James  
May, Sandra  
Mudd, Mary  
Neuhaus, Robert  
O'Bryan, Donald  
O'Grady, Donna  
Pawloski, Joseph  
Petersen, Diane  
Polinsky, Maria

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

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

Faubion, Ernest  
Matney, David

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

Riedmann, Michael

## DOLLAR A DAY (\$365)

Leaders, Mark  
Myhre, Deda

## CAPITOL CLUB (\$250+)

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

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Jaspers, Megan  
Lang, Monica

## 99 CLUB (\$99+)

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Barrett, John  
Black, William  
Blackmon, Michael  
Bray, Denice  
Briley, Adam  
Burford, Judith  
Burkle, Ronald  
Clark, Susan  
Henson, Sue  
Horton, Linda  
Jones, Suzanne  
Jackson, Joann  
Langendorfer, Dale  
Maloy, David  
Mills, Linda

Rensch, Jeffrey  
Reynolds, Gregory  
Richardson, Mark  
Sawyer, Jessica  
Schuele, Mary  
Soucie, Vicki  
Thoma, Theresa  
Turner, Sandra  
Vint, Georgianna  
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Watson, Roxanna  
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Wilson, Brian  
Wirges, Richard  
Zach, Margaret

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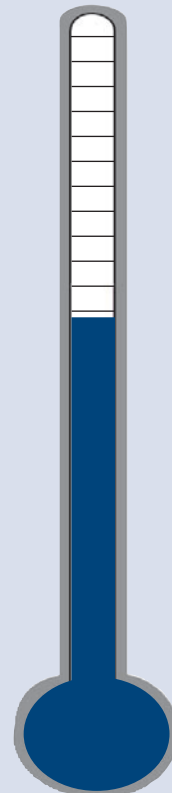
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Abler, Byron  
Acamo, Steven  
Adle, Ryan  
Ahmann, Carol  
Ahmann, Richard  
Alai, Nancy  
Alberts, Marla  
Alloway, Jennifer  
Alloway, Steven  
Altman, Danielle  
Amos, Steven  
Amoura, Jo Anne  
Amoura, Medhet  
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Anderson, Janet  
Anderson, Jill  
Anderson, Kalee  
Andresen, Delten  
Andresen, Teri  
Andrew, Cynthia  
Andrews, Jessica  
Andrews, Lisa  
Archer, Crystal  
Armstrong, Denise  
Atkinson, Billie  
Aulner, Aaron  
Babko, Annali  
Baker Fletcher, Barbara  
Barnett, Paul  
Barr, Nancy  
Barrera, Oscar  
Barrett, Verla  
Barsell, Helen  
Baumert, Gary  
Bay, James  
Beaton, Christopher  
Beck-Conley, Darcy  
Bell, John  
Bell, Mary Lou  
Benson, Brandon  
Bereisha, Arthur  
Berg, Rebecca  
Bethel, Kathryn  
Birmstihl, Jason  
Blankenau, Mark  
Blinn, Ellen  
Bloom, Sharon  
Blusys, David  
Bobenhouse Tesar, Jill  
Bock, Andrew  
Boe, Nancy  
Boganowski, Deborah  
Bolden, Linda  
Boot, Sherry  
Bosse, Carol  
Bowne, Connie  
Boyd, Clinton  
Boyer, Nicholas  
Boyles, Jo  
Brant, Angela  
Bratetic, Michelle  
Briggs, Diane  
Broesch, John  
Brosnihan, Mark  
Brown, Austin  
Brown, Ethan  
Brutsche, Timothy  
Bullington, Serina  
Burke, Timothy  
Burney, Charles  
Burrows, Robert  
Bybee, Miriam  
Bybee, William  
Cage-Conkling, Deborah  
Campbell, Debra  
Campbell, William  
Caniglia, Michael  
Caputo, James  
Carder, Leslie  
Carlin, Brian  
Carlson, Ileana  
Carpenter, Linda  
Castro, Ricardo  
Cavanaugh, Andrea  
Champion, Jackie  
Chapman, Carol  
Chapman, Mary  
Cherica, John  
Childers, Stacey  
Christensen, Kellie  
Christian, Carl  
Chu, Jeffrey  
Ciochon, Mark  
Ciochon-Lichter, Linda  
Clark, John  
Cleveland, Judith  
Closman, Jeffrey  
Coburn, James  
Cohen, Alan  
Cohen, Anne  
Cohen, Arlene  
Cohen, Martin  
Cohn, Jeffrey  
Combs, Dale  
Connell, Michael  
Conway Day, Marianne  
Cooper, Janet  
Correa-Cerrillo, Jose Domingo  
Cortese, Sam  
Cox, Kathy  
Craig, Russell  
Creger, Kristi  
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Debolt, Geri Ann  
DeBruin, Hanna  
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Evans, Dianne  
Evans, Rose  
Falcone, Juanda  
Falcone, Sarah  
Falcone, Shawn  
Faulkner, David  
Faulkner, Derek  
Faulkner, Janice  
Favara, Ronald  
Fickenscher, Ingrid  
Fike, Joann  
Finkel, Joel  
Finkel, Lois  
Flannery, Rachel  
Fleming, David  
Flynn, Kathleen  
Forehead, Cynthia  
Francis, Pamela  
Franks, James  
Fredrickson, Julie  
Freyer, Lloyd  
Friehe, Thomas  
Fries, Karen  
Frill, Marlene  
Frost, Ginny  
Gammell, Charlotte  
Garrean, Kathleen  
Gatson, Pernel  
Gaudreau, Benjamin  
Gehrman, Kim  
Gernhart, Gary  
Giardino, Beverly  
Gibb, Richard  
Gold, Julie  
Graves, Eugene  
Gregor, Patricia  
Griffin, Betty  
Grimes, Charles  
Grimes, Eva  
Grimes, William  
Grimshaw, Dawn  
Grove, Douglas  
Grove, Kyle  
Gunderson, Elizabeth  
Gustafson, Debra  
Gustafson, Ronald  
Haeg, Jennifer  
Hancock, Susan  
Hankins, Scott  
Hanna, Kenneth  
Hart, Mark  
Hatfield, Kelly  
Haynes, Matt  
Head, David  
Heavican, Kristina  
Heenan, Jessica  
Heger, Pamela  
Heidvogel, Ericka  
Hellman, Jennifer  
Hemmer, Carol  
Hendrix Schied, Jennifer  
Henninger-Moss, Tasha  
Herbolsheimer, Chad  
Hill, Janine  
Hinkle, Marcia  
Hoffert, April  
Hollingsworth, Lindsay  
Holst, Dawn  
Hooper, Shasta  
Hopkins, Debra  
Hopkins, Mick  
Horacek, Markal  
Horn, Aaron  
Houlihan, Anne

