



UPCOMING EVENTS

New Member Orientation

Tue, Jun 4 from 8:30 a.m. - 4:00 p.m.
Wed, Jun 5 from 8:30 a.m. - 4:00 p.m.
Thu, Jun 6 from 8:30 a.m. - 1:00 p.m.

Affiliate Council

Tue, Jun 4 from 9:00 am - 1:30 p.m.

MLS Users Group

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

Education Forum

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

Omaha Storm Chasers

Fri, Jun 7 at Werner Park

Social Events Forum

Wed, Jun 12 at 10:00 a.m.

YPN Advisory Board

Thu, Jun 13 at 2:00 p.m.

RPAC Photo Day

Fri, Jun 14 from 8:30 a.m. - 5:00 p.m.

Affiliate Golf Tournament

Mon, Jun 17 at Champions Run

Diversity Committee

Tue, Jun 18 at 11:00 a.m.

Governmental Affairs Committee

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

Blazin' Pianos RPAC Appreciation Party

Wed, Jun 19 at 6:30 p.m. at DJ's Dugout (Miracle Hills)

Knowledge is Power - Do Unto Others ...

Professionalism in Real Estate (9999T)

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

WCR - Business Resource Luncheon

Thu, Jun 20 from 11:15 a.m. - 1:00 p.m. at Champions Run

Nebraska Real Estate Commission Meeting

Thu, Jun 20 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

Fri, Jun 21 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

GPRMLS Executive Committee

Mon, Jun 24 at 4:00 p.m.

GPRMLS Board of Directors

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

OABR Executive Committee

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

OABR Board of Directors

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

MLS Users Group

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

New Member Orientation

Tue, Jul 9 from 8:30 a.m. - 4:00 p.m.
Wed, Jul 10 from 8:30 a.m. - 4:00 p.m.
Thu, Jul 11 from 8:30 a.m. - 1:00 p.m.

Who Are You?

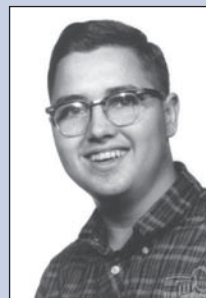
By Bill Swanson

Have you ever shown up to a first time appointment and have your client do a double take with your business card in hand? Looking at you, your card, you, back at your card?

Do they say something like "I'm sorry, I didn't recognize you." or "Wow... you've... um... changed..." or "Oh, I guess I was expecting your daughter" or give any other odd reaction when seeing you for the first time after calling you from your business card?

Even more embarrassing is when you actually hand over one of your cards to them and they look quizzically at what seems to be your high school photo and are too polite to say anything... or maybe your hair in your photo is brown but on your head it's grey. Don't get us wrong, there's nothing wrong with grey hair... but all kidding aside, isn't it important for the agent that shows up at your new client's door to be the same agent they are visually and mentally expecting?

Here's your chance to change that and help your industry as well. On Friday June 14th at the OABR office, you can have a new 'business card ready' professional photo taken and emailed to you for a mere \$25 contribution to RPAC. That's right! \$25 for an individual, \$35 for a couple, and only \$50 for a team photo. Amoura Productions will be taking the photos so you know they'll be top notch!



There will be business card specials offered at Focus Printing if you would like as well. There will be half-hour intervals to sign up starting at 8:30 a.m. until 4:00 p.m. Call Donna Shipley at 402-619-5551 to reserve your spot or email her at DShipley@OABR.com.

You can also check in the middle of the page on Paragon for a link to more information and helpful tips on preparing for a good photo.

Hope to see you all there!!!

Goodness Gracious! Great Balls o' Fire!

It's time for an appreciation party! Mark your calendars for Wednesday night, June 19th, and make sure you attend our first annual Blazin' Pianos RPAC Appreciation Party! If you have contributed \$99 or more to RPAC for the 2013 year (including your dues billing from late 2012) then YOU are already invited!

The doors open at 6:30 in the back room of DJ's Dugout in Miracle Hills. There you can enjoy some hilarious, good natured, and sometimes 'sing-a-long-able' tunes in the "always sold out" Blazin' Pianos room!

Yes, we know it's CWS time in Omaha. That's why -- weather permitting -- the beer garden will be open with plenty of TV's to watch all the CWS action! Blazin' Pianos will run from 7-10. These events generally sell out every weekend at DJ's, so don't be too late or you won't get a seat.

Continued on Page 19



Omaha Area Board of REALTORS®
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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

Greetings!

This spring seemed as if it would never arrive, so I had to be careful about mentioning the weather every time I wrote the letter for FOCUS. By June, I'm confident we can safely put away our snow shovels and enjoy the warm weather!

Last month, your Association leadership attended the annual Midyear Legislative Meetings for the National Association of REALTORS®. These meetings serve two purposes: First, we get an opportunity to meet with other association leaders from across the country, to discuss the issues we face and share ideas on how to better serve our membership. Second, we get the opportunity to meet directly with Nebraska's Congressional delegation about the status of the industry and to help protect the dream of homeownership.

One important matter that was touched on was the restructuring of Fannie Mae & Freddie Mac, and encouraging the return of private capital. We also discussed the preservation of homeownership tax policies -- namely the mortgage interest deduction -- in light of Congressional proposals to reform the federal tax code. The third major talking point was maintaining the mission and purpose of the FHA Program, which provides affordable mortgage financing. Congressional action is needed in all three cases, and your Association leaders advocated on your behalf.

Our visit lasted only a few days, but hopefully our discussions help Congress make policy decisions that will help our clients achieve their goals. Don't forget, we can ALL let Congress know how we feel as an industry by participating in "Calls for Action", both at the state and national levels. Your participation informs our representatives how changes in policy affect the real estate industry.

Let's make June a productive, profitable, and POWERFUL month!

