



UPCOMING EVENTS

New Member Orientation

Tue, Nov 5 from 8:30 a.m. - 4:00 p.m.
Wed, Nov 6 from 8:30 a.m. - 4:00 p.m.
Thu, Nov 7 from 8:30 a.m. - 12:00 p.m.

Affiliate Council

Tue, Nov 5 from 9:00 a.m. - 1:30 p.m.

NAR Convention and Expo

Wed, Nov 6 to Mon, Nov 11

MLS Users Group

Wed, Nov 6 at 10:00 a.m.

Turkey Shoot Bowling and Toys for Tots

Wed, Nov 6 at 11:00 a.m. at Sempeck's Bowling & Entertainment

Education Forum

Thu, Nov 7 at 10:00 a.m.

Social Events Forum

Wed, Nov 13 at 10:00 a.m.

Women's Council of REALTORS®, Presents A Special Business Development Session and Luncheon

Thu, Nov 14 from 10:00 a.m. - 2:00 p.m. at Champions Run

YPN Advisory Board

Thu, Nov 14 at 2:00 p.m.

Diversity Committee - Interviews

Tue, Nov 19 at 11:00 a.m.

Governmental Affairs Committee

Wed, Nov 20 at 10:00 a.m.

Knowledge is Power - RESPA

Thu, Nov 21 from 10:00 a.m. - 12:00 p.m.

Nebraska Real Estate Commission Meeting

Thu, Nov 21 at 8:30 a.m. at Staybridge Suites, Lincoln, NE
Fri, Nov 22 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

OPPD Accredited Class – Building Science Behind High Performance Homes – HERS (Home Energy Rating Systems)

Fri, Nov 22 from 7:30 a.m. - 12:00 p.m.

GPRMLS Executive Committee

Tue, Nov 26 at 10:15 a.m.

GPRMLS Board of Directors

Tue, Nov 26 at 10:45 a.m.

OABR Executive Committee

Wed, Nov 27 at 9:30 a.m.

OABR Board of Directors

Wed, Nov 27 at 10:15 a.m.

New Member Orientation

Tue, Dec 3 from 8:30 a.m. - 4:00 p.m.
Wed, Dec 4 from 8:30 a.m. - 4:00 p.m.
Thu, Dec 5 from 8:30 a.m. - 12:00 p.m.

Affiliate Council

Tue, Dec 3 from 9:00 a.m. - 1:30 p.m.

Coat & Winter Clothing Drive

The Social Events Forum sponsored the Fourth Annual Coat & Winter Clothing drive during August and September. The drive was a huge success with REALTORS® and Affiliates donating gently used winter clothing, coats, mittens & shoes.
More on Page 9.



*Deda Myhre and Jennifer Huss sorting coats
and clothing for the OABR Coat & Winter Clothing Drive.*



November is Designations Month! The CRS Designation is just one of many designations and certifications acknowledging experience and expertise in various real estate sectors. The REALTOR® organization and its affiliated Institutes, Societies, and Councils provide a wide-range of programs available to all REALTORS®.
See Page 18.

INSIDE

- ...➤ **President's Message**
Page 2
- ...➤ **Blues Night**
Page 3
- ...➤ **iPad Tablet Time**
Page 4
- ...➤ **Successful Coat Drive**
Page 9
- ...➤ **Final 2013 RPAC Report**
Pages 10-11



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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

COMMUNITY ORCHESTRA

In continuing with my 21014 theme, "Orchestrate Success," I want to take a moment to talk with you about our role in the community.

The public needs to view our association as their #1 advocate for homeownership. It is our job to orchestrate a positive message, conduct ourselves as the true professionals we are, be the resource they need on the path to owning a home. Collectively we are a vital part of the economic success of this great city. If even one of our sections is out of sync or off-key with the message, our audience will become uninspired, disillusioned and we will lose our harmony.

As your leader, the conductor of this great symphony of REALTORS®, I cannot direct a group that is not unified, playing together, following the same piece of music. For us to deliver our message, to present a song that people will want to hear, we must all come together. Each of you is vital to the creation of the community orchestra as a whole.

Let me paint a picture for you of my ideal group of players who work together to orchestrate success. You must have passion for people and the business. There must be trust in the leadership and the systems, idea sharing is imperative and collaboration a given. And you must see yourself as a vital part of what makes this association work. Your participation is necessary to the success of our industry and the Omaha Area Board of REALTORS®.

With those things being said, I encourage you to become an active participant in your community and your association. Join a committee! Make networking within the city and the REALTOR® community a part of your business plan. It will pay you great dividends! Maybe even a standing ovation.

Kind regards,

Deda



Deda Myhre
 2014 President



Special Events

- **Women's Council of REALTORS®, Presents A Special Business Development Session and Luncheon**
 Thursday, November 14 from 10:00 a.m. - 2:00 p.m. at Champions Run
- **Knowledge is Power - RESPA**
 Thursday, November 21 from 10:00 a.m. - 12:00 p.m.
- **OPPD Accredited Class – Building Science Behind High Performance Homes – HERS (Home Energy Rating Systems)**
 Friday, November 22 from 7:30 a.m. - 12:00 p.m.

Blues Night at McKenna's

"Singing the Blues," with the Swampboy Blues Band at McKenna's was a one-of-a-kind event. It was nice to see many new faces! The Swampboys produced a sound that filled the room with the blues.

People even sang along! The BBQ was plentiful and tasty. Thank you to the Social Events Forum for organizing this event.