## CONTRIBUTION GOAL

**\$60,000**  
8-31-13

**\$36,214**  
3-25-13





# Affiliate Contributors

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

Stuart, Brenda, ServiceOne Inc

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

Maleki, Andrea, Andrea Maleki State Farm Insurance

## 50 CLUB (\$50+)

Kopun, Predrag, Centris Federal Credit Union

## SUPPORTERS (\$40+)

Becker, Mike, Bank of The West  
Beighley, Bryan, U S Bank Home Mortgage  
Bower, Brook, Advanced Floor Care  
Braun, Carl, Quality Pest Control  
Bullerman, Lisa, Staging and Design by Lisa Marie LLC  
Carter, Bob, Total Home Inspection Co  
Catton, Todd, Radon Pros LLC  
Clure, Carrie, Ambassador Title Services  
Connor, Tracy, City-Wide Termite & Pest Control Inc  
Dasenbrock, Alan, Alan Dasenbrock Affiliate  
Dein, Theresa, Gateway Mortgage Group  
Earl, Bradley, Lien Termite And Pest Control  
Earl, Gregory, Lien Termite And Pest Control  
Fahey, Brian, Missouri River Title  
Forest, Randy, Finance 1 LLC  
Huss, Jennifer, SAC Federal Credit Union  
Jacobi, Jon, Inspire Insurance Solutions  
Jensen, Coquette, Omaha National Title & Escrow Co  
Kalina, Debbie, Radon Pros LLC  
Kalina, Jeff, Radon Pros LLC  
Kanngieser, Alan, A C K & Associates Home Inspections  
Kelley, Sara, Great Western Bank  
Kenison, Lisa, SAC Federal Credit Union  
Ketter, Doug, Wells Fargo Home Mortgage  
Kollekowski, Gerald, Lien Termite And Pest Control  
Krof, Tim, Home Standards Inspection Serv  
Kuiper, Brad, Heartland Pest Control Inc  
Larsen, Rod, First National Bank of Omaha  
Legge, Suresha, SAC Federal Credit Union  
Longo, Laura, Centris Federal Credit Union  
Meister, Jan, Bank of The West  
Mick, Josh, Priority Termite & Pest Control Inc  
Mohr, Sue, SAC Federal Credit Union  
Nix, Glen, City-Wide Termite & Pest Control Inc  
Powell, Regi, Farmers Insurance Powell Insurance  
Rasmussen, Brent, Mortgage Specialists LLC  
Richards, Van, Lien Termite And Pest Control  
Ross, Ryan, ABC Termite & Pest Control Inc  
Ruskamp, Aaron, Thrasher Basement Systems Inc  
Sandiland, Becky, First National Bank of Omaha  
Schneidewind, Holly, Eagle Mortgage Inc  
Sederstrom, Charles, Nebraska Assoc. of Mortgage Brokers  
Sladek, Mary, My Insurance LLC  
Smith, Ruth, Norms Door Service  
Stoltenberg, Alan, SAC Federal Credit Union  
Swerczek, Danielle, Nebraska Title Company  
Vacha, Jon, Home Standards Inspection Serv  
Vacha, Steve, Home Standards Inspection Serv  
Walker, Wendy, Nebraska Title Company  
West, Monty, Omaha Pest Control Inc  
Wingert, Mark, Wells Fargo Home Mortgage  
Zenor, Brittany, SAC Federal Credit Union

