

UPCOMING EVENTS

Affiliate Council

Mon, May 5 from 9:00 a.m. - 10:30 a.m.

New Member Orientation

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

Affiliate Lunch

Tue, May 6 from 10:00 a.m. - 1:30 p.m.

MLS Users Group

Wed, May 7 at 10:00 a.m.

YPN Advisory Board

Thu, May 8 at 2:00 p.m.

REALTOR® Party Convention & Trade Show

Mon, May 12 to Sat, May 17 at Washington D.C.

Primary Election Day - VOTE!

Tue, May 13 from 8:00 a.m. - 8:00 p.m.

Social Events Forum

Wed, May 14 at 10:00 a.m.

WCR National Midyear Meetings & Awards

Thu, May 15 to Sun, May 18 at Washington D.C.

YPN Social

Thu, May 15 from 5:00 p.m. - 7:00 p.m. at Salt 88

OABR Nominating Committee

Mon, May 19 from 10:00 a.m. - 11:00 p.m.

Diversity Committee

Tue, May 20 at 11:00 a.m.

Scholarship Interviews

Tue, May 20 from 11:30 a.m. - 12:30 p.m.
Wed, May 21 from 9:00 a.m. - 10:00 a.m.

Governmental Affairs Committee

Wed, May 21 at 10:00 a.m.

Nebraska Real Estate Commission Meeting

Thu, May 22 at 8:30 a.m. at Staybridge Suites, Lincoln, NE
Fri, May 23 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

WCR Executive Meeting

Thu, May 22 from 9:00 a.m. - 10:00 a.m.

Knowledge is Power — What's New at the Douglas County Assessor's Office

Thu, May 22 from 10:00 a.m. - 12:00 p.m.

MLS Nominating Committee

Tue, May 27 at 9:15 a.m.

GPRMLS Executive Committee

Tue, May 27 at 10:15 a.m.

GPRMLS Board of Directors

Tue, May 27 at 10:45 a.m.

OABR Executive Committee

Wed, May 28 at 9:30 a.m.

OABR Board of Directors

Wed, May 28 at 10:15 a.m.

The Mark of Excellence

Over 850 REALTORS® from across the state attended the Nebraska REALTORS® Association 97th Annual Convention and Exhibition held April 7-9, 2014 at the Embassy Suites Hotel and Conference Center in La Vista to take part in

committee meetings, continuing education and networking opportunities. During the Grand Luncheon on April 8, many members were recognized for receiving the Mark of Excellence Award from the Nebraska REALTORS® Association.

Continued on Page 13



Mark of Excellence recipients pose for a group photo at the 2014 Nebraska REALTORS® Convention.

CONGRATULATIONS!

Nebraska REALTORS® Association 2014 REALTOR®-of-the-Year



Joe Gehrki received the Nebraska REALTORS® Association 2014 REALTOR®-of-the-Year Award. Joe was recognized for his participation in the REALTOR® organization and his involvement in numerous civic and charitable activities. Congratulations Joe!

Past Omaha recipients of Nebraska REALTORS® Association REALTOR®-of-the-Year award include Henry Kammandel Jr., Jerry Ahlvers, Mike Riedmann, Ellie Bane, John Hansen, Harold Johnson, Bill Morrison, Don Rohr, Gwen Lemke, John Maenner, Paul Merker and Harold Peterson.

2013 REALTOR®-of-the-Year Pat Ohmberger presents Joe Gehrki with the 2014 REALTOR®-of-the-Year.



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

I hope this finds you all out enjoying some warm sunshine while you are showing houses and listing properties! This market has posed some challenges but it is apparent you are all working very hard for your clients to help them take advantage and understand what our market means to them.

I was fortunate to take part in the Spring REALTOR® convention in April and I came away with some great ideas and enjoyed talking to many REALTORS® and Affiliates from other markets. What I truly picked up from the classes and various meetings I attended was that, collectively and individually, our value lies in that we are most certainly a vessel for information for the general public on all things related to real estate and home ownership. Think about it! As an agent you wear so many hats and are constantly gathering or being bombarded with consumer, market, business and agent-related information that you then need to process and be prepared to share at the drop of a hat! As we all know, all real estate is local, so no matter what kinds of information your clients and the public gathers online or elsewhere, they look to us to break it down to what matters here at home. That is no easy feat! You are forever a student of the business while you hold a license. This is another reason I believe it is so important to share with each other our collective experiences and knowledge so we can learn from and help each other. These are the ties that bind us.

I'll leave you with this anonymous quote: "Everyone you meet has something to teach you." What will you learn today?

Best regards,

Deda



Deda Myhre
 2014 President



Special Events

- **REALTOR® Party Convention & Trade Show**
 Monday, May 12 to Saturday, May 17 at Washington D.C.
- **WCR National Midyear Meetings & Awards**
 Thursday, May 15 to Sunday, May 18 at Washington D.C.
- **YPN Social**
 Thursday, May 15 from 5:00 p.m. - 7:00 p.m. at Salt 88
- **Knowledge is Power — What's New at the Douglas County Assessor's Office**
 Thursday, May 22 from 10:00 a.m. - 12:00 p.m.