Angela Brant, Jo-el Chiles, Beth Kost



Carolyn Kesick, Chad Ahlvers



Therese & Mark Wehner



Megan Bengston, Aaron Hockstein, Susan Clark

MC BLUE BOOZE + BBQ KENNA

Sponsored by:

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EVENTS**
Omaha Area Board of REALTORS®



Dennis Smith, Lori Bonnstetter, Char Smith

Vinyl Siding Info & Maintenance

By Steve Vacha

Home Standards Inspection Services

Vinyl siding is the most commonly installed exterior cladding for residential construction in the United States and Canada. This siding has low maintenance and does not deteriorate like many other types of siding. However, as with any product exposed to our diverse and sometimes harsh weather it will age and take damage in its own unique ways.

Vinyl siding is more susceptible to hail damage than some other types of siding. In the right hail storm, siding can crack or holes can be created in the siding. Vinyl siding and its metal trim

counterparts can come loose in high winds. After strong winds the siding should be evaluated for any damage that might have occurred.

Vinyl is susceptible to heat damage. Cooking grills placed too close (less than 4-5 ft) to siding will quickly damage and warp the siding. Finding damaged siding due to grills is a rather common thing to find in home inspections. There are other times when we will find warped siding in the middle of a wall, many feet from the ground. The culprit here is usually the neighbor's windows. Light reflecting off the glass of the neighbor's window can create enough heat to warp vinyl siding



if the positions and angles are just right.

It is important to keep mulch and dirt away from the siding, to keep insects and moisture away from the wood behind the siding. Finally, be aware that lawn equipment such as weed whips and mowers can damage siding.

When replacing siding, remember that if the siding is newer matching will normally not be of concern. Siding older than 10 years old can be difficult to match due to fading of the color or availability.



HSIS Annual "Food Bank Turkey Drive"

If you refer 2 home inspections now through November 17th, we will donate one turkey to the Food Bank for the Heartland in your name – and you will receive a certificate for one turkey to pass along as you please.

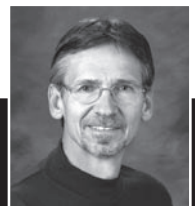
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Steve Vacha
President



iPad Tablet Time



Pictured Left to Right; Jay Brown, Tim Ogle, Gina Ogle, Angel Starks, Dallas Pourchez, Justin Lorimer, Andrea Nicholson, Annali Babko, Terry Kempf and Robert Wiebusch.

The iPad Tablet Time class was exciting, engaging, interactive and provided a wealth of new knowledge and techniques! Thank You to the instructors who were extremely knowledgeable and talented: Dallas Pourchez, Angel Starks, Gina Ogle, Tim Ogle and Jay Brown who donated their time and knowledge and everyone

else who helped make this class happen. This event was hosted by the OABR Education Forum and the OABR Young Professionals Network who worked together to ensure the success of the event. Sponsor, Amoura Productions, provided a gift certificate for photo shoot which was awarded through a drawing to Diane Beers.



Jody Smythe and Justin Gomez trying out one of the new tips they learned in class!



Diane Beers receives the photo shoot gift package from Amoura Productions.



Tim Ogle teaching a section of the iPad Tablet Time class.



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Submitted By: Debbie Kalina
Radon Pros, LLC



Protecting Your Family (and Your Clients)

The Importance Of A Radon-Resistant Home

Greener Living = Healthier Indoor Air

WHAT IS RADON? WHY IS IT A CONCERN?

Radon is a naturally occurring radioactive gas that you can't see, taste or smell. Radon comes from the natural (radioactive) breakdown of uranium in soil, rocks and water and it gets into the air you breathe.

Radon can be found all over the U.S. In the eastern one-third of Nebraska, and all of Iowa, homes in this area have a greater than 50% likelihood of having radon levels above the EPA recommended action level which has been set at 4 pic-curries per Liter (pCi/L).

THE SURGEON GENERAL RECOMMENDS TESTING AND FIXING:

The Office of the Surgeon General has issued a health advisory warning Americans about the risk of breathing radon in indoor air. Americans are urged to test their homes to find out how much radon they might be breathing, and to fix the home if the levels are high.

LUNG CANCER SURVIVAL RATE IS LOW:

Radon is the Number one cause of environmentally induced cancer mortality.

In the U.S., Radon is the leading cause of lung cancer among nonsmokers and claims about 21,000 lives every year. Although some lung cancers can be treated, the survival rate is one of the lowest for those with cancer (15% survival rate after 5 years). Fortunately, radon is one cause of lung cancer that can be avoided.

HOW DOES RADON GET INTO HOMES?

For most Americans, the greatest exposure to radon is in their homes, whether those homes are old or new. Radon can get into any type of building— homes, offices and schools— and can climb to high levels if it's trapped indoors. Any home can have a radon problem, whether it has a basement or not, and whether the home has a walkout basement or not.

The indoor air quality of a home can have a huge effect on the health of the people that live in it. If people want to live a healthier, more sustainable life and protect their

families from cancer, they should consider learning more about the number one cause of environmentally induced cancer mortality¹. Radon.

TEST. FIX. SAVE A LIFE!

The only way to know if a home has high radon levels is to conduct a Radon test. A qualified, licensed radon measurement professional can do the testing for you, or, (if the home is not in a Real Estate transaction) a home test kit may be used. Reliable do-it-yourself testing devices can be purchased in hardware and home improvement stores or online.

Continued on Page 7



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Continued from Page 6

If you find that the home has high levels of radon, fixing it easy – and it doesn't have to be costly. Radon reduction systems (or mitigation systems) will lower radon to a safer level indoors, and they can help improve the overall indoor air quality of the home.

New homes can also be built with Radon Resistant features, as well, which allows for the systems to be hidden in the walls, and ensure the home is safe from the start. "It's inexpensive to build a new home with radon-resistant features. A better home will be both greener for the planet and healthier for your family," said Fuad Reveiz, a member of the National Association of Home Builders.