## SUPPORTERS (\$40-)

Knust, Mike, Northwest Bank  
Martin, Deb, Great Western Bank

**Upgrade your  
contribution today!**

**Donna 402-619-5551  
DShiple@OABR.com**

Hover, Matthew  
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Myhre, Deda  
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Pohlad, Sara  
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Porter, Sarah  
Prouse, Shawn  
Pruess, Jeffrey  
Quick, Ted  
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Rassman, Pamela  
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Richardson, Marcus  
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Trimble, Anne  
Tsatsos, Ann-Marie  
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Tyrrell, Anthony  
Ugland, Sharon  
Uhing, Pauline  
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Vacanti, Courtney  
Vacanti, Traci  
Vacek, Judy  
Van Housen, Jay  
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Venteicher, Bradley  
Villotta, Jeffrey  
Vint, Amanda  
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Vojchehoske, Paul  
Von Gillern, Mary  
Vukov, Joseph  
Vukov, Mark  
Wadzinski, Paul  
Walker, Christine  
Walter, Ricky  
Watts, Timothy  
Wegner, Therese  
Wegner Jacobsen, Kristen  
Weis, Galen  
Wells, Karena  
Wellsand, Joann  
Wendt, Michelle  
Westerlin, Dixie  
Whitmarsh, Sarah  
Wickstrom, Katherine  
Wiebusch, Vaughn  
Wilder, Daniel  
Wilder, Joanie  
Wilhelm, Cheryl  
Wilke, Marilyn  
Willey, Damian  
Williams, April  
Willis, Roy  
Wimmer, Kim  
Wood, Donald  
Wood, Sharon  
Woodworth, Ronald  
Wordekemper, Norman  
Wylie, Danise  
Yost, Anton  
Zach, Bradley  
Zahm, Richard  
Zerse, Geraldine  
Zimmerman, Roger  
Zimmerman, Shannon  
Zoerb, Karen  
Zych, Brian  
Zych, Tracy

## SUPPORTERS (\$40-)

Abboud, Mark  
Allen, Leanne  
Anderson, Cortney  
Anding, Mark  
Anzalone, Antonio

Bane, Gregory  
Bauer, Christopher  
Bittner, Patricia  
Brotzki, Michelle  
Coleman, Sharon  
Correa, Maria  
Dinges, Mary  
Downing, Suzanne  
Dubisar, Karla  
Erwin, Sandra  
Ewing, Jon  
Frans, Tracy  
Fuller, Donald  
Fuxa, Jacquelyn  
Gohl, Kelly  
Greguska, John  
Harris, Kathleen  
Hearty, Timothy  
Hinkel, Sherri  
Houfek, Cheryl  
Isenberg, Rick  
Johnson, Bruce  
Johnson, Harold  
Kean, Thomas  
Kircher, Rosemarie  
Kircher, Thomas  
Kortus, John  
Kosiski, Trisha  
Krause, Korinne  
Kuhl, Sue  
Kusmierski, Sheila  
Lane, Andrea  
Lanphier, Kathy  
Leffler, Rhonda  
Lipschultz, Debra  
Lorraine, Julie  
Marinkovich, Mary  
McMahon, Ann  
McPadden, Sandra  
Meisinger, Jodi  
Morrison, James  
Naik, Nilam  
Neary, Michaela  
Newburn, Debbie  
Nichols, Beverly  
O'Connor, Todd  
Ollis, Doyle  
Paul, Lori  
Peters, Charles  
Petersen, Leslie  
Putnam, Laura  
Quinlan, Maureen  
Ramsey, Mark  
Rasmussen, Matthew  
Ray, Nicole  
Reeve, Cassidee  
Rivas, Sarah  
Ross Hill, Melinda  
Rosso Tredway, Kristi  
Ryon, Craig  
Sadofsky, Rodney  
Schaben, Kevin  
Schneider, Bryan  
Selk, Gene  
Smith, Dennis  
Sorenson, Robert  
Sotak, Leanne  
Steele, Barbara  
Stevens, Jordan  
Swanson, Kris  
Tanner, Ann  
Thiessen, Dale  
Thomas, Sylvester  
Thompson, Judy  
Venditte, Don  
Vocelka, Susan  
Volence, Richard  
Watkins, Candice  
Watson, Adam  
Wang, Tracie



# 2013 OABR 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
- Lunch and Appetizers provided
- Estimated \$3000 of prizes to be handed out
- AFFILIATE Sponsors that know how to do it!

**Monday, June 17, 2013**

**--CHAMPIONS RUN Golf Course--**

13800 Eagle Run Drive, Omaha, NE.

**Shotgun Start at 10:00 AM**

Range and Practice Green are available for warm ups at 9:00 AM

Registration starts at 9:00 AM

- OABR Members \$100/player
- Guests (non-members) \$150/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 # \_\_\_\_\_

E-mail \_\_\_\_\_

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

E-mail \_\_\_\_\_

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

E-mail \_\_\_\_\_

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

E-mail \_\_\_\_\_

[ ] Check payable to: OABR Affiliates Council -- Attn: Debbie  
11830 Nicholas St Omaha, NE 68154

[ ] 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.***

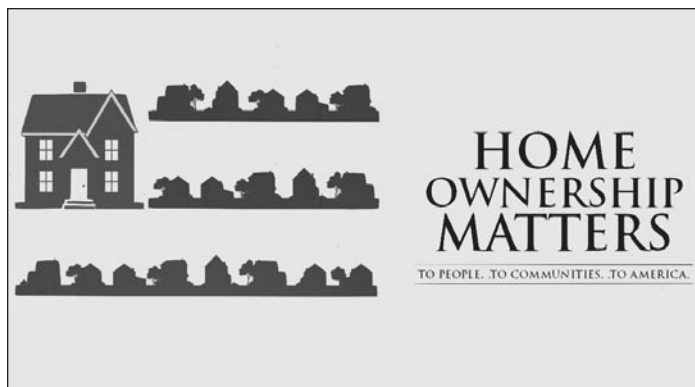
# Nationwide Open House Weekend

It's no secret that purchasing a home is one of the most important decisions in a person's life. Did you know that 45 percent of recent buyers used open houses as a way to narrow down their choices and find their dream home?

On April 20 and 21 REALTORS® across the country will hold open houses as part of the REALTOR® Nationwide Open House Weekend. This event is a great way to get buyers moving! At open house, buyers begin to understand what they can afford and what kinds of homes are available in the Omaha market. At an open house, a typical buyer learns about floor plans and home features that they desire. Certain amenities such as walk-in closets, large laundry rooms and other "bonus" rooms only become apparent at an open house. Open houses can be helpful for buyers in so many ways. It is also an opportunity for sellers to learn the advantages of marketing their home with a REALTOR®.