David Matney

Special Events

- **Omaha Storm Chasers**
 Friday, June 7 at Werner Park
- **RPAC Photo Day**
 Friday, June 14 from 8:30 a.m. - 5:00 p.m.
- **Affiliate Golf Tournament**
 Monday, June 17 at Champions Run
- **Blazin' Pianos RPAC Appreciation Party**
 Wednesday, June 19 at 6:30 p.m. at DJ's Dugout (Miracle Hills)
- **Knowledge is Power - Do Unto Others ... Professionalism in Real Estate (9999T)**
 Thursday, June 20 from 10:00 a.m. - 11:00 a.m.
- **RPAC Rockin' on the River**
 Thursday, July 18 at Bryson's Airboat Tours



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Notice of Election

Report of the Nominating Task Force

Omaha Area Board of REALTORS®

11830 Nicholas Street

Omaha, NE 68154

All REALTOR® members are advised that the election of officers and directors will take place as part of the Omaha Area Board of REALTORS® Annual Picnic. The picnic is on August 7, 2013 at the Omaha Area Board of REALTORS®, 11830 Nicholas Street, Omaha, NE, from 11:00 a.m. to 1:00 p.m.

The Nominating Task Force of the Omaha Area Board of REALTORS® hereby submits to the membership the following slate of candidates for election for the 2014 membership year, which begins September 1, 2013:

President	Deda Myhre
President-Elect	Mark Wehner
Secretary/Treasurer	Andy Alloway
Director (2016)	Nancy Bierman
Director (2016)	Lindsey Krenk

The following individuals will continue their service on the Board of Directors:

Director (2015)	Bryan Fraser
Director (2015)	Herb Freeman
Director (2015)	Mark Leaders
Director (2014)	Megan Bengtson-Jaspers
Director (2014)	Monica Lang
Immediate Past President	David Matney
GPRMLS Chair	Vince Leisey
Affiliate Council Chair	Mary Sladek
WCR Omaha President	Missy Turner

Additional candidates for the offices to be filled may be placed in nomination through petition signed by at least ten percent of the REALTOR® Members, and filed with the Omaha Area Board of REALTORS® office at least four weeks before the election. Notice of additional nominations will be sent to all REALTOR® Members before the election.

The ballot will contain the names of all candidates and the offices for which they are nominated. Election shall be by ballot and all votes cast in person. Absentee ballots may be cast in person at the Board Office prior to Election Day if the member attests they will be unable to vote the day of the election.



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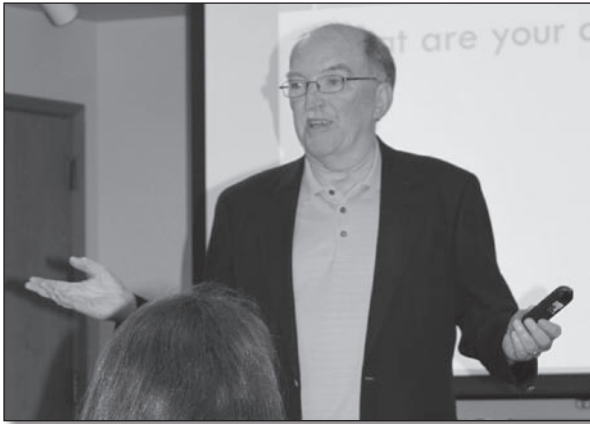
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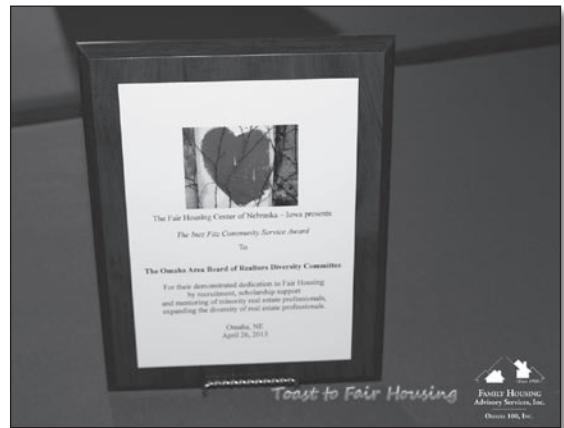
Once again, Roger Morrissey presented an overview of what is happening in the Omaha area. His assessment and appeal process has changed some in the past years. About 45 agents viewed his presentation and, as usual, great questions and answers made for an interesting session.



Roger Morrissey, Douglas County Assessor.

OABR Diversity Committee Wins Award


The Omaha Area Board of REALTORS® Diversity Committee was presented with the Inez Fitz award at Family Housing Advisory Services “Toast to Fair Housing” on April 26, 2013 at DC Centre. Accepting the award were Deda Myhre, President-Elect for OABR, and Mary Sindelar, Diversity Committee Chair. OABR was well-represented at this event, hosting a table full of REALTORS®. Over 300 people were in attendance.



Ms. Inez Fitz is the longest serving staff member of Family Housing Advisory Services, Inc., having served for over 30 years as a tireless counselor and advocate on behalf of her clients. Prior to her retirement, “Miss Inez,” as she is known fondly by her clients and colleagues, was a strong supporter of the Fair Housing Center and its programs, which she served as a fair housing tester. Her example of commitment to fair housing principles and service to others set a very high standard.

The Inez Fitz award recognizes demonstrated commitment and service in support of fair housing principles.





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Carlene Zabawa

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AFFILIATE
COUNCIL

Submitted By: **Connie Windhorst**
Two Men And A Truck

Asking The Right Questions Helps Consumers Hire Quality Movers

Hiring a mover can be a daunting task. With so many options to choose from, it's hard to decide what makes one company better than another. It's important to hire a company that's professional, knowledgeable and accommodating.