For more information, give us a call at (402) 639-1100 or visit our website at www.radpros.com or check out www.epa.gov/radon.

1 Dr. Bill Field. University of Iowa

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MEMBERSHIP STATISTICS

OABR

	Sept 2013	Sept 2012
Designated REALTOR®	210	219
Des. REALTOR® Secondary	0	1
REALTOR®	1976	1876
REALTOR®-Secondary	5	2
TOTAL	2191	2098

Institute Affiliate	73	73
Affiliate	251	209
Other	5	5
TOTAL	2520	2385

	Sept 2013	YTD
New REALTOR® Members	33	288
Reinstated REALTOR® Members	8	70
Resignations	72	184

GPRMLS

	Sept 2013	Sept 2012
Participants (Primary)	201	207
Participants (Secondary)	60	59
Subscribers (Primary)	1968	1859
Subscribers (Secondary)	178	172
Exempt	33	31
TOTAL	2440	2328

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 OCTOBER 2013 MEETING:

Mary Sladek (President) – My Insurance LLC
Lori Bonnstetter (President-Elect) –
2-10 Home Buyers Warranty
Brent Rasmussen (Secretary) – Mortgage Specialists Inc
Brenda Stuart (Treasurer) – ServiceOne Inc
Julia Brown – Insphere Insurance Solutions
Lisa Bullerman – Staging Design by Lisa Marie
Brenda Carlson – Pulaski Bank Home Lending
Cherie Casey – The Home Buyer Protection Co
Heather Chaney – NP Dodge Title Services
Janet Dragon – Heartland Reva Team
Brandon Frans – Bank of Nebraska Mtg Center
Troy Gilroy – LeaderOne Financial Corp
Mary Gorup – Integrity Termite
Jim Holmes – Focus Printing
Andrew Kalina – Radon Pros LLC
Debbie Kalina – Radon Pros LLC
Kip Kester – Franklin American Mortgage Co
PK Kopun – Centris Federal Credit Union
Allyson Leisey – Cricket Home Loans
Laura Longo – Centris Federal Credit Union
Mark McGee – American National Bank
Walter Ohlson – RE/MAX of Nebraska
Kate Otten – Centris Federal Credit Union
Sue Owen – Charter Title & Escrow
Regi 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
Tom Sutko – AmeriSpec Home Inspection Serv
Matt Thiel – DRI Title & Escrow
Erin Trescott – Pulaski Bank Home Lending
Wendy Walker – Nebraska Title Company
Doug Wilwerding – AdvantaClean
Carlene Zabawa – Pulaski Bank Home Lending
Dawn Zaller – Stearns Lending Inc
Todd Zimmerman – Zimmerman Mortgage Corp

www.OABRAffiliates.com.

UPCOMING MEETINGS:

- **Tuesday, December 3, 9:00 a.m.**
- **Tuesday, January 7, 9:00 a.m.**
- **Tuesday, February 4, 9:00 a.m.**

All Affiliate members are welcome to attend.

Diversity Scholarships

The OABR Diversity Committee is working hard to heighten awareness of increased diversity in the real estate profession and the membership. They have the privilege to offer an Ethnic Minority Outreach Scholarships to esteem candidates and help mentor them during their classes, exams and even after they become members of the Omaha Area Board of REALTORS®. The Committee has a vision of REALTORS® being the leaders in a culturally diverse real estate market. REALTORS® who are able to effectively reach out to all diverse groups in their community are not only positioned for success but can take pride in knowing that they have participated in the expansion of homeownership to all Americans. The Diversity Committee would like to share with you a past winner who has made a commitment to be successful.

1) Where did you grow up (if not from the Omaha, what were the circumstances that brought you to Omaha and how long have you lived here)?

I was born in Resistencia, Argentina and grew up in Asunción, Paraguay. Through a mutual friend, I met my husband who was already living in Omaha. I arrived in Omaha in December of 2000. After we got married in 2001 we settled in this beautiful city to raise our family. We now have 4 wonderful children.

2) What Brokerage do you work for and are you a member of any other organizations in your community or networking groups?

I work for NP Dodge at the 3552 Dodge St office. Besides being a REALTOR®, I am a member of The Church of Jesus Christ of Latter-day Saints where I have served in various capacities. Currently I enjoy mentoring young girls between the ages of 8-11. I look for opportunities to volunteer. I also participate in the Diversity Committee of the Omaha Area Board of REALTORS®.

3) What did you do before you became a REALTOR®?

When I lived in Paraguay I studied Accounting and worked in that field and also as a Treasurer. Since arriving in Omaha I have dedicated my time to raising my children and studying English.

4) When did you get your real estate license and what inspired you to become a REALTOR®?

I earned my license in March of this year. I decided to become a REALTOR® because of the flexibility in work hours, the ability to

help people find a home, and to generate extra income to help contribute to raising my children. Also I really enjoy Real Estate and meeting new people.

My goal was to have a profession that helps me to progress economically and to better myself as a person and grow intellectually.

5) What is the most rewarding part of your job as a REALTOR®?

The most rewarding part of being a REALTOR® is having time to work without sacrificing time with my children. I am also pleased to be able to meet and socialize with new people and help them find a home. There is the possibility to improve myself through experience and training with continuous Real Estate classes and have a secure and prosperous profession. I also have the opportunity to know my community as an Agent and offer my services in any way I can.

6) What else would you like us to know about you?

I am a person that you can count on and trust. I love serving others. I am very friendly and I like learning new things to help me progress and making and achieving new goals. I love my family and they will always come first.