Tips for a successful open house: <http://www.realtor.org/field-guides/field-guide-to-open-houses>.



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# TOAST TO FAIR HOUSING

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

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

2013 Honorees:

Omaha Board of Realtors  
Kit Diesing  
Jeff Wagner  
&  
P.J. Morgan

**Keynote Speaker**  
Peggy Jones, M.F.A.  
(University of Nebraska at Omaha)

**Presenting Sponsor:**

DC Centre  
11830 Stonegate Drive  
Omaha, NE 68164

Friday, April 26, 2013  
6:00 pm-8:30 pm  
call: (402) 934-6727  
email: [michaelr@fhasinc.org](mailto:michaelr@fhasinc.org)

Scan for Video:

**Honorary Chair**  
John W. Ewing, Jr.



# Membership Report

FEBRUARY 2013

## NEW REALTORS®

Bartak, Elizabeth – NP Dodge Real Estate Sales Inc - Lakeside  
Bartlett, Brenda – Prudential Ambassador Real Estate – California #101  
Bates, Anthony – NP Dodge Real Estate Sales Inc – 129th Dodge  
Boyle, Mandy – DEEB Realty – 117th  
Claiborne, Kimberly – NP Dodge Real Estate Sales Inc - Pierce  
Cobb, Phillip – DEEB Realty – 117th  
Coyne, Jill – Prudential Ambassador Real Estate – California #101  
Dosseh, Enam – CBSHOME Real Estate - Lakeside  
Feilmann, Adrea – Prudential Ambassador Real Estate – California #101  
Golda, Tracy – Prudential Ambassador Real Estate – California #101  
Hanson, Laura – DEEB Realty – 117th  
Hoback, Richard – Prudential Ambassador Real Estate – California #101  
Kosch, Kristen – Prudential Ambassador Real Estate – California #101  
Kozycz, Paulina – DVG Realty LLC  
Kramer, Judith – Prudential Ambassador Real Estate – California #101  
Lambert, Allison – DEEB Realty – 117th  
Meyer, Deborah – CENTURY 21 Century Real Estate  
Miralles, Rebecca – NP Dodge Real Estate Sales Inc – Pierce  
Mooberry, Janette – DEEB Realty – 117th  
Nelsen, Krystal – CBSHOME Real Estate - Bellevue  
Schwarz, Laura – CBSHOME Real Estate – Davenport  
Shunk, Darcie – NP Dodge Real Estate Sales Inc – 129th Dodge  
Steigleder, Thomas – Prudential Ambassador Real Estate – California #101  
Vokal Sr, Jim – NP Dodge Real Estate Sales Inc - Pierce  
Westerhaus, Joseph – NP Dodge Real Estate Sales Inc – Pierce  
Wetzel, Sheri – CBSHOME Real Estate – Davenport

## NEW AFFILIATES

Brown, Julia – Insphere Insurance Solutions  
Chaney, Heather – NP Dodge Title Services  
Jeffrey, Terry – Jeffrey Electrical  
Powell, Lisa – Farmers Insurance Powell Insurance

## REALTOR® CANDIDATES

Amick, Molly – DEEB Realty – 117th  
Armstrong, Stephen – Prudential Ambassador Real Estate – California #101  
Bruns, Penny – Don Peterson & Associates Real Estate Co – 6th Fremont MLS Only

Cohn-Giorgis, Jennifer – NP Dodge Real Estate Sales Inc - Lakeside  
Felberg, Lindsay – NP Dodge Real Estate Sales Inc – 129th Dodge  
Hagen, Robert – CBSHOME Real Estate – Davenport  
Hoffman, Megan – Prudential Ambassador Real Estate – California #101  
Horstman, Raymond – CBSHOME Real Estate – Lakeside  
Howarth, Timothy – DEEB Realty – 117th  
LaMontia, John – Prudential Ambassador Real Estate – California #101  
Maier, Sarah – Prudential Ambassador Real Estate – California #101  
McCoy, Jason – Prudential Ambassador Real Estate – California #101  
Spafford, Maria – NP Dodge Real Estate Sales Inc – 35Dodge  
Tesnar, Michael – NP Dodge Real Estate Sales Inc – Lakeside  
Ward, Stephen – Prudential Ambassador Real Estate – California #101  
Yrkoski, Calissa – Keller Williams Greater Omaha - California  
Witkowski, Sheryl – CBSHOME Real Estate - Bellevue

## AFFILIATE CANDIDATES

Gorup, Mary – Integrity Termite  
Ottens, Kathleen – Centris Federal Credit Union  
Perry, Tim – Amoura Productions  
Mullen, Kevin – AmeriSpec Home Inspection Serv  
Perina, Craig – AmeriSpec Home Inspection Serv  
Rasmussen, Pam – AAA Bank Nebraska  
Richardson, Darrin – Heavy D's Hauling & Removal  
Serrano, Francisco – Charter West National Bank  
Williamson, Jeff – Pulaski Bank Home Lending