According to the American Moving and Storage Association, nearly half of all moves are completed between May and Labor Day. May is "National Moving Month" and kicks off the busiest time of year for moving companies. The moving season traditionally peaks in July or August, according to Industry Trends, ASMA's quarterly statistical publication.

The experts, such as Two Men and A Truck, ask you to consider asking these questions when calling a moving company:

- Are you licensed?
- Do you employ day labor?
- What is your minimum charge?
- How do you charge?
- What payment options are available?
- Is a deposit required?
- Does your company provide worker's compensation insurance?
- How do you train your team?
- How are my belongings protected?

- Do you offer free estimates?
- What is your cancellation policy?
- Is there a contact number I can call on move day if there are any questions or challenges?
- Do you have any packing tips?

Make sure to research the services a moving company offers and the rate at which those services are provided. It's also wise to check a state's moving and storage association to learn what regulations apply to local movers. You can also contact the Public Service Commission of Nebraska or the Better Business Bureau to learn more about local moving companies.

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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 MAY 2013 MEETING:

Wendy Walker (President) – Nebraska Title Company
Janet Dragon (Secretary) – Heartland Reva Team
Brenda Stuart (Treasurer) – ServiceOne Inc
Lori Bonnstetter – 2-10 Home Buyers Warranty
Julia Brown – Insphere Insurance Solutions
Brenda Carlson – Pulaski Bank Home Lending
Cherie Casey – The Home Buyer Protection Co
Angie Getsfred – AmeriSpec Home Inspection Serv
Jim Holmes – Focus Printing
Jon Jacobi – Inspher Insurance Solutions
Debbie Kalina – Radon Pros LLC
Marty McGuire – Farm Bureau Financial Services
Walter Ohlson – RE/MAX of Nebraska
Kayci Parker – Metro 1st Mortgage
Lisa Powell – Farmers Insurance Powell Insurance
Pam Rasmussen – AAA Bank Nebraska
Stephanie Reinhardt – Franklin American Mortgage Co
Darrin Richardson – Heavy D's Hauling & Removal
Julie Sherman – United Distributors Inc
Ruth Smith – Norm's Door Service
Jody Smythe – 1st Reverse Mortgage USA
Connie Windhorst – Two Men And A Truck
Carlene Zabawa – Pulaski Bank Home Lending
Dawn Zaller – Stearns Lending Inc
Todd Zimmerman – Zimmerman Mortgage Corp

www.OABRAffiliates.com.

UPCOMING MEETINGS:

- Tuesday, June 4, 9:00 a.m.
- Tuesday, July 9, 9:00 a.m.
- Tuesday, August 7, 9:00 a.m.

All Affiliate members are welcome to attend.

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Faubion, Ernest
Matney, David

GOVERNOR'S CLUB (\$500+)

Riedmann, Michael
Ritter, Lisa
Rotthaus, Doug

DOLLAR A DAY (\$365)

Leaders, Mark
Myhre, Deda

CAPITOL CLUB (\$250+)

Battiatto, Diane
Humpal, Monica
Grennan, JoAnn
Johnson, Harold
Miller, Kathleen
Patrick, Jeanne
Sawyer, Jessica

SENATOR'S CLUB (\$150+)

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Bengtson-Jaspers, Megan
Clark, Susan
Hayton, Linda
Henson, Sue
Lang, Monica

Morrissey, Roger
Watson, Roxanna

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Archer, Crystal
Bane, Barbara
Barrett, John
Black, William
Blackmon, Michael
Bray, Denice
Briley, Adam
Burford, Judith
Burkle, Ronald
Coenen, Denice
Horton, Linda
Housley, Dionne
Jones, Suzanne
Jackson, Joann
Krenk, Lindsey
Langendorfer, Dale
Maloy, David
Meyer, Trudy
Mills, Linda
Nicholson, Rosemary
Ritter, Dennis
Sullivan, Williams
Taylor, Mark
TenEyck, Dixie
Turner, Missy
Seigel, W John
Wichman, Connie

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Ahlvers, Raquel
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Bak, Rich
Barnard, Joanna
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Doose, Judith
Dougherty, Theresa
Douglas, Jill
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Ernst, Mary
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Falcone, Shawn
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Giles, Marnie
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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
Mingus, Kellie
Mudd, Mary
Neuhaus, Robert
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O'Grady, Donna
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Maleki, Andrea, Andrea Maleki State Farm Insurance
Zimmerman, Todd, Zimmerman Mortgage Corp.

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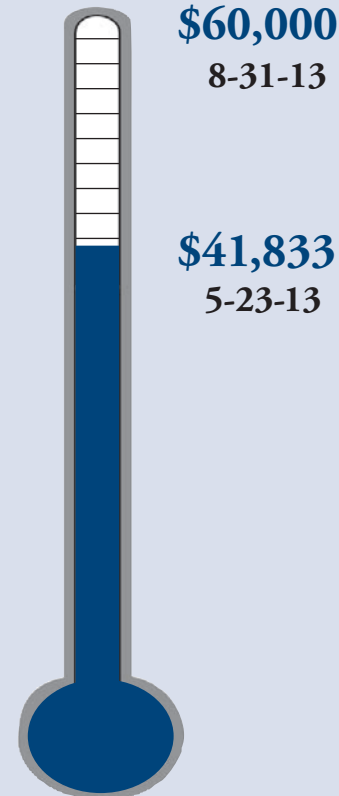
Kopun, Predrag, Centris Federal Credit Union
Mohr, Sue, SAC Federal Credit Union

Questions?

Contact Bill Swanson,
2013 RPAC Chair.