Maria Spafford

You are cordially invited to attend the

2014 WCR Officer Installation & Holiday Reception

Thursday, December 5th, 2013 3-6 PM

*Social Hour beings at 3PM followed by the
Officer Installation Ceremony at 4PM*

**Champions Run
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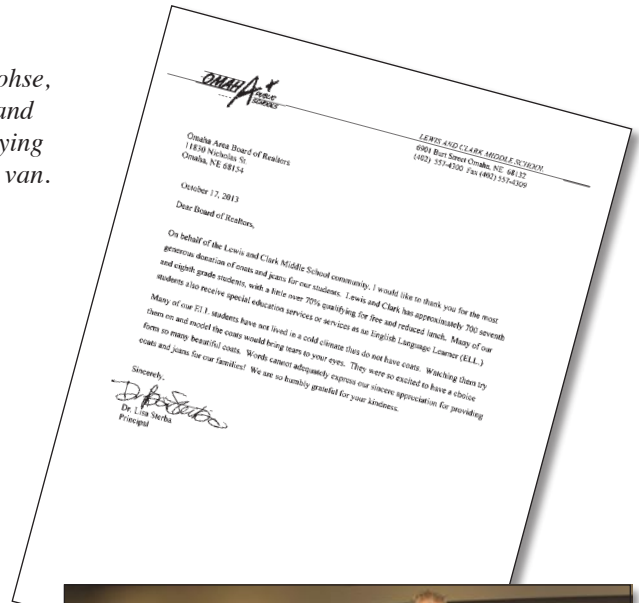
OABR Coat and Winter Clothing Drive

It has been a banner year for the Annual OABR Coat & Winter Clothing Drive! In fact, we had to find new places to store items until they were distributed in October. The Social Events Forum would like to say thank you to everyone who contributed for the cause. We had a new recipient of some of the clothing this year, Heartland Family Services. They were absolutely thrilled to be included. As always, the Omaha Schools Foundation was eager to receive donations. The clothing for Omaha Schools is distributed

to the counselors, then passed along to children in need. Project Wee Care services the Millard Area and has a goal of assisting 160 families this year. In 2012 Project Wee Care was able to reach out to 157 families totaling over 660 people. The Stephen Center, puts our donations in their thrift store and then passes out vouchers for residents to go and shop, how Fun! Thank you again, to everyone who helped make this a wonderful year of giving!



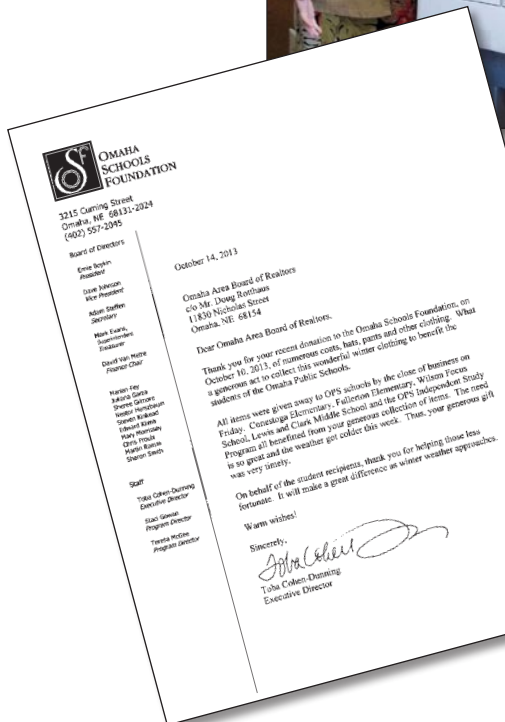
Jeff Hebb, Doug Dohse, Lori Bonnstetter and Marlyn Wilke carrying another load to the van.



Omaha Schools Foundation - Drop off with Toba Cohen-Dunning with Omaha Schools Foundation and Teri Dennhardt.



Jennifer Huss, Janet Dragon, Deda Myhre, Doug Dohse, Brenda Stuart and Jeff Hebb gave up their afternoon to help sort clothes, thank you!



Stephen Center - Coat and clothing drive drop off with Brenda Stuart and Doug Dohse.



Join the 2013 RPAC Challenge!

PRESIDENT'S CLUB (\$4,000)

Kammandel, Jr., Henry
Leisey, Vince

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

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

Alloway, Andy
Jennings, Karen
Matney, David
Rasmussen, Matt
Riedmann, Michael

GOVERNOR'S CLUB (\$500+)

Craighead, Hoback, Joni
Dodge, Nate
Dodge, Sandy
Leaders, Mark
Myhre, Deda
Ritter, Lisa
Rotthaus, Doug

DOLLAR A DAY (\$365)

Lichter, Patrick

CAPITOL CLUB (\$250+)

Battiatto, Diane
Henson, Sue
Humpal, Monica
Gehrki, Joe
Grennan, JoAnn
Johnson, Harold
Miller, Kathleen
Patrick, Jeanne
Sawyer, Jessica
Valenti, Joe

SENATOR'S CLUB (\$150+)

Adams, Kathryn
Bengtson, Megan
Clark, Susan

Coenen, Denice
Dennhardt, Teresa
Evans, Donald
Forehead, Cindy
Hayton, Linda
Krenk, Lindsey
Lang, Monica
Morrissey, Roger
Owens, Megan
Poppen, Denise
Stoneburg, Gary
Watson, Roxanna
Wiebusch, Robert