## MEMBER TRANSFERS

Ciaccio, Peter from CBSHOME Real Estate – Bellevue to Hike Real Estate PC  
Cole, Amber from 4300/Prudential Ambassador Real Estate – California #101 to RE/MAX Results  
Dunn, David from CBSHOME Real Estate – Twin Creek to CBSHOME Real Estate – Bellevue  
Fehr, David from Solution Realty Inc to Prudential Ambassador Real Estate – California #101  
Flannery, Rachel from DEEB Realty – 117th to Prudential Ambassador Real Estate – California #101  
Hansen, John from CBSHOME Real Estate – Twin Creek to CBSHOME Real Estate – Bellevue  
Heyen, Alex from Prudential Ambassador Real Estate – California #201 to RE/MAX Results  
Lewis, Robert from CBSHOME Real Estate – Bellevue to CENTURY 21 Century Real Estate  
Mitchell, Debra from Celebrity Homes Inc to Zoom Realty  
Petersen, Diane from DEEB Realty – 117th to DEEB Realty – Bellevue  
Pogge, Justin from PJ Morgan Real Estate to NP Dodge Real Estate Sales Inc – Pierce  
Sabaliauskas, Timothy from Red Barn Realty LLC to Celebrity Homes Inc  
Shunk, Darcie from NP Dodge Real Estate Sales Inc – 129th Dodge to NP Dodge Real Estate Sales Inc – Pierce  
Todero, Gina from CBSHOME Real Estate – Bellevue to CENTURY 21 Century Real Estate  
Zabawa, Carlene from American National Bank to Pulaski Bank Home Lending

## REACTIVATED MEMBERS

Collier, Dennis – United Country Loess Hills Realty & Auction  
Hoyt, Shannon – DEEB Realty – 117th  
Redlinger, Joshua – DEEB Realty – 117th  
Olivieri Schulte, Gina – DEEB Realty - 117th

Sortino – Jodene – United Country Loess Hills Realty & Auction  
 Troya, Marie – CBSHOME Real Estate – W Dodge  
 Turco, Frank – Prudential Ambassador Real Estate – California #101  
 Watts, Timothy – Real Estate Associates Inc

## RESIGNATIONS

Berlin, Jeff – Prudential Ambassador Real Estate – California #101  
 Hemmer, Carol – RE/MAX Real Estate Group - Arbor  
 Higgins, Greg – Amoura Productions  
 Hutson, Sandra – Prudential Ambassador Real Estate – California #101  
 Lanphier, Paul – GTR Sales  
 McCaskill, Marcus – CENTURY 21 Century Real Estate  
 Mlotek, Stanley – WHY USA Independent Brokers Real Estate  
 Seaman, Walter – CBSHOME Real Estate – Lakeside  
 Seina, Anthony – Cornerstone Commercial Real Estate  
 Weight, Lyn – Prudential Ambassador Real Estate – California #101

## NEW REALTOR® COMPANY

United Country Loess Hills Realty & Auction – 410 Lincoln Hwy,  
 Missouri Valley, IA, 712-600-6300  
 BSG/MLS Secondary Only Designated Realtor: Rodney Foutch

## NEW REALTOR® BRANCH OFFICE

NP Dodge Real Estate Sales Inc – 421 E Erie St, Missouri Valley, IA,  
 51555  
 Phone: (712) 642-3287 Manager: Daniel VanHouten

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

## MEMBERSHIP STATISTICS

### OABR

	Feb 2013	Feb 2012
Designated REALTOR®	209	220
Des. REALTOR® Secondary	0	1
REALTOR®	1904	1892
REALTOR®-Secondary	1	1
TOTAL	2114	2114

Institute Affiliate	72	67
Affiliate	230	198
Other	5	6
TOTAL	2421	2385

	Feb 2013	YTD
New REALTOR® Members	29	60
Reinstated REALTOR® Members	8	12
Resignations	11	31

### GPRMLS

	Feb 2013	Feb 2012
Participants (Primary)	198	211
Participants (Secondary)	56	56
Subscribers (Primary)	1887	1860
Subscribers (Secondary)	168	180
Exempt	31	30
TOTAL	2340	2337

NP Dodge Real Estate Sales Inc – 428 1st St, Glenwood, IA,  
 51534

Phone: (712) 527-5008 Manager: Daniel VanHouten

## COMPANY ADDRESS AND PHONE UPDATES

(Notify the Board office for all directory changes fax to 402-619-5559)

American Home Real Estate LLC – 6120 Havelock Ave Ste C,  
 Lincoln, NE, 68507

Farmers Insurance Powell Insurance – 11320 Davenport St,  
 Omaha, NE, 68154

Gitt Real Estate PC – 16920 Wright Plz #134, Omaha, NE,  
 68130

Mach 1 Real Estate Inc – Phone: (402) 690-7186

## MAY ORIENTATION

- Tuesday, May 7, 8:30 a.m. to 4:00 p.m.
- Wednesday, May 8, 8:30 a.m. to 4:00 p.m.
- Thursday, May 9, 9:00 a.m. to 12:00 p.m.

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

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

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# Omaha Area Board of REALTORS®

## 2014 Board of Directors

### Officer and Director Application

The Omaha Area Board of REALTORS® Nominating Task Force seeks REALTOR® volunteers to serve on the 2014 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.OABRdocs.com/DirectorApplication.pdf](http://www.OABRdocs.com/DirectorApplication.pdf) prior to May 1, 2013

#### **2014 OABR Board of Directors**

<b><u>Officers*</u></b>	President	<b>Deda Myhre</b> , CBSHOME Real Estate
	President-Elect	_____
	Secretary-Treasurer	_____
<b><u>Elected Directors</u></b>	Director 2014	<b>Megan Jaspers</b> , DEEB Realty (WCR President)
	Director 2014	<b>Monica Lang</b> , Celebrity Homes
	Director 2015	<b>Bryan Fraser</b> , CBSHOME Real Estate
	Director 2015	<b>Herb Freeman</b> , N P Dodge Company
	Director 2015	<b>Mark Leaders</b> , CBSHOME Real Estate
	Director 2016	_____
	Director 2016	_____
<b><u>Other Directors</u></b>	Immediate Past President	<b>David Matney</b> , Alliance Real Estate
	GPRMLS Chair	<b>Vince Leisey</b> , Prudential Ambassador Real Estate**
	Affiliate Council Chair	<b>Mary Sladek</b> , My Insurance, LLC**

\*Traditionally the Secretary/Treasurer has advanced to the President-Elect position but is subject to the Nominating and Election process. Mark Wehner currently serves as the 2013 Secretary/Treasurer.