Knowledge is Power: Standing Room Only!

The room was packed as over 100 agents were in attendance for Gregg Mitchell's Market Overview KIP seminar held March 20th. This has become an annual event and consistently draws a large crowd.

Gregg reported that the last 12 quarters ending in December 2013 showed a consistent growth trend where every quarter's closed sales volume out performed the same quarter the previous year. Gregg agreed with the Kiplinger Report stating that this year's real estate market has a very positive outlook with listing inventory being the one part of the equation that may keep us from having another outstanding year.

Regarding appreciation and appraisals, it's a seller's market now in full force and multiple offers once again are being experienced, so appreciation will again be a homeowner's best friend. When asked how to deal with low appraisals, Gregg suggested doing your homework before the appraiser unlocks the front door. If you tested the "upper end" of the market and received top dollar, you should leave a package for the appraiser at the home with comparables used and note any positives or negative influencing factors that you know about a comparable the appraiser may not know. Providing an appraiser with this information before hand can be a very helpful tool.



Flood Insurance... Is Your Transaction Sinking?

On March 28th, Robert Scudder with Fidelity National Insurance Flood Division brought us up-to-date on recent changes to the Biggert-Waters Flood Bill of 2012. Congress recently passed amendments to ease the process of increasing flood policy premiums to full actuarial rates. Nationally, the implementation of the 2012 Bill has adversely affected the sale of homes located in flood zones due to the requirement to immediately risk-rate properties at full actuarial rates when a property transfer or sale occurs. Additionally, premiums were being increased on existing policies at 25% annually until fully risk-rated. While the recent amendments to the 2012 Bill have not yet been signed into law and implemented, the changes would now allow existing subsidized

policies to transfer to the new property owner. Current premiums would increase by 18% (rather than 25% previously) on residential properties. Secondary homes, rental and commercial properties will still be increased at 25% until fully risk rated.

The National Flood Insurance Program operated by FEMA has previously subsidized premiums for property owners in flood zones keeping them artificially low and affordable. Due to Hurricanes Katrina, Sandy and the excessive flooding in 2011, the program is 26 Billion dollars in debt and Congress determined the only way it could continue is to bring flood policy premiums to full actuarial rates which in many cases are exponentially higher than the subsidized premiums of the past.



Snapshots from the Nebraska REALTORS® Association 2014 Convention

The Nebraska REALTORS® Association convention was held April 7-9, 2014 at the Embassy Suites Hotel is LaVista. Great job Omaha, with 500 members in attendance! The convention was a great place to network with agents from across the state. Many continuing education and broker approved training classes were also provided.

This was the first year for the “Birdhouse” fundraising auction for the Home Buyer’s Assistance Foundation. \$2,600 was raised with 22 birdhouses donated. Congratulations to NP Dodge Company on 35th & Dodge for winning the Best Nest Award!



OMAHA AREA BOARD OF REALTORS® MEMBER DAY AT THE ZOO!

Friday, June 6, 2014

9:00 a.m. – 5:00 p.m.

\$5 per lunch ticket

You must pay your admission to the Omaha Henry Doorly Zoo.
Go to omahazoo.com for prices.

Lunch is 12:00 p.m. to 1:00 p.m. at the Zebra Picnic Pavilion

Lunch includes: Hamburger/Hot Dog Combo
with baked beans and potato salad. Iced tea, lemonade or water is included.

Kick-off the summer with this great family fun-filled event!
Enjoy lunch, the beautiful zoo and great animals!

10 different animals will visit the picnic site for 30 minutes during lunch.
You and your family can pet and/or ask questions regarding that particular animal.

A special Thank You to the following for their sponsorship of the animals!

John Cherica – Citywide Appraisals, Inc

Brenda Stuart – ServiceOne

Laura Longo – Centris Federal Credit Union

Mary Sladek – My Insurance

Erin Trescott – Pulaski Bank Home Lending

Jeff Hebb – First American Home Buyers Pro

Coquette Jensen – Core Bank Title & Escrow

Brooke Geiger – Charter Title & Escrow

Teri Dennhardt – NP Dodge RE Sales Inc W Dodge

Lori Bonnstetter – 210 Home Buyers Warranty

YPN

Mark the date and sign up today!

A Big Thank You to the following sponsors for their contributions to this great event!



Free T-Shirts will be given away for the first 50 registrations.*
Additional T-Shirts will be available for \$5 each.
*A maximum of two free shirts per registration form.

Register online at **ims.oabr.com**. Type in your ID and password,
click on "Event By Date," and then on the specific event.

Individual Name: _____

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Mailing Address: _____

City: _____ State: _____ Zip Code: _____

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Quantity of Tickets Ordered: _____ x \$5.00 each = _____ Total Quantity of T-Shirts Ordered: _____ x \$5.00 each = _____

Visa / Master Card #: _____ Expiration Date: _____

Discover / American Express

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

Ticket orders by Friday, May 30, 2014, please.