Bill.Swanson@CBSHOME.com

CONTRIBUTION GOAL



A complete list of 2013 RPAC contributors is located at: www.RPAC.OmahaREALTORS.com

YPN: Lucky Bucket Tour

We are now halfway through 2013 and it's a great time to review the goals you set in January. How are they looking right now? Do you need to make any adjustments? Push yourself a bit more to reach them? Celebrate any victories? Or set new ones because you have already exceeded the ones you set? As we all need evaluate our goals on an individual basis, your OABR Young Professionals Network (YPN) is likewise doing the same.

We are working hard to continue to provide value to our members. We strive to do this through fun and educational networking events, by reaching out to our community, building lasting and impactful relationships amongst our fellow REALTORS®, using new and upcoming technology that aids

our industry and working hard to positively impact those that we meet.

We had our Lucky Bucket Tour on April 25th and it was great

to see everyone out there. The tour was a fun way to network in a different environment and learn more about the history of a local brand, Lucky Bucket.

We are excited to be in the process of planning a Scavenger Hunt event that will take place on September 19th. This will be a great event! We are looking for various types of sponsors. There will be space for 30 teams of four, and the proceeds will go to Project Wee Care.

To get more information about this event and catch up on what we have been doing, please go to our Facebook page at facebook.com/OABRYPN. Watch for emails from YPN@OABR.com to find out how you can be a sponsor and get your team signed up. Finally, whether you are a REALTOR® or an Affiliate under 40, or just young at heart, everyone is welcome to attend our events!

Megan Bengston-Jaspers, Chair



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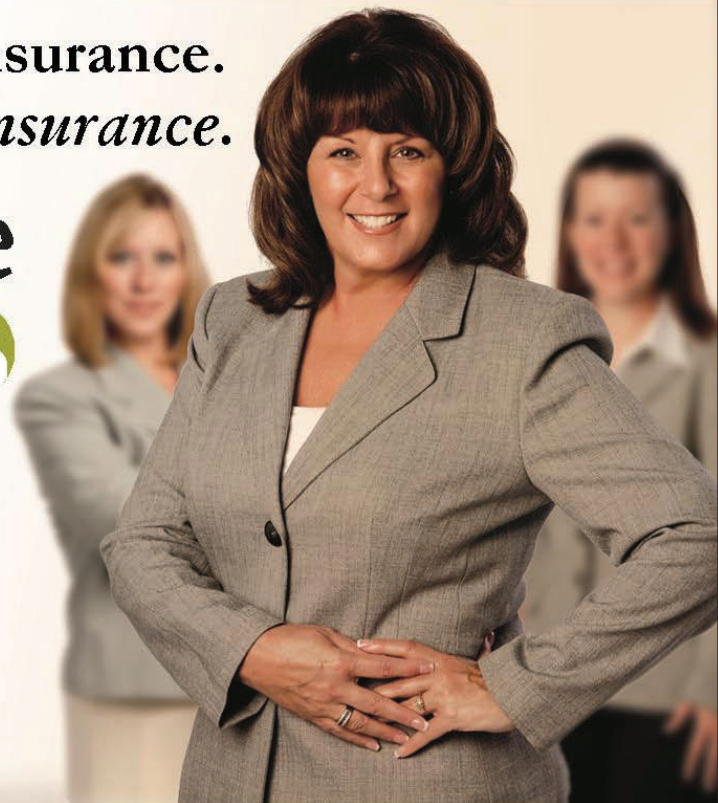
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We Are All In This Together — In Ways That May Surprise You

We all have seen mistakes in listing information as we have sifted and sorted through listings on the MLS. To partially address this problem, we include a disclaimer regarding the accuracy of the data. This does not necessarily protect agents and brokers from liability for erroneous listing information included in the listings that appear in the MLS. Mistakes could cost you your license, your reputation, your business and a lot of money, as we have seen in our quarterly reports in the Commission Comment.

When one agent is cited for a violation, the reputations of all real estate licensees are diminished. Therefore, our MLS Board of Directors on May 8, 2013 put into effect MLS Policy changes that affect the integrity of the listing data.

The first policy change involves the inclusion of “non-conforming” bedrooms (with regard to egress) in the total bedroom count. This inclusion is no longer allowed, and all active listings should be corrected, as needed. In addition, the fines that may be levied against subscribers who violate MLS Listing Policies have been updated.

Violations of the policy in a 12 month period will result in the following penalties:

- 1st offense: Warning
- 2nd offense: \$50

- 3rd offense: \$100
- 4th offense: \$200
- Subsequent offenses: \$200

The updated policies have been posted on the homepage in Paragon and sent out in the weekly eFlash. They can also be accessed under MLS Documents in Paragon. Subscribers may continue to use the correction button in Paragon to help clean up MLS information.

Harry F. Morris, MLS Users Group



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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.

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.

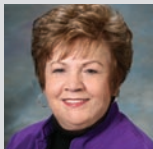
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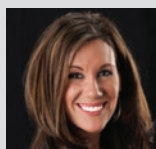
Brett Curtis



Gerry Frans



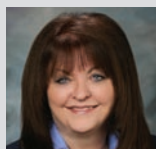
Rosalia Gish



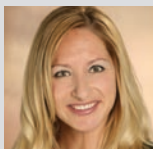
Ericka Heidvogel



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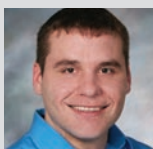
Gary Patricelli



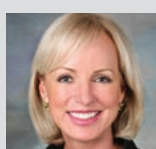
Leslie Petersen



Gary Price



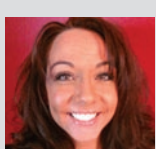
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- 3 FOR SALE Available Now! New Homes Ready NOW! »
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- » Personal Selections
- » eSmart
- » Builder Bucks
- » Selecting a Home Site
- » Model Home Locations
- » New vs. Used Comparison
- » Request New Home Guide
- » What's Included
- » Why Buy?
- » Do You Have a Home to Sell?