\*\*Currently serve as 2013 Vice-Chair. Subject to confirmation.



*Continued from Page 1*

court-ordered relief in Fair Housing Act litigation.

The 1988 amendments not only expanded the protections of the law to include families with children and people with disabilities, but it also gave HUD the authority to conduct thorough investigations and to refer meritorious cases to Administrative Law Judges for trial. The Act also allows for cooperation between HUD and states such as Nebraska that have state laws "substantially equivalent" to the federal law.

The enforcement of the Fair Housing Act has been crucial in changing the attitude of society and creating more inclusive communities. We are but 45 years from a time when housing segregation was not only lawful but generally accepted as the norm. Discrimination in all aspects of society, including housing, is far from a resolved issue but there is demonstrable advancement in the idea that all people deserve an equal opportunity to live their lives to the fullest in the security of the home of their choice.

*Tim Butz is the Assistant Director of the Fair Housing Center of Nebraska-Iowa.*



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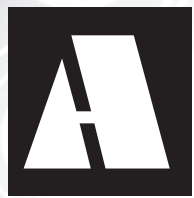
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June 17, 2013 — Champions Run

(See Page 10)

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# Q&A

## ASK THE HOME INSPECTOR!

• **By Patrick Casey, President**  
• **The Home Buyers Protection Company**

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The following article is intended to provide pertinent home and building inspection information to the readers. Your input is welcome by emailing your questions to [pat@hbponline.com](mailto:pat@hbponline.com).

**Question:** Spring is here. As new homeowners, we are wondering if our home has incurred any wear or damage over the Winter. What do you recommend that we inspect?

**Answer:** You are wise to be concerned about possible damage to your home. A home's exterior tends to be neglected over the Winter, and Spring is a good time to inspect it. Water is a home's worst enemy, especially to its exterior. I recommend you inspect the following:

- **Roof**—Have your roof inspected for any loose/missing/damaged shingles
- **Gutters**—Clean the gutters and downspouts, make sure they are secured to the house, and make sure there are adequate downspout extensions in place to ensure proper water runoff away from the home.

- **Exterior Wood**—Inspect the wood on the windows, doors and trim. Replace any damaged wood, and paint and caulk as needed
- **Siding**—Typical composition board siding or wood siding requires paint approximately every 5 to 7 years. Check your siding for any loose or damaged areas and check the condition of the paint and caulking.
- **Grading**—The yard along the foundation should slope away from the home. Ideally, a 1"/foot slope for a minimum of 4 feet is recommended. Proper grading helps protect your foundation and helps prevent water seepage in the basement.

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



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## RPAC Trustee Wanted

The Nebraska REALTORS® Association RPAC Trustee Member at Large seat is available. If you have a history of political involvement with the State Governmental Affairs Committee, a history of contributing to RPAC and an interest in this volunteer position, please let us hear from you. RPAC Trustees are responsible for delegating RPAC money, and for fundraising. Trustees can serve two consecutive three year terms. For more information or for an application, please contact Donna Shipley at OABR at 402-619-5551 or [DShipley@OABR.com](mailto:DShipley@OABR.com).



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## Personals



**CONGRATULATIONS** to Diane Petersen of DEEB Realty who was awarded the Seniors Real Estate Specialists Council (SRES) Designation.

**CONGRATULATIONS** to Gina Ogle of Deeb Realty who was awarded the Council of Residential Specialists (CRS) Designation.

**CONDOLENCES** to Kay Haman of Gordon Haman Realty on the loss of her husband Gordon. Gordon had been a member of OABR for over 30 years.

**CONDOLENCES** to Eileen Schultz of Prudential Ambassador Real Estate on the loss of her mother-in-law.

**CONDOLENCES** to Paul Roth of CBSHOME Real Estate on the loss of his brother.

**CONDOLENCES** to the family of Jim Muller of Don Peterson & Associates who recently passed away.

### SEND US YOUR NEWS!

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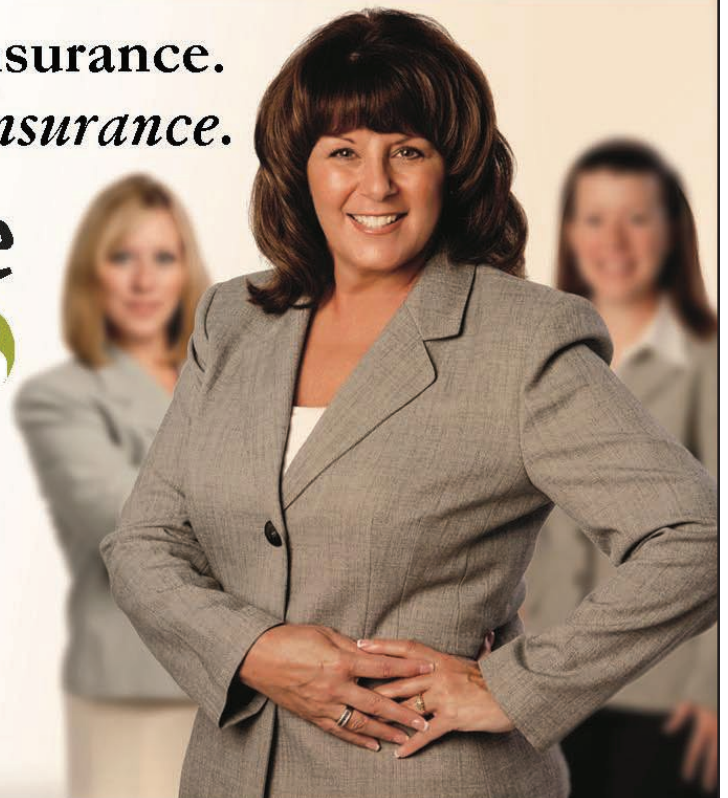


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- **Iowa Association of REALTORS®**

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

May 3 & 4 Developing Professionalism and Ethical Practices

May 3 6:00 p.m. – 10:00 p.m.