99 CLUB (\$99+)

Ahlvers, Hedy
Ahlvers, Jerry
Archer, Crystal
Bane, Barbara
Barrett, John
Black, William
Blackmon, Michael
Bray, Denice
Briley, Adam
Burford, Judith
Burkle, Ronald
Conteras, Veronica
Craig, Russell
Hoback, Richard
Hodge, Gina
Hopkins, Debra
Horton, Linda
Housley, Dionne
Jones, Suzanne
Jackson, Joann
Jurgens, Sara
Langendorfer, Dale
Maloy, David
Meyer, Trudy
Mills, Linda
Nicholson, Rosemary
Nicola, Tammy
Ritter, Dennis
Seigel, W John
Stoneburg, JaNell
Sullivan, Williams
Swanson, Bill
Taylor, Mark
TenEyck, Dixie
Turner, Melissa
Wichman, Connie

50 CLUB (\$50+)

Adcox, Richard
Ahlvers, Raquel
Allen, Kathryn
Andersen, Cheri
Anderson, Jill
Andresen, Delten
Bak, Rich
Barnard, Joanna
Bettin, Barbara

Bock, Andrew
Christian, Carl
Clees, Don
DiBiase, Sharon
Dohse, Doug
Donaldson, Douglas
Doose, Judith
Dostal, Stephen
Dougherty, Theresa
Douglas, Jill
Dreesen, Megan
Eastman, Billi
Ernst, Mary
Evans, Dale
Falcone, Shawn
Faubion, Ernest
Fendrick, Kim
Fries, Karen
Gage, Gregory
Gage, Peter
Gibson, Ryan
Giles, Marnie
Gomez, Justin
Grimes, Kathryn
Gustafson, Michelle
Helligso, Thomas
Karloff, Jill
Hays, David
Helfrick, Angela
Hellman, Jennifer
Henninger-Moss, Tasha
Hogan, Lenice
Hollendieck, Russ
Hoppe, Patricia
Horstman, Ray
Houck, Scott
Jacupke, Jenna
Johnson, Rusty
Jump, Richard
Jungjohann, Craig
Kesick, Carolyn
Kiichler, Ryan
Korb, Lisa
Kovar, Vicki
Kurtz, Garadana
Langford, Rachel
Leesley, Christy
Linden, Robert
Lorimer, Justin
Mack-Modlin, Louella
Magilton, Jennifer
Mangen, Christopher
Marriott, James
May, Sandra
McCue, Jeanne
McPadden, Sandra
Mingus, Kellie
Mudd, Mary
Murphy, Tammy
Myhre, Chris
Neuhaus, Robert
Nicholson, Andrea
O'Bryan, Donald
O'Grady, Donna
Pauley-Kelly, Kerri
Pawloski, Joseph

Pearce, Nicholas
Petersen, Diane
Petersen, Terri
Polinsky, Maria
Rensch, Jeffrey
Reynolds, Gregory
Rice, Terri
Richardson, Mark
Roberts, Julie
Rosso, Larry
Savery, Mindy
Schuele, Mary
Shour, Christine
Shudak, Kathy
Simon, Gina
Soucie, Vicki
Swanson, Kimberly
Thoma, Theresa
Tichauer, Fred
Turner, Sandra
Tyrrell, Anthony
Villotta, Jeffrey
Vint, Georgianna
Wagner, Margie
Wilhelm, Charles
Wilkie, Marlyn
Wilson, Brian
Wirges, Richard
Wohlens, Terri
Wylie, Danise
Zach, Margaret

SUPPORTERS (\$40+)

Aarhus, Lynn
Aarhus, Stanley
Abler, Byron
Acamo, Steven
Adle, Ryan
Ahmann, Carol
Ahmann, Richard
Alai, Nancy
Alberts, Marla
Alloway, Jennifer
Altman, Danielle
Amos, Steven
Amoura, Jo Anne
Amoura, Medhet
Anderson, David
Anderson, Janet
Anderson, Jill
Anderson, Kalee
Andresen, Teri
Andrew, Cynthia
Andrews, Jessica
Andrews, Lisa
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
Birnstihl, Jason
Bittner, Patricia

Blankenau, Mark
Blinn, Ellen
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Grimes, William
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Grove, Kyle

CONTRIBUTION GOAL



\$60,000

8-31-13

\$65,407

8-28-13

*Thank
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Stuart, Brenda, ServiceOne Inc

SENATOR'S CLUB (\$150+)

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Casey, Cherie, The Home Buyers Protection Co
Kalina, Debbie, Radon Pros LLC
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Otten, Kate, Centris Federal Credit Union

50 CLUB (\$50+)

Bonstetter, Lori, 2-10 Home Buyers Warranty
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Rebuilding Together Omaha!

The Nebraska REALTORS® Association awarded \$1,000 for the efforts of the OABR Social Events Forum for their success working on the state association's Pride in Community Project contest. The \$1,000 prize was donated to the Rebuilding Together Omaha

charity which was also the recipient of the efforts of the hard working teams of OABR members who helped two Omaha area families stay in their homes by making needed improvements. Congratulations to all who participated this year, making a difference in our community!



Susan Clark and Bill Swanson present a check for \$1,000 to Steve Cinnamon with Rebuilding Together.