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Membership Report

APRIL 2013

NEW REALTORS®

Bilek, Richard – Keller Williams Greater Omaha – California
Crompton, Karl – Hike Real Estate PC
Evans, Ronda – CENTURY 21 Century Real Estate
Gloria, Barbara – NP Dodge Real Estate Sales Inc – Papillion
Kava, John – Real Estate Associates Inc
McCormack, Megan – DEEB Realty – 117th
Petersen, David – Sentinel Realty LLC
Pittman, Tanea – CBSHOME Real Estate – Bellevue
Powers, Laura – DEEB Realty – 117th
Schade, Trevor – Prudential Ambassador Real Estate – California #101
Simanek, Patricia – DEEB Realty – 117th
Smith, Jayne – NP Dodge Real Estate Sales Inc – Pierce
Sway, Amanda – Prudential Ambassador Real Estate – Pierce
Weisbach, Avi – NP Dodge Real Estate Sales Inc – 35Dodge
Wiese, Patricia – NP Dodge Real Estate Sales Inc – 129th Dodge

NEW AFFILIATES

Anson, Donnie – Gage Electrical Contracting
Catton, Christopher – Radon Pros
Hamik, Rick – HomeBiz Inspection Team
Ringsdorf, Michele – Pulaski Bank Home Lending
Zimmerman, Todd – Zimmerman Mortgage Corp

REALTOR® CANDIDATES

Alexander, Jacquelyn – CBSHOME Real Estate – Lakeside
Bray, Leria – NP Dodge Real Estate Sales Inc – Lakeside
Corbett, LeAndra – NP Dodge Real Estate Sales Inc – Pierce
den Hoed, Danielle – CBSHOME Real Estate – Bellevue
Ehrenberg, Meredith – Prudential Ambassador Real Estate – California #101
Engles, Joseph – CBSHOME Real Estate – Davenport
Fairbairn, Kyle – Prudential Ambassador Real Estate – California #101
Halhouli, Nicole – DEEB Realty – 117th
Harding, James – DEEB Realty – 117th
Hineline, Ashley – DEEB Realty – 117th

Jackson, Jennifer – DEEB Realty – 117th
Khorram, Cyrus – Prudential Ambassador Real Estate – California #101
Kovar, Kenneth – CBSHOME Real Estate – Lakeside
Martin, Colleen – DEEB Realty – 117th
Murphy, Michelle – Keller Williams Greater Omaha – California
Phillips, Tamarah – Prudential Ambassador Real Estate – California
Polito, Lisa – CBSHOME Real Estate – 147th
Snedden, Jennifer – NP Dodge Real Estate Sales Inc – Lakeside
Staskiewicz, Elizabeth – CBSHOME Real Estate – Davenport
Sweenie, Monica – CBSHOME Real Estate – Bellevue

AFFILIATE CANDIDATES

Asplin, Toby – Handyman Joes
Carlson, Brenda – Pulaski Bank Home Lending
Hebb, Jeff – First American Home Buyers Protection
Ohlson, Walter – RE/MAX of Nebraska
Steier, John – US Bank Home Mortgage
Sutko, Paul – Pest Solutions 365

MEMBER TRANSFERS

Barrett, Verla from NP Dodge Real Estate Sales Inc – Papillion to Pro Line Real Estate
Bolden, Linda from NP Dodge Real Estate Sales Inc – Papillion to DEEB Realty – 117th
Carlin, Brian from DEEB Realty – 117th to DEEB Realty – Bellevue
Dunn, David from CBSHOME Real Estate – Bellevue to Hike Real Estate PC
Ferando, Nicholas from Garrison Partners – Omaha to CBSHOME Real Estate – 121st Pacific
Frost, Victor from NP Dodge Real Estate Sales Inc – Pierce to RE/MAX Real Estate Group – LaVista
Houlihan, Anne from NP Dodge Real Estate Sales Inc – 129th Dodge to PJ Morgan Real Estate
Kennedy, Evelyn from GTR Sales to CENTURY 21 Century Real Estate
Lund, Vanita from Garrison Partners – Omaha to CBSHOME Real Estate 121st Pacific
Porter, Sara from Key Real Estate Co to NP Dodge Real Estate Sales Inc – CB
Proctor, Benjamin from NP Dodge Real Estate Sales Inc – 129th Dodge to Prudential Ambassador Real Estate – California #101
Proctor, Jaclyn from NP Dodge Real Estate Sales Inc – 129th Dodge to Prudential Ambassador Real Estate – California #101
Shunk, Darcie from NP Dodge Real Estate Sales Inc – Lakeside to RE/MAX Results
Simanek, Patricia from DEEB Realty – 117th to DEEB Realty – Bellevue
Weaver, Laura from CBSHOME Real Estate – 121st Pacific to DEEB Realty – 117th

Wilson, Mark from CBSHOME Real Estate – W Dodge to
Prudential Ambassador Real Estate – California #101

REACTIVATED MEMBERS

Ballue, Lisa – Alliance Real Estate LLC
Getsfred, Angela – Keller Williams Greater Omaha – California
Meyer, Kevin – Prudential Ambassador Real Estate – California
Schamp, Brian – NP Dodge Real Estate Sales Inc – Lakeside
Sterling, Susan – CBSHOME Real Estate – 121st Pacific
Stone, Daysha – Prudential Ambassador Real Estate - California

RESIGNATIONS

Christiansen, Mary – Real Estate Associates Inc
Coats, Jeffrey – Jeffrey A Coats Broker
Conway, Dori – Garrison Partners – Omaha
Kraft, Ericka – NP Dodge Real Estate Sales Inc – 35Dodge
Kuhnel, Robyn – Uptrend Real Estate Co
Wiedel, John – Uptrend Real Estate Co