May 4 8:00 a.m. – 5:00 p.m.

May 10 & 11 Listing Practices

May 10 8:00 a.m. – 5:00 p.m.

May 11 8:00 a.m. – 12:00 p.m.

May 11 & 12 Buying Practices

May 11 1:00 p.m. – 5:00 p.m.

May 12 8:00 a.m. – 5:00 p.m.

- **Larabee School of Real Estate**

[www.LarabeeSchool.com](http://www.LarabeeSchool.com)  
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- **Moore Appraisal Ed., LLC**

[www.MooreEducation.com](http://www.MooreEducation.com)  
402-770-8605

- **Nebraska REALTORS® Association**

[www.NebraskaREALTORS.com](http://www.NebraskaREALTORS.com)  
402-323-6500

- **Randall School of Real Estate**

[www.RandallSchool.com](http://www.RandallSchool.com)  
402-333-3004

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

[www.mrrealestatece.com](http://www.mrrealestatece.com)  
402-660-0395

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

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Apr 1 Contract Language for the Real World  
0694R (3 hrs) 6:30 p.m. - 9:45 p.m.

Apr 11 Pricing It Right  
0122R (3 hrs) 8:30 a.m. - 11:45 a.m.

Apr 25 Avoiding Contractual Risk  
0303R (3 hrs) 8:30 a.m. - 11:45 a.m.

Apr 29 Ethics Training  
0497R (3 hrs) 1:00 p.m. - 4:15 p.m.

- **R. F. Morrissey & Associates**

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WCR PROGRAM LUNCHEON

## How RPAC Impacts Our Industry & the Omaha Real Estate Market

Joe Gehrki, Immediate Past President for the Nebraska Association of REALTORS® and Federal Political Coordinator for Congressman Lee Terry.

**April 11, 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!**



REALTOR® FOCUS

# Save Time With Your eKEY...

If you have an eKEY, smartphone, you can register a LockBox to a property without ever going into SupraWEB. When you are placing the LockBox on the property and use the 'Open Shackle' feature you need to select a reason.

You have four options;

- *Adding on a new listing* – Select this option when you are putting the LockBox on a new listing.

You have two options; either select 'Listing ID' or 'Address.' If you choose 'Listing ID' you would enter the MLS number attached to the property in Paragon. If you choose 'Address' you simply enter the *house number only*, for example, '765.' Over the next 72 hours the Supra system and the MLS sync with each other and assign the Lockbox on the listing to the

Listing ID and address. This is especially helpful when receiving emails about who showed the property. (This process will work as long as you input the listing into the MLS within 72 hours of placing the LockBox on the property.)

- *Removing from listing* – Unassigns the address and Listing ID from this LockBox.
- *Relocating on same listing* – Does nothing.
- *None of the above* – Will send you a courtesy email to remind you to register the LockBox.

(If you have an Apple product, you have to click 'Save' in the upper right hand corner of this screen to finish the 'Release Shackle' process.)



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## MOBAupdate

### Metro Omaha Builders Association

### MOBA Golf Outing Coming May 2013

Get your foursome's lined up for the  
ANNUAL MOBA GOLF OUTING.

DATE: May 8th PLACE: Tiburon Golf Course  
TIME: 11:30 A.M. SHOTGUN START

Entry forms and sponsorships available at [www.MOBA.com](http://www.MOBA.com) in the "Upcoming Events" section on the home page. As with every May, MOBA is gearing up for its annual Golf Outing. Tiburon Golf Course is the place to be. With an 11:30am shotgun start, sack lunch and dinner afterwards, all at one place. This best ball tournament is one of the best social events of the year! Don't wait to get your foursome entered as the event fills up fast and remember that only the first 54 PAID team entries will be accepted.

Not a golfer? You are welcome to join us for dinner at Tiburon right after the golfers have finished. Good food, good friends for only \$15 per person. Just be sure to RSVP to [Teresa@moba.com](mailto:Teresa@moba.com).

We are always looking for volunteers to help out. This is your chance to become a hole sponsor or even a corporate sponsor. Of course we'll accept any prizes you'd like to donate for the flag prizes. See you at Tiburon Golf Course May 8th.

### MOBAcalendar

#### April

- 04** Executive Committee meeting
- 09** Board of Directors meeting-noon @ MOBA
- 10** HBAL/MOBA Senators Lunch 11:30-1pm in Lincoln... all MOBA members are invited
- 18** Membership Happy Hour 5-7 @ MOBA
- April 27-28 & May 1-5** Spring Parade of Homes
- May 8** MOBA Golf Outing  
11:30am Shotgun start at Tiburon Golf Course

visit the calendar on the  
[www.MOBA.com](http://www.MOBA.com)  
for event updates and more info.