*Back Row, Left to Right: Brenda Stuart, Deda Myhre, Marlyn Wilke, Doug Dohse, Teri Dennhardt and Mark Leaders.
Front Row, Left to right: Susan Clark, Steve Cinnamon with Rebuilding Together, Bill Swanson, Lori Bonnsetter, Monica Lang, Dixie TenEyck and Lisa Welch.*



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September 2013

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Beal, Colin – CBSHOME Real Estate - Bellevue
Bullington, Joseph – DEEB Realty – 117th
Farland, Babette – CBSHOME Real Estate – Bellevue
Haney, Diana – DEEB Realty – 117th
Hannibal, Steven – DEEB Realty – 117th
Henninger, Jonathan – Prudential Ambassador Real Estate – California #101
Heyen Ernest – Prudential Ambassador Real Estate – California #101
Hoch, Megan – Prudential Ambassador Real Estate – California #101
Huntley, Philip – NP Dodge Real Estate Sales Inc – Lakeside
Kays, Brian – Gitt Real Estate PC
Kenkel, Timothy – CBSHOME Real Estate – 159 Dodge
Lofgren, Lucas – Boulevard Real Estate LLC
Miller, Deborah – Maloy Real Estate
Negley, Justin – DEEB Realty – 117th
Pelt, Cathy – Thomas E Stevens & Associates
Phillips, Michaela – Realcorp
Phillips, Philip – Thomas E Stevens & Associates
Sain, Rebecca – RE/MAX Real Estate Group – Giles
Schmutz, Carrie – Keller Williams Greater Omaha – California
Toebben, Jennifer – CBSHOME Real Estate – Davenport
Van Donk, Peter – DEEB Realty – 117th
Weaver, Tyler – DEEB Realty – 117th
Wood, Warren – NP Dodge Real Estate Sales Inc – 129th Dodge
Wurstner, Jacqueline – CBSHOME Real Estate – W Dodge

NEW AFFILIATES

DeRosear, Will – HomeServices Lending
Kelly, Mike – Great Western Bank
Lorenz, Robert – Thrifty Dumpster Service
Owen, Sue – Charter Title & Escrow
Piskorski, Paul – Amoura Productions
Putnam, Julie – ACCESS Bank

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Gilligan, Melissa – CBSHOME Real Estate – 159 Dodge
Jaworski, Ellen – Prudential Ambassador Real Estate – California #101
LaPole, Carol – CBSHOME Real Estate – Davenport
Maudlin, William – Keller Williams Greater Omaha – California
McGauvran, Melissa – GTR Sales
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Mora, Mark – DEEB Realty – 117th
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Purvis, Edward – DEEB Realty – 117th
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Guinn, Kristi – First National Bank
Katt, Peter – Charter Title & Escrow
Leisey, Allyson – Cricket Home Loans
Levinson, Cody – Bank of Nebraska Mortgage Center
Peitzmeier, Michael – WIN Boys Town
Powers II, Rob – Powers Electric
Roh, Greg – American Building Inspection
Roh, Jerry – American Building Inspection
Trescott, Erin – Pulaski Bank Home Lending
Von Dollen, Mike – AdvantaClean

MEMBER TRANSFERS

Agosta, Logan From Keller Williams Greater Omaha – Giles To Prudential Ambassador Real Estate – California #101
Beninato, Nik From Prudential Ambassador Real Estate – California #101 To Don Peterson & Associates R E – 6th St
Bird, Travis From NP Dodge Real Estate Sales Inc – 129th Dodge To NP Dodge Real Estate Sales Inc – Fremont
Felberg, Lindsay From NP Dodge Real Estate Sales Inc – 129th Dodge To NP Dodge Real Estate Sales Inc – Lakeside
Hoback, Richard From Prudential Ambassador Real Estate – California #101 To DEEB Realty – 117th
Jenson, Constance From DEEB Realty – 117th To CBSHOME Real Estate – Davenport
Ketter, Doug From Wells Fargo Home Mortgage – Emmet To Wells Fargo Home Mortgage – 171st
Kuhr-Mauseth, Jeanne From Prudential Ambassador Real Estate – California #101 To DEEB Realty – 117th
Lee, Richard From DEEB Realty – 117th To Celebrity Homes Inc
McCoy Landstrom, Carrie From Prudential Ambassador Real Estate – California #101 To CBSHOME Real Estate – 159 Dodge
Peters Sr, Charles From Omaha Home Sales To Charles A Peters Emeritus
Savery, Mindy From CBSHOME Real Estate – Davenport To Celebrity Homes Inc
Steele, Barbara From Prudential Ambassador Real Estate – California #101 To NP Dodge Real Estate Sales Inc – Lakeside
Stine, Grant From NP Dodge Real Estate Sales Inc – Pierce To Prudential Ambassador Real Estate – California #101
Stone, Daysha From Prudential Ambassador Real Estate – California #101 To Daysha Stone Broker
Stutts, Rebecca From Sandi Downing Real Estate LLC To Wood Real Estate Services LLC
Walkenhorst, Todd From Celebrity Homes Inc To DVG Realty LLC
Wilkie, Jacqueline From Prudential Ambassador Real Estate – California #101 To DEEB Realty – 117th

REACTIVATED MEMBERS

Bynum, Geraldine – Realty Center
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Rodriguez, Rick – Prudential Ambassador Real Estate – California #101
Tusa, Stephanie – Wood Real Estate Services LLC
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 Designated Realtor: Reginald Nelson
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 OABR/MLS Phone: 402-944-2226
 Designated Realtor: Ray Elwood Jr
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 OABR/MLS Phone: 402-321-4886
 Designated Realtor: Daysha Stone

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 Phone: 402-630-2775

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DECEMBER ORIENTATION

- Tuesday, December 3, 8:30 a.m. to 4:00 p.m.
- Wednesday, December 4, 8:30 a.m. to 4:00 p.m.
- Thursday, December 5, 9:00 a.m. to 12:30 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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Personals



CONDOLENCES to Kristeen Tadich of CBSHOME Real Estate on the recent loss of her mother.

CONDOLENCES to Monica Lang of Celebrity Homes on the recent loss of her mother-in-law.

SEND US YOUR NEWS!