NEW REALTOR® COMPANY

Pro Line Real Estate – 19302 Bellbrook Blvd, Gretna, NE, 68028
OABR/MLS Phone: 402-651-5711

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

MEMBERSHIP STATISTICS

OABR

	Apr 2013	Apr 2012
Designated REALTOR®	210	221
Des. REALTOR® Secondary	0	1
REALTOR®	1946	1920
REALTOR®-Secondary	1	1
TOTAL	2157	2143

Institute Affiliate	73	73
Affiliate	239	211
Other	5	6
TOTAL	2474	2433

	Apr 2013	YTD
New REALTOR® Members	26	107
Reinstated REALTOR® Members	6	28
Resignations	6	47

GPRMLS

	Apr 2013	Apr 2012
Participants (Primary)	198	210
Participants (Secondary)	55	55
Subscribers (Primary)	1928	1884
Subscribers (Secondary)	169	178
Exempt	32	34
TOTAL	2382	2361

COMPANY ADDRESS AND PHONE UPDATES

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

Above The Best Property Inspection – 19417 Marinda St,
Omaha, NE, 68130

CBSHOME Real Estate #714 Corp – 15940 W Dodge
Rd Ste 300, Omaha, NE, 68118

Dundee Realty Company – 3366 S 137th St, Omaha,
NE, 68144

Travis M Thomas RE Broker – 12011 S 49th Ave,
Papillion, NE, 68133

JULY ORIENTATION

- Tuesday, July 9, 8:30 a.m. to 4:00 p.m.
- Wednesday, July 10, 8:30 a.m. to 4:00 p.m.
- Thursday, July 11, 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...**

MAY 2013 SPONSORS

Mary Sladek – My Insurance LLC
Brent Rasmussen – Mortgage Specialists Inc
Lori Bonnstetter – 2-10 Home Buyers Warranty
Deb Martin – Great Western Bank
Jon Jacobi – Insphere Insurance Solutions
Debbie Kalina – Radon Pros LLC

JUNE 2013 SPONSORS

Matt Thiel – DRI Title & Escrow
Brenda Stuart – ServiceOne Inc
John Ponec – Security National Bank
Janet Dragon – Heartland Reva Team
PK Kopun – Centris Federal Credit Union

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— Heidi Stodola, Marketing Manager,
Charleston Homes

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2013 OABR Awards

OABR REALTOR®-of-the-Year Award (ROTY) is given to an outstanding REALTOR®, broker, manager or salesperson who exemplifies long-standing professionalism in the industry. Last year's recipient of this prestigious award was **Sharon Rich**.

OABR Outstanding Service Award is given to an individual REALTOR® who has unselfishly given many hours of volunteer service to the OABR with a minimum of five years membership *plus* three years of service in committee work, special assignments, seminars and educational activities or leadership in local chapters of institutes, societies and councils. The last year's recipient was **David Matney**.

OABR Distinguished Service to NRA Award recognizes an OABR member active in the Nebraska REALTORS® Association. The last year's recipient was **Gary Stoneburg**.

Members who meet the following general criteria should be nominated to the Awards Selection Committee.

Spirit: High principles - faithfulness to laws and regulations of ethical conduct, principles of good practice among other members and the general public, and furtherance of professionalism within their industry.

Civic Activity: Local, state and national level participation in civic and service clubs - charitable activities, political action, fraternal or religious groups, etc.

Business Accomplishments: Recognized for good business conduct and service to clients; imaginative and creative advertising programs; rehabilitation work, land utilization, etc.; participation in other professional associations or educational achievements.

This form is for your convenience in submitting Award nominations for consideration by this year's OABR Award Nominating Committee. Its use is not mandatory, however all nominations must be submitted in writing either by mail, fax or email. You may nominate yourself or any OABR member you deem worthy of the honor. You may copy this form for multiple submissions.

RETURN TO DONNA SHIPLEY (DShipley@OABR.com) BY FRIDAY, JUNE 21, 2013

-----><-----

2013 OABR AWARD NOMINATION

☐ OABR ROTY

☐ Distinguished Service to NRA Award

☐ OABR Outstanding Service Award

Name of Nominee _____

Company _____ Address _____

Award Category _____

Signed _____

Comments _____



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 ____/____

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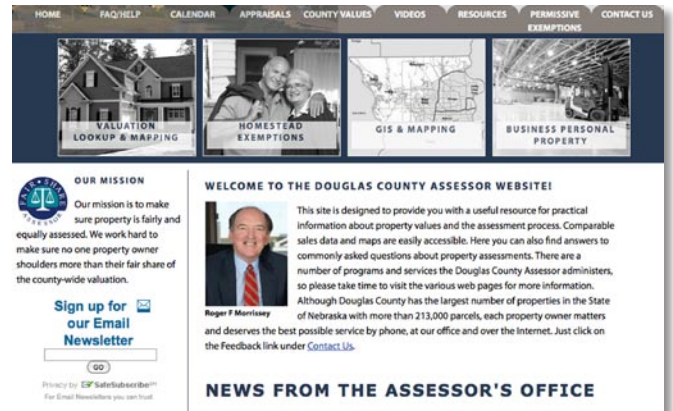
Signature: _____

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

The Douglas County Nebraska Assessor Website

As you've probably noticed, we've made some changes and added some functions to the Douglas County Assessors web site. Sometimes change is hard because we get comfortable with what we already have. I'm hearing two different responses about the updates: "The web site is even better than before" or "It's not as user friendly as the original site". The more often you use the site, the more information you'll find at your finger tips. Here are some of the cool things you can do.