Call Donna Shipley at 402-619-5551 or DShipley@OABR.com with any questions.

Mailing Address:

Omaha Area Board of REALTORS®
11830 Nicholas St.
Omaha, NE 68154



AFFILIATE
COUNCIL

Submitted By: Mary Gorup
Integrity Termite

Eastern Subterranean Termites in Nebraska

As Spring has sprung so have many pests including termites. Termites are active all across the state of Nebraska. In our region of the country Eastern Subterranean Termites are known to cause the most damage. It is the most common termite in the USA. There are other types of termites such as the Drywood termites which are not native to the state and the Formosan Termites, which live in very warm locations in the Southern states. The Subterranean termite swarms during the day from March to May, usually on a warm day after it has rained occasionally a few smaller swarms may occur during the summer. Southeastern Nebraska is located in TIP ZONE #2, which is moderate to heavy (TIP=Termite Infestation Probability Zone) meaning the potential for termite damage is great. The Northeastern part of the state is located in TIP ZONE #3, which is slight to moderate meaning there is some potential for damage. The Eastern subterranean termite causes millions of dollars of damage. It is estimated that more than 1 in 5 homes in the high activity areas have or will be attacked at some time.



Within the termite nest lives the queen, king, the winged reproductive (young kings & queens) soldier and worker termites. They all work together for the survival of the colony. The queen can live more than 25 years and produce more than 2,000 eggs a day. The workers cause the damage and carry out all the work in the nest. The

soldiers defend the colony usually against ants and are the first to be seen in large numbers when mud shelter tubes or damaged timber are opened. The swarmers are seen when they swarm during daylight, they drop their wings finding a mate to become king & queen of a new termite colony.

The colony nests are usually located in the ground below the frost line, but above the water table. Shelter tubes are constructed across hard objects in order gain access to timber food sources. Termites are constantly looking for new food sources. They can enter buildings through small cracks and are looking for an area where moisture collects inside the wall cavity from leaking pipes, faulty plumbing, guttering or broken roof tiles. Termites travel in mud shelter tubes for protection.

Continued on Page 7

WCR
11TH ANNUAL

GOLF TOURNAMENT

Thursday, July 10th, 2014

10:00 Registration, 10:30am Shotgun Start

18 Hole, 4 person Scramble. Men, Women, Co-ed Teams

Pacific Springs Golf Course

16810 Harney St., Omaha NE

Registration

\$80.00 per Player or be an Early Birdie for \$70.00 by June 20th

-Includes Green Fees, Carts, Lunch and Dinner
-Prizes, Drinks, Raffles and Networking immediately following at the Pacific Springs Clubhouse

Percentage of the proceeds benefits Rebuilding Together

Make checks payable to Women's Council of Realtors & mail to:
Lisa Powell-Powell Insurance, 11320 Davenport Street Omaha, NE 68154

Team Contact _____	Ph# _____	Email _____
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3. _____	Ph# _____	Company _____
4. _____	Ph# _____	Company _____

☐ **Yes!** I would like to be a sponsor for (circle):

Name _____	Ph# _____
\$150 Hole Sponsor	\$125 Beverage Sponsor
\$250 Lunch Sponsor	\$350 Dinner Sponsor

Contact Lisa Powell at 402-614-4633 or Lisa@PowellInsuranceAgents.com for details

Check us out online at www.wcromaha.org or via our Facebook Page "WCR Omaha"

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Continued from Page 6

If you find eastern subterranean termites in or around your property DO NOT disturb them and arrange for a professional inspection and treatment application. There are several ways to treat termites such as chemical soil treatment or termite baiting depending on the infestation. A professional termite inspection and treatments costs vary depending on the size of the house, style of construction and ease of inspection areas.

When having an inspection conducted on your property your inspector will need access to the full interior and exterior of the house, garage, and any outbuildings. Every pest control service is not the same. Pricing and warranties vary from company to company. Modern technology products are safer but more expensive and require a higher level of skills to ensure an effective result.



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AFFILIATES
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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 APRIL 2014 MEETING:

Mary Sladek (President) – My Insurance LLC
Brent Rasmussen (Secretary) – Mortgage Specialists LLC
Brenda Stuart (Treasurer) – ServiceOne Inc
Michael Anderson – Veterans United Home Loans
Jessica Blake – Security National Bank
Lou Bozak – Paul Davis Restoration
Lisa Bullerman – Staging Design by Lisa Marie
Brenda Carlson – Pulaski Bank Home Lending
Cherie Casey – The Home Buyers Protection Co
Bruce Chubick – Veterans United Home Loans
Mindy Comine – Floor Coverings International
Tracy Connor – City-Wide Termite & Pest Control
Kayla Cunningham – JH Willy
Theresa Dein – Franklin American Mortgage Co
Melanie Doeschot – Prime Lending
Janet Dragon – Heartland Reva Team
June Eads – AmeriSpec Home Inspection Serv
Jan Eggenberg – SureHome Inspection Co
Summer Franco – ACCESS Bank
Anthony Frank – Integrity Termite
Mary Gorup – Integrity Termite
Jim Holmes – Focus Printing
Jenny Hruska – Paul Davis Restoration
Coquette Jensen – Core Bank Title & Escrow
Debbie Kalina – Radon Pros LLC
Stacie Knebel – Listing Images Photography
PK Kopun – Centris Federal Credit Union
Deb Martin – Great Western Bank
Marty McGuire – Farm Bureau Financial Services
Sue Owen – Charter Title & Escrow
Kayci Parker – Metro 1st Mortgage
Lisa Powell – Farmers Insurance/Powell Insurance
Pam Rasmussen – AAA Bank Nebraska
Jacy Riedmann – Amoura Productions
Garry Ruliffson – OPPD
Danny Schiltz – Allstate/Danny Schiltz & Assoc
Nich Schuster – Veterans United Home Loans
Julie Sherman – United Distributors Inc
Ruth Smith – Norm's Door Service
Jody Smythe – Security 1 Lending
Matt Thiel – DRI Title & Escrow
Erin Trescott – Pulaski Bank Home Lending
Wendy Walker – Nebraska Title Company
Rich Weise – Floor Coverings International
Dawn Zaller – Stearns Lending Inc
Todd Zimmerman – Zimmerman Mortgage Corp

www.OABRAffiliates.com.

UPCOMING MEETINGS:

**MEETINGS HAVE BEEN CHANGED TO THE
FIRST MONDAY OF THE MONTH**

- **Monday, May 5, 9:00 a.m.**
- **Monday, June 2, 9:00 a.m.**
- **Monday, July 7, 9:00 a.m.**

All Affiliate members are welcome to attend.



Join the 2014 RPAC Challenge!

PRESIDENT'S CLUB (\$4,000)

Leisey, Vince

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

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

Alloway, Andy
Gehrki, Joe
Myhre, Deda
Riedmann, Mike
Rotthaus, Doug

GOVERNOR'S CLUB (\$500+)

Craighead-Hoback, Joni
Dodge, Nate

DOLLAR A DAY (\$365)

CAPITOL CLUB (\$250+)

Adams, Kathy
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Johnson, Harold
Leaders, Mark
Sawyer, Jessica

SENATOR'S CLUB (\$150+)

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Maloy, David
Morrissey, Roger
Rauth, Susan

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Ahlvers, Hedy
Ahlvers, Jerry
Bane, Barbara

Bengtson, Megan
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Lauritsen, Julie
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Richardson, Lisa
Richardson, Mark
Riedmann, Coleen
Ritter, Dennis
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Seigel, W John
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Evans, Dianne
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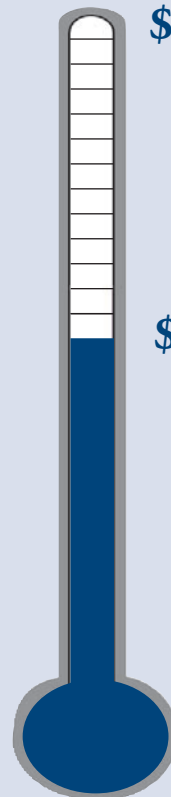
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Hinkle, Marcia
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Hirsch, Renee
Hirschman, Bill
Hiser, Samantha

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\$100,000
8-31-14

\$50,144
4-29-14



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Korte, Dennis
Korthals, Maurice
Kosiski, Trisha
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Krasne, Terri
Krause, Korinne
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Lambert, Allison

LaMontia, John
Lampman, Ben
Lapke, Robert
LaPorte, Barbara
Lasher, Debbie
Lasiter, Janice
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Leamen, John
Leathers, Ted
Leathers, Gayla
Leesley, Christy
Leffler, Rhonda
Lehan, Carol
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Lind, Donald
Lipse, Nicholas
Long, Boyd
Lorimer, Justin
Lorkovic, Bernard
Lubash, Terry
Lube, Elizabeth
Lyon, Kristin
Lyon, Michael
Macaitis, James
Mack, Kathryn
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Maher, Cynthia
Mahoney, Jean
Maier, Sarah
Makinster, Cynthia
Mally, Karin
Maloney, Margaret
Mandolfo, Samuel
Manhart, Jennifer
Manhart, Peter
Marasco, Ralph
Marquiss, Danette
Marreel, Joel
Marriott, James
Marriott, Marilyn
Marvin, Sharon
Mason, Kimberly
Matney, Kimberly
Matzen, Sheryl
May, Angela
May, Julie
McCann, Beverly
McCart, Kevin
McGargill, Anne
McGill, Craig
McGlynn, Michael
McGowan, John
McGuire, Sally
McGuire, Dennis
McGuire, Linda
McLeay, Thomas
Meisinger, Joni
Meyers, Delores
Mikuls, Richard
Miller, Shaune
Miller, Sheryl
Miller, Kathleen
Mills, George
Mills, Linda
Milroy, Elaine
Mingus, Kellie
Mongar, Brian
Mooberry, Janette
Mooss, Cynthia
Moran, Dennis
Morehead, Eryka
Morgan, P J
Morgan, Jennifer
Morris, Jeanean
Morrison, James
Mosby-Brown, Qiana
Mudd, Mary
Mueller, Staci