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REALTORS® Designate November as Designation Awareness Month

The Omaha Area Board of REALTORS® and the NATIONAL ASSOCIATION OF REALTORS® (NAR) are pleased to announce the arrival of REALTOR® Designation Awareness Month. NAR established November as an important month in which to encourage its members to start or complete an officially endorsed designation or certification through NAR or one of its Institutes, Societies and Councils.

In today's market, continuing education is your best way to stay ahead of the competition. Now more than ever, successful agents must keep current on issues, involving technology, changing legalities, and many other central components of the business. NAR and its Institutes, Societies and Councils offer advanced designation and certification programs to help members remain up-to-date in such a dynamic environment. Although other designations exist, only these carry an official NAR endorsement. Look to NAR for the resources you need to stay on top of trends, including many, high-value, online courses offered through REALTOR® University School of Professional Development & continuing Education. Continuing education credit can be earned by completing many of the designation and certification courses.

"REALTORS® have access to advanced education designation and certification programs, tailored to virtually every real estate specialty. Beyond building skills, knowledge and productivity,

November is
Designation Awareness Month



these prestigious programs enhance the professional image of REALTORS® and take our members to the next level", Deda Myhre, OABR President.

REALTORS® who pursue professional designations have a distinct competitive edge as a result of their increased expertise and marketability. Based on the 2013 NAR Member Profile survey data, the median income of REALTORS® with no designation was \$33,500, and the median income of those with at least one designation was \$61,000. The difference between the two is \$27,600.

The NATIONAL ASSOCIATION OF REALTORS® and Omaha Area Board of REALTORS® strongly encourage its members to increase their professional image, marketability, productivity and earnings through the pursuance of a designation or certification program.

For a complete list of the official NAR family designations and certifications, visit <http://www.realtor.org/designations-and-certifications>.

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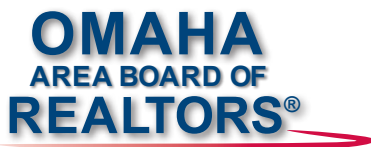
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YPN: REALTOR® Ring Day

Thanks for plugging in! We are seeing some positive growth for our YPN Chapter. Great event attendance, fun comments from you all, and even better we are partnering up on other events with REALTOR® groups. We love all of the support and we are continuing on our mission to be a valuable resource to OABR. There are some upcoming events that should be even more fun than the last events. Save the date for December 6th. Looks like we might be warming up with some Dare-oake after REALTOR® Ring Day. Who knows... a VOICE might be discovered that could compete in the NAR Talent Show. My cup is half full! Also, YPN Bingo on February 20th. It was a big hit last year and we will have great stampers this year, too!

The YPN was an encouraged partner for the Tablet Time class, I guarantee we all learned something. Thanks to Justin Lorimer and some other YPN members for sharing your Tablet knowledge. We love our apps and our tech savvy friends to teach the latest and greatest.

Sign up now at REALTORRINGDAY.COM



There is continuous discussion among the group about the charity that we support, Project Wee Care.

I really encourage you to get involved. Please ask Lindsey Krenk where help is needed since the holidays are just around the corner and Project Wee Care helps a lot of families with the bare necessities and a little of the wants. Help make someone else's Holiday Happy.

Until next time, keep smiling, keep shining.....

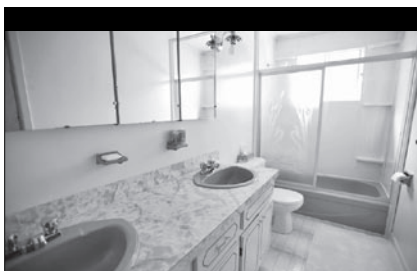
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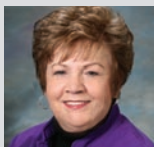


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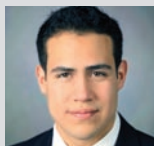
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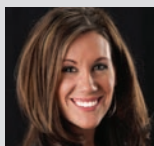
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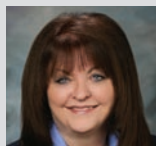
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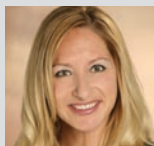
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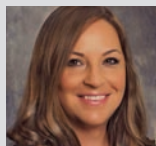
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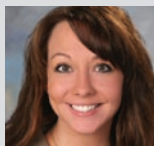
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Supra eKey Functions for iPhone and Droid

We periodically hear from some agents that other agents are having trouble with the eKEY application on their iPhone or Android Smartphone. We get very few calls regarding trouble with the eKEY's, but when we receive a call the problem is almost always solved with a little education. If the system is used as designed, you should have little trouble.



There are a couple of key things to remember when using the eKEY on your Smartphone. The iPhone and the Android have two different processes to open the keybox, if the processes are mixed up you will have difficulty opening any keybox.

ANDROID EKEY PROCESS;

1. Tap on the eKEY app
2. Tap on 'Obtain Key'
3. Enter your four digit PIN #
4. Press up on the key container on the BT iBox until the light on the front of the box blinks red.
5. The phone does not need to be pointed at the box; it just needs to be within 2 to 3 feet.
6. When the phone says 'Successful' you can press up on the key container and release immediately and the key container will fall out of the bottom of the box with the house keys.

IPHONE EKEY PROCESS WITH PLUG-IN ADAPTER

1. Tap on the eKEY app
2. Tap on 'Obtain Key'



3. Enter your four digit PIN #
4. Plug the adapter into the bottom of the iPhone and point the adapter at the BT iBox at about 4 to 8 inches from the red oval on the front of the box.
5. When the phone says 'Successful' you can press up on the key container and release immediately and the key container will fall out of the bottom of the box with the house keys.