**Need to Renew your MOBA membership?**  
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# Nebraska Real Property Appraiser Board Opening

The Financial Institution Member seat on the Nebraska Real Property Appraiser Board will be up for appointment by the Governor at the expiration of the term currently served by Eldon Terrell. The OABR Nominating Task Force is now seeking qualified financial institution applicants to serve on the appraiser board four-year term from January 2014 to December 2018. If you would like to be considered for this position, please contact Donna Shipley at [DShipley@OABR.com](mailto:DShipley@OABR.com) or 402-619-5551. The OABR Board of Directors will forward a recommendation to the Nebraska REALTORS® Association for consideration.

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Offer expires June 30, 2013

*Continued from Page 1*

was never changed. A few rooms need paint and minor carpentry. The yard needs some miscellaneous work, and with some general cleaning her home will be a safer and better place for years to come.

Warren is in his 90s and enjoys watching sports, mostly baseball, and especially the Yankees! He has been walking up and down his basement steps for years without a proper handrail for safety! His ranch-style home needs new kitchen countertops with a sink, a new stove, several new windows, some painting, grouting, fill-dirt around the foundation, and a few other odds and ends to help him enjoy a safer, nicer, brighter home for many years as well.

Please help us make a difference for Warren and Betty! No matter what the level of your home improvement skill, contact Donna at 402-619-5551, [DShipley@OABR.com](mailto:DShipley@OABR.com); or one of the REALTOR® co-captains, Bill Swanson at 402-679-6566, [Bill.Swanson@cbshome.com](mailto:Bill.Swanson@cbshome.com); or Susan Clark at 402-305-4335, [Susan@GoSusanClark.com](mailto:Susan@GoSusanClark.com). We are sure we can use as much help as we can get.

At the end of the day on the third Saturday in April, we hope you can sit back and take some comfort in the fact that you were part of a team that helped make life at least a little better for an elderly low-income resident of the Omaha community. Please join us, we are certain you won't regret it.

## Concrete: The Magical Mud

**By Steve Vacha**  
*Home Standards Inspection Services*

Concrete is an integral part of home construction. Throughout the centuries and in many places still today, people live in mud or earth homes. As society has progressed, our building materials have improved. The ingredients of concrete and correct construction practices ensure that today's magical mud provides all the durability and strength we need.

The capabilities of concrete were mastered long ago by the Romans. The famous Coliseum at the center of Rome was built largely with concrete. After the empire passed and the knowledge of the technology faded, concrete was used very little until it was "re-discovered" in the mid-18th century. Portland cement was patented in 1824. It is a mixture of oxides of calcium, silicon and aluminum.

Portland cement is mixed with aggregate (sand, gravel) and water to create concrete.

The concrete we use today allows our homes to last generations. Without the barriers that concrete provides, most building materials would deteriorate when in contact with the earth. Our homes rest on a footing of concrete. Our foundation walls are concrete block or poured concrete. We park our cars on concrete driveways and walk on concrete sidewalks and steps.

To ensure concrete stands the test of time, the correct preparation and pouring practices are essential. If footings are poured on backfilled earth, they will sink and take the house above it with them. That is why every new home must have a footing inspection prior to the footings being poured. If a builder pours the footings without this inspection the footings have to be pulled out and re-poured. Similarly, the soil must be



properly prepped under any concrete poured on grade, such as basement floors, driveways, and patios to ensure the concrete will not settle in the future.

We all know the complications that can arise if concrete settles. Some can be very expensive, such as having to repair a foundation wall to save the house. Some repairs are more common and less expensive, such as needing to mud jack a concrete sidewalk or driveway to address trip concerns. If proper construction practices are followed and the right mud is used, concrete can last a magically long time. Just ask the Romans.



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**Steve Vacha**  
President



# Know the Code

## Preamble

Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. REALTORS® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership. They require the creation of adequate housing, the building of functioning cities, the development of productive industries and farms, and the preservation of a healthful environment.

Such interests impose obligations beyond those of ordinary commerce. They impose grave social responsibility and a patriotic duty to which REALTORS® should dedicate themselves, and for which they should be diligent in preparing themselves. REALTORS®, therefore, are zealous to maintain and improve the standards of their calling and share with their fellow REALTORS® a common responsibility for its integrity and honor.

In recognition and appreciation of their obligations to clients, customers, the public, and each other, REALTORS® continuously strive to become and remain informed on issues affecting real estate and, as knowledgeable professionals, they willingly share the fruit of their experience and study with others. They identify and take steps, through enforcement of this Code of Ethics and by assisting appropriate regulatory bodies, to eliminate practices which may damage the public or which might discredit or bring

dishonor to the real estate profession. REALTORS® having direct personal knowledge of conduct that may violate the Code of Ethics involving misappropriation of client or customer funds or property, willful discrimination, or fraud resulting in substantial economic harm, bring such matters to the attention of the appropriate Board or Association of REALTORS®. (Amended 1/00)

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

The term REALTOR® has come to connote competency, fairness, and high integrity resulting from adherence to a lofty ideal of moral conduct in business relations. No inducement of profit and no instruction from clients ever can justify departure from this ideal.

In the interpretation of this obligation, REALTORS® can take no safer guide than that which has been handed down through the centuries, embodied in the Golden Rule, "Whatsoever ye would that others should do to you, do ye even so to them."

Accepting this standard as their own, REALTORS® pledge to observe its spirit in all of their activities whether conducted personally, through associates or others, or via technological means, and to conduct their business in accordance with the tenets set forth below. (Amended 1/07)

To download the Code of Ethics and Standards of Practice, go to: [www.OABRdocs.com/code2013.pdf](http://www.OABRdocs.com/code2013.pdf)



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# Word Search! Win A \$50 Gift Certificate

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

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

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