Murphy, Tammy
Murray, Delores
Muths, Melissa
Neary, Michaela
Nelsen, Russ
Nguyen, Jennie
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Nigro, Scott
Noll, Sharron
Novak, Mary
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Oberhauser, Erin
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Ogle, Timothy
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Oliver, DeDee
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Oster, Diane
Osterholm, Sandra
Otis, Marie
Overhue, Robi
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Panas, Theodore
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Renner, Alan
Rensch, Jeffrey
Reynolds, Gregory
Rich, Sharon
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Rogers, Michael
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Rooker, David
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Ruckle, Kay
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Schlickbernd, Jeri
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Schuele, Mary
Schultz, Eileen
Schumacher, Traci
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Simons, Gregory
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Smith, Thomas
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Thomas, Dennis
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Turco, Kevin

Turco, Renee
Turner, Sandra
Tworek, Laura
Tyrrell, Anthony
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Ulven, Jon
Vacanti, Courtney
Vacek, Judy
Van Housen, Jay
Van Pelt, Mark
Vandeveer, Jeanette
Venteicher, Jeff
Villotta, Jeffrey
Vint, Georgianna
Vogtman, David
Vojchehoske, Paul
Von Gillern, Mary
Vondollen, Linda
Vukov, Joseph
Vukov, Mark
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Wagner, Margie
Walker, Christine
Walsh, Maureen
Walz, Robert
Ward, Stephen
Watkins, Candice
Watson, Adam
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Wear, Christopher
Wehner Jacobsen, Kristen
Weisbach, Avi
Wells, Karena
Westlerin, Dixie
Wichman, Connie
Wickstrom, Katherine
Wiebusch, Vaughn
Wilder, Daniel
Wilhelm, Charles
Wilhelm, Cheryl
Wilke, Marlyn
Williams, Jacqueline
Williams, April
Wilson, Brian
Wimmer, Kim
Wirges, Richard
Witkowsky, Sheryl
Workman, Heeran
Wray, Robert
Wulf, Renee
Wylie, Danise
Yeager, Virginia
Yost, Anton
Young, Mary
Zach, Margaret
Zach, Bradley
Zahm, Richard
Zerse, Geraldine
Zych, Brian
Zych, Tracy

Affiliate Contributors

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

Stuart, Brenda, ServiceOne Inc
Sutko, Tom, AmeriSpec Home Inspection Serv

GOVERNOR'S CLUB (\$500+)

Sandiland, Becky, First National Bank of Omaha

CAPITOL CLUB (\$250+)

SENATOR'S CLUB (\$150+)

Casey, Cherie, The Home Buyers Protection Co
Kalina, Debbie, Radon Pros LLC
Sladek, Mary, My Insurance LLC
Zimmerman, Todd, Zimmerman Mortgage Corp

99 CLUB (\$99+)

Casey, Patrick, The Home Buyers Protection Co
Rasmussen, Brent, Mortgage Specialists LLC

SUPPORTERS (\$40+)

Albrecht, Ellen, First American Title Ins Co
Albrecht, Ellen, First American Title Ins Co
Andresen, Robert, Metro Pest Insp Inc
Becker, Mike, Bank of The West
Beighley, Bryan, U S Bank Home Mortgage
Beisheim, Chad, Foundation-2-Rooftop
Bower, Brook, Advanced Floor Care
Braun, Carl, Quality Pest Control
Caldwell, Timothy, Integrity Termite
Carlson, Brenda, Pulaski Bank Home Lending
Carter, Bob, Total Home Inspection Co
Clure, Carrie, Ambassador Title Services
Cooley, Liz, Rearranged for Change
Dasenbrock, Alan, Alan Dasenbrock Affiliate
Dein, Theresa, Franklin American Mortgage Co
Descek, Jennifer, Core Bank Title & Escrow
Earl, Bradley, Lien Termite And Pest Control
Earl, Gregory, Lien Termite And Pest Control
Eggenberg, John, SureHome Inspection Co
Fahey, Brian, Missouri River Title
Fisher, Brad, BDB Waterproofing
Foote, Trevor, NuVision Audio and Video LLC
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Gruhn, Jason, Total Home Inspection Co
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Vacha, Jon, Home Standards Inspection Serv
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Weeks, Heidi, Centris Federal Credit Union
Wendl, John, Credible Home Inspections
West, Monty, Omaha Pest Control Inc
Wilken, Daryle, National Property Inspections
Williamson, Jeff, Pulaski Bank Home Lending
Windfield, Sherry, Cricket Home Loans
Wingert, Mark, Wells Fargo Home Mortgage



Great Plains REALTORS® Multiple Listing Service 2015 Board of Directors Request for Participant Volunteers

The Great Plains REALTORS® Multiple Listing Service Nominating Committee seeks a Category 3* member to serve on the 2015 MLS Board of Directors, filling the 3-year director position indicated below.