IPHONE EKEY PROCESS WITH KEYFOB WITH GRAY BUTTON

1. Tap on the eKEY app
2. Tap on 'Obtain Key'
3. Enter your four digit PIN #
4. Press the gray button on the Key Fob until the light blinks green. Point the opposite end of the ring on the Key Fob 4 to 8 inches from the red oval on the BT iBox.
5. When the phone says 'Successful' you can press up on the key container and release immediately and the key container will fall out of the bottom of the box with the house keys.
6. If the light on the Key Fob is blinking 'RED' the batteries need to be replaced in the device.



If you make an error and the light on the front of the BT iBox is blinking 'RED' then wait until the light quits blinking and start over using the correct process for your device. If you have any questions or need any assistance with these processes please call 402-619-5566.

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- Nov 19 Lead, Asbestos, Mold – Get the Facts
0314R/ C2640 (3 hrs) 8:30 a.m. - 11:30 a.m.

- Nov 19 Property Acquisition and the Need for
0245R/ C2213 Environmental Site Assessments
(3 hrs) 1:00 p.m. - 4:30 p.m.
- Nov 20 Understanding New Construction
0120/ C0120 (3 hrs) 8:30 a.m. - 11:30 a.m.
- Nov 20 Valuing Small Business
0518/ C0216 (3 hrs) 1:00 p.m. - 4:30 p.m.
- Nov 25 Radon and Real Estate: Revealing
0023R/ C0023 Rumors and Finding Facts
(3 hrs) 8:30 a.m. - 11:30 a.m.
- Nov 25 Writing the Purchase Agreement
0019R (3 hrs) 1:00 p.m. - 4:00 p.m.
- Nov 26 Contract Law
0093R (3 hrs) 8:30 a.m. - 11:30 a.m.
- Nov 26 Manage Your Risk: Protecting
0417R Your License
(3 hrs) 1:00 p.m. - 4:00 p.m.

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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 information.

MOBAcalendar

November

- 12** Board of Directors meeting
- 26** Membership Luncheon & 2014 Board of Directors Election
- 27 - 29** Thanksgiving Holiday -MOBA offices Closed

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Article 4

REALTORS® shall not acquire an interest in or buy or present offers from themselves, any member of their immediate families, their firms or any member thereof, or any entities in which they have any ownership interest, any real property without making their true position known to the owner or the owner's agent or broker. In selling property they own, or in which they have any interest, REALTORS® shall reveal their ownership or interest in writing to the purchaser or the purchaser's representative. (Amended 1/00)

• Standard of Practice 4-1

For the protection of all parties, the disclosures required by Article 4 shall be in writing and provided by REALTORS® prior to the signing of any contract. (Adopted 2/86)

Article 5

REALTORS® shall not undertake to provide professional services concerning a property or its value where they have a present or contemplated interest unless such interest is specifically disclosed to all affected parties.

Article 6

REALTORS® shall not accept any commission, rebate, or profit on expenditures made for their client, without the client's knowledge and consent.

When recommending real estate products or services (e.g., homeowner's insurance, warranty programs, mortgage financing, title insurance, etc.), REALTORS® shall disclose to the client or customer to whom the recommendation is made any financial benefits or fees, other than real estate referral fees, the REALTOR® or REALTOR's firm may receive as a direct result of such recommendation. (Amended 1/99)

• Standard of Practice 6-1

REALTORS® shall not recommend or suggest to a client or a customer the use of services of another organization or business entity in which they have a direct interest without disclosing such interest at the time of the recommendation or suggestion. (Amended 5/88)

To download the Code of Ethics and Standards of Practice, go to: www.Code.OmahaREALTORS.com.



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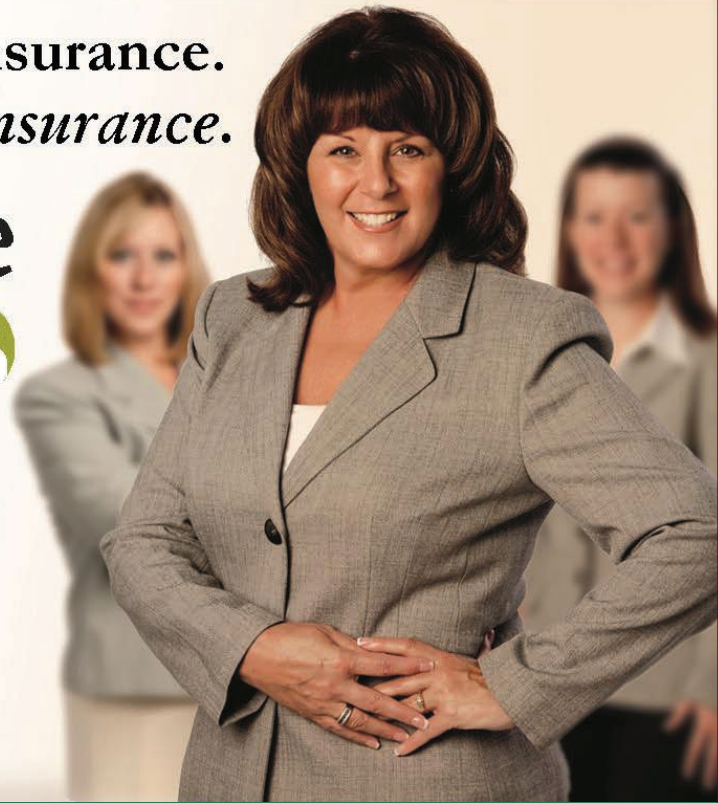
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Word Search! Win A \$50 Gift Certificate

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 November 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 December FOCUS.

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