- Get a mail list of names and addresses in a one block radius (or more) of that new listing to send out "Pick your new neighbor" cards.
- Measure an irregularly shaped lot by using the Measure Area tool.
- Find the distance between two or more points by using the Measure Distance tool.
- Get a list of comparable sales and see the sales locations on the map.
- Access our web site on your smart phone.
- Array a list of properties by sales price, style, sale date, style or size.
- Activate Google map from any property record so you can look up and down the street.
- Add text to and print out maps.
- Get a panoramic view of the point clicked on the map by using the Bird's Eye Viewer tool.
- One click access to zoning codes, access to land surveys, and access to tax information.



- Use the "Search Anything" box if you only have some of the information. (i.e. house#, last name, subdivision name.)
- Import your own shape data.
- Use the General Map for quick access to information, use the Advanced Map for more mapping tools and access to GIS layers.

Our site has been one of the most popular in local government and we want to keep improving it. We will be putting a series of tutorials on the site in the near future to help. When you get accustomed to these changes, I'm confident that you'll like the Assessor's web site even more.

Roger F. Morrissey
Douglas County Assessor

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Personals



CONGRATULATIONS to Didi Pache, NP Dodge Real Estate, Inc. who earned the Graduate REALTORS® Institute of Nebraska (GRI) Designation.

CONGRATULATIONS to Gina Ogle of DEEB Realty who has earned the Certified Residential Specialist (SRES) Designation.

CONGRATULATIONS to Jenn Hellman Bennett of Prudential Ambassador Real Estate and her husband Andrew on the birth of their baby boy, Sheppard.

CONDOLENCES to Jeanne Knox of CBSHOME Real Estate on the loss of her brother.

CONDOLENCES to Kathy Flynn of NP Dodge Real Estate, Inc. on the loss of her brother.

SEND US YOUR NEWS!

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



MOBAupdate

Metro Omaha Builders Association

It takes a number of companies to build a residential or commercial structure. Developers prepare the land; architects design the building; builders and subcontractors complete the structure; suppliers provide the materials; realtors make the sales; and banks provide the funds. Within each of these segments, there are a variety of smaller companies that also contribute to every new home and commercial building. The Metro Omaha Builders Association provides a place for these companies to work together to provide quality homes and commercial buildings for the Omaha area. Quality construction in attractive and affordable communities is important to us because we are your neighbors. We work, play and serve in your communities. The Metro Omaha Builders Association members are dedicated to preserving integrity and lifestyle through high professional standards and sound business practices.

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 for more info.

MOBAcalendar

July 13-14 & July 17-21 Summer Parade of Homes
HOMES OPEN: Wed-Fri: 5pm-8pm, Sat & Sun: 12-6pm

June

- 16** Executive Committee meeting
- 11** Board of Directors Meeting Noon at MOBA
- 25** MOBA Monthly Membership Luncheon at Anthony's 11:30am to 1:00pm. RSVP to teresa@moba.com by Monday, June 24th.

visit the calendar on the
www.MOBA.com
for event updates and more info.

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WCR PROGRAM LUNCHEON

What's Going On? A Mortgage Market Update!

Speaker: Chuck Sederstrom
Local Real Estate and Mortgage Expert

June 20, 2013

11:45 a.m.

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

Champions Run

13800 Eagle Run Drive

Lunch - \$15.00

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- **Appraisal Institute**
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- **Moore Appraisal Ed., LLC**
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- **Nebraska REALTORS® Association**
www.NebraskaREALTORS.com
402-323-6500
- **Randall School of Real Estate**
www.RandallSchool.com
402-333-3004



July 17 0366R	Agency In Nebraska (3 hrs) 8:30 a.m. - 11:30 a.m.
July 17 0019R	Writing The Purchase Agreement (3 hrs) 1:00 p.m. - 4:00 p.m.
July 18 0383	Statutory Liens (3 hrs) 8:30 a.m. - 11:30 a.m.
July 18 0704	Tools To Help Buyers With Credit Issues (3 hrs) 1:00 p.m. - 4:00 p.m.

- **Real Estate Resource Institute (Paul Vojchegoske)**
www.mrrealestatece.com
402-660-0395
- **REEsults Coaching (Mark T. Wehner)**
www.REEsultsCoaching.com
402-676-0101
- June 10
0750R Property Evaluation for the Buyer
(3 hrs) 1:00 p.m. - 4:15 p.m.
- June 20
0442R 10 Essential Points in Seller Representation
(3 hrs) 8:30 a.m. - 11:45 a.m.
- June 27
0497R Ethics Training
(3 hrs) 8:30 a.m. - 11:45 a.m.
- **R. F. Morrissey & Associates**
402-933-9033

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Common 'Myths' about Supra eKEY's

Myth 1: You need internet access on your phone to open a LockBox.

Reality: The only time you need internet/cellular coverage is while the Supra eKEY App is updating. This can take place every 24 hour period from midnight to midnight. If you have eKEY Basic it takes 10 – 15 seconds for the eKEY App to update. If you have eKEY Pro, it takes a minute or two. Some smart phones allow for the eKEY App to be updated automatically. If your smart phone does not update automatically, it will update when you tap on the Supra eKEY App from your home screen.

Myth 2: If you have an ActiveKEY and wish to switch to the eKEY App on your smart phone you have to wait until the lease renews in March.

Reality: You can upgrade from the ActiveKEY to the eKEY App on your smart phone at any time. Supra will issue a credit for the unused portion of the lease when you upgrade to the eKEY.

Myth 3: It's more expensive to have the eKEY on your phone than to have the separate ActiveKEY.

Reality: You could save over \$40 per year by having the eKEY on your smart phone.

Myth 4: You cannot release the shackle if the LockBox is not registered.

Reality: The shackle will release for any key holder as long as the key holder has the four digit shackle code.

Continued from Page 1

There will be a special reception from 5:30 to 6:30 for those who are in the \$99 or more club, so if you'd like to guarantee a good seat for later in the evening, join the \$99 club and come early!