The 2015 elective year begins September 1, 2014.

Eligible Category 3* members should contact Denise Mecseji, MLS Administrator, at DeniseM@OABR.com or 402-619-5554 before May 26, 2014.

2014 MLS Board of Directors (Category*)

<u>Elected Directors</u>	Director 2015 (1)	Herb Freeman , NP Dodge Real Estate
	Director 2015 (3)	Lisa Ritter , RE/MAX Results
	Director 2016 (1)	Henry Kammandel Jr. , CBSHOME Real Estate
	Director 2016 (2)	John Bredemeyer , Realcorp
	Director 2016 (3)	Mark Boyer , Keller Williams Greater Omaha
	Director 2017 (1)	Andy Alloway , DEEB Realty
	Director 2017 (1)	Vince Leisey , BHHS Ambassador Real Estate
	Director 2017 (3)	
	<u>Ex-officio Director</u>	OABR President 2015 Mark Wehner , NP Dodge Real Estate

**MLS Directors are elected according to the bylaws:*

Category 1 firms are defined as those member-firms with 8 percent or more of the total subscribers.

Category 2 firms have as their principal business, the appraisal of real estate.

Category 3 firms are those member-firms not included in Category 1 or Category 2.

YPN: Caring and Sharing...

The YPN co-sponsored the Pre REBar Camp social hour at Upstream on April 17th. We are sharing our ideas with those around us and getting some great

feedback for future events. On May 15th YPN is hosting a networking event open to all OABR members on the patio at Salt 88, just off of 132nd and Maple from 5-7 pm. Pulaski Bank and DRI Title & Escrow are sponsoring the event. YPN is also sponsoring an animal at the Zoo Day hosted by the OABR Social Events Forum on June 6th. Keep an eye on our Facebook page at OABR Young Professionals Network for upcoming event info, news, and pictures from our events.



We look forward to seeing you at the next event on May 15th at Salt 88! Don't miss out on the networking and the rumored cotton candy!

Jessica Sawyer, YPN Chair



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RPAC Trustee Wanted

A member-at-large seat is available on the Nebraska REALTORS® Association RPAC Board of Trustees. Interested REALTORS® should contact Donna Shipley at 402-619-5551 or dshipley@oabr.com by June 1. Applicants should have a history of RPAC support and involvement in governmental affairs, public policy and political issues.

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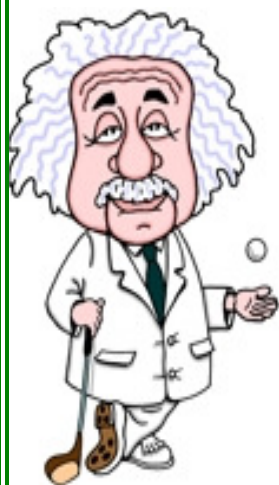


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Omaha Area Board of REALTORS®

- **Flighted 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 16, 2014

--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 open from 9:00 – 9:45 AM

- **OABR Members** **\$100/player**
 - ****Each team must have at least 2 OABR member golfers**
- **Guests (non-members)** **\$175/player**
- **Dinner only** **\$25/person**

APPETIZERS * DRINKS * PRIZES

Immediately following golf in the clubhouse

****Payment must be included w/ registration form to Guarantee a spot****

Name _____ Phone # _____

E-mail _____

Name _____ Phone # _____

E-mail _____

Name _____ Phone # _____

E-mail _____

Name _____ Phone # _____

E-mail _____

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

[] Credit Card – Please circle type: **Visa MasterCard American Express Discover**
Credit Card # _____ Exp Date ____/____

Billing Name: _____

Address _____ City _____ St _____ Zip _____

Signature: _____

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

****Each team must have at least 2 OABR member golfers****

Continued from Page 1

The goal of the Mark of Excellence award is to promote professionalism in the industry by recognizing members for their participation at the local, state and national levels of the REALTOR® organization, for activities in the Institutes, Societies and Councils, for Designations earned, for educational activities and for political involvement. Obtaining the Mark of Excellence award results in better educated, active members who will bring credit to themselves, to the Nebraska REALTORS® Association and to their clients by demonstrating functions of being a professional.



Congratulations to the follow members from the Omaha Area Board of REALTORS®!