If you haven't invested yet, you can do so at the door, as long as you are a REALTOR® or Affiliate, for a \$15 contribution to RPAC. (\$15 for guest also). We are also giving away an iPad mini that night too!!!

Contact Donna Shipley at 402-619-5551 or email her at DShipley@OABR.com for more details.

Time to get Active? Join the fun!

Contact Donna Shipley at

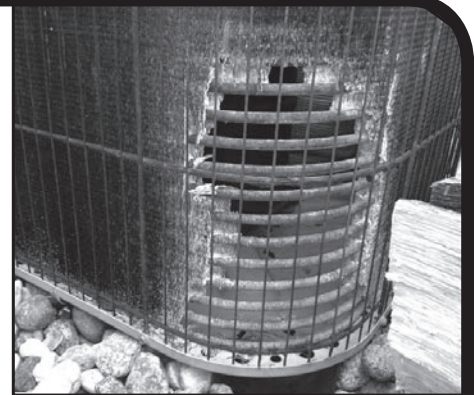
DShipley@OABR.com or 402-619-5551.

Tips for Summer Maintenance

By Steve Vacha
Home Standards Inspection Services

Every season has its maintenance and things to remember. Below are some tips you should consider during summer:

- Number one problem for most home owners is not controlling surface water. Keep gutters clean and add downspout extensions.
- Maintain sprinkler systems by verifying it is working correctly and there are no broken pipes or spray heads – especially next to the foundation.
- Keep male dogs away from AC units. This is probably one of the most costly things to overlook. Male dogs seem to like marking their territory at the AC unit. The acid in the urine will destroy the fins at the AC unit and new coils might need to be installed at the unit.
- Maintain the AC unit. Keeping it clean of debris will make it more efficient. Keeping it level is important for the compressor and its lifespan.
- Add insulation if needed at the attic for cooling efficiency and maximum comfort in your home.
- Keep exterior surfaces well caulked as needed. Windows, doors and even the concrete at the driveway in some situations.



The acid in dog urine can destroy the fins in a central air conditioning unit.

- Keep wood and siding well sealed and painted. The wood we have to use on our newer homes, must be kept sealed and painted or it will deteriorate quickly. Keeping these surfaces well protected will prevent expensive repair bills.
- Plant flowers for the good of us all!



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Steve Vacha
President





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Know the Code

• Standard of Practice 1-9

The obligation of REALTORS® to preserve confidential information (as defined by state law) provided by their clients in the course of any agency relationship or non-agency relationship recognized by law continues after termination of agency relationships or any non-agency relationships recognized by law. REALTORS® shall not knowingly, during or following the termination of professional relationships with their clients:

1. reveal confidential information of clients; or
2. use confidential information of clients to the disadvantage of clients; or
3. use confidential information of clients for the REALTOR®'s advantage or the advantage of third parties unless:
 - a. clients consent after full disclosure; or
 - b. REALTORS® are required by court order; or
 - c. it is the intention of a client to commit a crime and the information is necessary to prevent the crime; or
 - d. it is necessary to defend a REALTOR® or the REALTOR®'s employees or associates against an accusation of wrongful conduct.

Information concerning latent material defects is not considered confidential information under this Code of Ethics. (Adopted 1/93, Amended 1/01)

• Standard of Practice 1-10

REALTORS® shall, consistent with the terms and conditions of their real estate licensure and their property management agreement, competently manage the property of clients with due regard for the rights, safety and health of tenants and others lawfully on the premises. (Adopted 1/95, Amended 1/00)

• Standard of Practice 1-11

REALTORS® who are employed to maintain or manage a client's property shall exercise due diligence and make reasonable efforts to protect it against reasonably foreseeable contingencies and losses. (Adopted 1/95)

• Standard of Practice 1-12

When entering into listing contracts, REALTORS® must advise sellers/landlords of:

1. the REALTOR®'s company policies regarding cooperation and the amount(s) of any compensation that will be offered to subagents, buyer/tenant agents, and/or brokers acting in legally recognized non-agency capacities;
2. the fact that buyer/tenant agents or brokers, even if compensated by listing brokers, or by sellers/landlords may represent the interests of buyers/tenants; and
3. any potential for listing brokers to act as disclosed dual agents, e.g. buyer/tenant agents. (Adopted 1/93, Renumbered 1/98, Amended 1/03)



• Standard of Practice 1-13

When entering into buyer/tenant agreements, REALTORS® must advise potential clients of:

1. the REALTOR®'s company policies regarding cooperation;
2. the amount of compensation to be paid by the client;
3. the potential for additional or offsetting compensation from other brokers, from the seller or landlord, or from other parties;
4. any potential for the buyer/tenant representative to act as a disclosed dual agent, e.g. listing broker, subagent, landlord's agent, etc., and
5. the possibility that sellers or sellers' representatives may not treat the existence, terms, or conditions of offers as confidential unless confidentiality is required by law, regulation, or by any confidentiality agreement between the parties. (Adopted 1/93, Renumbered 1/98, Amended 1/06)

• Standard of Practice 1-14

Fees for preparing appraisals or other valuations shall not be contingent upon the amount of the appraisal or valuation. (Adopted 1/02)

• Standard of Practice 1-15

REALTORS®, in response to inquiries from buyers or cooperating brokers shall, with the sellers' approval, disclose the existence of offers on the property. Where disclosure is authorized, REALTORS® shall also disclose, if asked, whether offers were obtained by the listing licensee, another licensee in the listing firm, or by a cooperating broker. (Adopted 1/03, Amended 1/09)

• Standard of Practice 1-16

REALTORS® shall not use, or permit or enable others to use, listed or managed property on terms or conditions other than those authorized by the owner or seller. (Adopted 1/12)

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

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ROUND
SANDBAGGER
SCRAMBLE
STROKE
TEE
TOURNAMENT

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