Ellie Bane	Dionne Housley	Lindsey Krenk	Michael McGlynn	Mike Riedmann	Jessica Sawyer
Megan Bengtson	Henry Kammandel Jr	Monica Lang	Gina Ogle	Dennis Ritter	Dixie TenEyck
Cathy Blackman	Keka Korb	Mark Leaders	Tim Ogle	Lisa Ritter	Melissa Turner
Susan Clark					

Past Presidents Remain Active



The OABR Past Presidents gather periodically for the purposes of networking information and ideas, reviewing the issues of the association and providing recommendations to the current leadership. Among those attending the last meeting were presidents: Joe Gehrki (2009), Ellie Bane (1996), Vince Leisey (2010), David Matney (2011), Mark Renner (1994), Larry Saxton (1992), Gary Stoneburg (2003), Jerry Ahlvers (1999), Doug Rotthaus (CEO), and Herb Freeman (1993).

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Brent Rasmussen
CMC, CRMS, President
NMLS #5918



Membership Report

March 2014

NEW REALTORS®

Barrett, Gregory – Pro Line Real Estate
Blue, Stacey – DEEB Realty – 117th
Clure, Matthew – BHHS Ambassador Real Estate – California #101
Garcia, Jennifer – CBSHOME Real Estate – 159th Dodge #300
Hagel, William – BHHS Ambassador Real Estate – California #101
Hertzel, Justin – Hayden Outdoors LLC
Joiner, Steven – CBSHOME Real Estate – 159 Dodge #200
Kaufman, Carol – NP Dodge Real Estate Sales Inc – Sarpy
Kollman-Bhandari, Elizabeth – CBSHOME Real Estate – 159 Dodge #200
Loneman, William – CBSHOME Real Estate – 159 Dodge #200
Newton, Carrie – CBSHOME Real Estate – 147th
Palermo, Robert – DEEB Realty – 117th
Spicciati, Joseph – Warga Realty
Stahlecker, Jay – DEEB Realty – 117th
Terry, Robyn – CBSHOME Real Estate – 159 Dodge #200

NEW AFFILIATES

Anderson, Jake – Radon Pros LLC
Anderson, Michael – Veterans United Home Loans
Baldwin, Chris – Chris Baldwin Photography
Bolton, Cathy – Cricket Home Loans
Chubick, Bruce – Veterans United Home Loans
Hemphill, Misty – National Residential Mortgage
Hiemstra, Amy – Arbor Bank
James, Michael – Charter West National Bank
Jeffrey, Kristi – American Home Shield
Jeffrey, Terry – Jeffrey Electrical
Lucas, Nate – A-1 Mold Testing & Remediation
Moeller, Rachel – SAC Federal Credit Union
Moore, Diane – Moore Appraisal Education LLC
Pringle, Ken – Plumbing Today LLC
Schuster, Nick – Veterans United Home Loans
Serrano, Cisco – Charter West National Bank

REALTOR® CANDIDATES

Andrade, Maria – NP Dodge Real Estate Sales Inc – 204 Dodge
Anson, Kaleen – CBSHOME Real Estate – 159 Dodge #200
Ash, Andrew – Keller Williams Greater Omaha - California
Bengtson, Darla – DEEB Realty – 117th
Brannen, Lynn – NP Dodge Real Estate Sales Inc – 204 Dodge
Brannen, Patrick – NP Dodge Real Estate Sales Inc – 204 Dodge
Diers, Julie – NP Dodge Real Estate Sales Inc – 204 Dodge
English, Tammy – Celebrity Homes Inc
Fuller, Patrick – Thomas E Stevens & Associates
Harbin, Lisa – CBSHOME Real Estate – Davenport

Hegg, Sherry – Keller Williams Greater Omaha – California
Hlava, Donald – CBSHOME Real Estate – 159 Dodge #200
Hoffart, Andrea – NP Dodge Real Estate Sales Inc - Lakeside
Klein, Meredith – DEEB Realty – 117th
Martinez, Jason – NP Dodge Real Estate Sales Inc – Lakeside
Milowe, Devin – CBSHOME Real Estate – 147th
Minge, Sherry – CBSHOME Real Estate - Davenport
Molina, Lance – NP Dodge Real Estate Sales Inc – Sarpy
Murphy, Kellie – BHHS Ambassador Real Estate – California #101
Wees, Merri – BHHS Ambassador Real Estate – California #101
Witte, Nannette – NP Dodge Real Estate Sales Inc – 204 Dodge
Ziegler, Ian – CBSHOME Real Estate – 159 Dodge #200

AFFILIATE CANDIDATES

Comine, Mindy – Floor Coverings International
Doeschot, Melanie – Prime Lending
England, Trevor – Elite Heating
Gorham, Doug – AmeriSpec Home Inspection Serv
Hill, Barney – BHill Home Inspections LLC
Langdon, Kelli – Charter Title & Escrow
McLeay, Peter – AmeriSpec Home Inspection Serv
Novotny, Dean – Novotny Signs Inc
Svacina, Aaron – ABC Termite & Pest Control
Tuma, Dana – Husker Pest & Termite
Wise, Richard – Floor Coverings International

MEMBER TRANSFERS

Brooks, John From GTR Sales To DEEB Realty – 117th
Caniglia, Michael From NP Dodge Real Estate Sales Inc – 204 Dodge To NP Dodge Real Estate Sales Inc – Lakeside
Daugherty, Lynn From Keller Williams Greater Omaha – California To BHHS Ambassador Real Estate – California #101
Eastman, Billi From BHHS Ambassador Real Estate – California #101 To Charleston Homes Realty LLC
Freshman, Robert From Cornerstone Commercial Real Estate To Maloy Real Estate
Jackson, Joann From Red Barn Realty LLC To DEEB Realty – 117th
Jones, Michael From 100254 Cornerstone Commercial Real Estate To Maloy Real Estate
Landolt, Kenneth From Keller Williams Greater Omaha – California To DEEB Realty – 117th
Milczski, William From NP Dodge Real Estate Sales Inc – Sarpy To Keller Williams Greater Omaha – California
Muths, Melissa From BHHS Ambassador Real Estate – California #101 To DEEB Realty – 117th
Reinhardt, Stephanie From Franklin American Mortgage Co To US Bank Home Mortgage
Ryon, Craig From CBSHOME Real Estate – Bellevue To Real Estate Associates Inc
Sabaliauskas, Timothy From Red Barn Realty LLC To DEEB Realty – 117th
Sacco, Samuel From Sacco Real Estate Inc To DEEB Realty – 117th
Taulborg, Terry From Keller Williams Greater Omaha – California To DEEB Realty – 117th

REACTIVATED MEMBERS

Chandler, Lois – BHHS Ambassador Real Estate – California #101
Davis, Diane – Heavenly Homes Sales
DiCarlo, Elisa – BHHS Ambassador Real Estate – California #101
Friel, Jeffrey – DEEB Realty – 117th

Jackman, Kristine – Keller Williams Greater Omaha – California
 Llewellyn, James – DEEB Realty – 117th
 Meinders, Joanna – DEEB Realty – 117th
 Swanson, Benjamin – CBSHOME Real Estate – 147th

RESIGNATIONS

Dillenburg, Carolyn – Koestner McGivern & Assoc
 Eisenman, Joyce – CBSHOME Real Estate – 159 Dodge #200
 Fehr, David – BHHS Ambassador Real Estate – California #101
 Geiger, Brooke – Charter Title & Escrow
 Inman, Jacki – CBSHOME Real Estate – 159th Dodge #200
 Kliment, Janice – NP Dodge Real Estate Sales Inc - Lakeside
 McCaul, Gayle – NP Dodge Real Estate Sales Inc – Lakeside
 McCormack, Megan – DEEB Realty – 117th
 Ostrand, Joan – NP Dodge Real Estate Sales Inc – 129 Dodge
 Pawol Sr, Clifford – Pawol Appraisal Services
 Pittman, Tanea – CBSHOME Real Estate - Bellevue
 Rathjen, Keith – NP Dodge Real Estate Sales Inc – 129 Dodge
 Wulff, Patricia – DEEB Realty – 117th

NEW REALTOR® COMPANY

Joel Kirby Appraiser – 536 Iron Horse Dr, Ashland, NE, 68003
 MLS Secondary Only Phone: 402-841-7514
 Designated Realtor: Joel Kirby

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

MEMBERSHIP STATISTICS

OABR

	Mar 2014	Mar 2013
Designated REALTOR®	208	210
Des. REALTOR® Secondary	1	0
REALTOR®	2027	1922
REALTOR®-Secondary	3	1
TOTAL	2239	2133

Institute Affiliate	72	72
Affiliate	295	235
Other	5	5
TOTAL	2611	2445

	Mar 2014	YTD
New REALTOR® Members	33	112
Reinstated REALTOR® Members	8	18
Resignations	13	73

GPRMLS

	Mar 2014	Mar 2013
Participants (Primary)	297	198
Participants (Secondary)	63	57
Subscribers (Primary)	2016	1906
Subscribers (Secondary)	172	165
Exempt	34	32
TOTAL	2582	2358

COMPANY ADDRESS AND PHONE UPDATES

(Notify the Board office for all directory changes.)

Larabee School of Real Estate & Insurance – 225 N Cotner Blvd
 #108, Lincoln, NE, 68505
 Miller Home & Bldg Inspections – 16638 Miami St, Omaha,
 NE, 68116
 NP Dodge Real Estate Sales Inc Builder Services – 613 N 204th
 Ave Cir Ste B, Omaha, NE, 68022
 Properties – 402-521-1004
 United Country Nebraska Realty & Auction – 15606 Elm St
 #105, Omaha, NE, 68130

COMPANY NAME CHANGE

United Country Nebraska Realty & Auction – (formerly
 Nebraska Real Estate Auctions LLC)

JUNE ORIENTATION

- Tuesday, June 3, 8:30 a.m. to 4:00 p.m.
- Wednesday, June 4, 8:30 a.m. to 4:00 p.m.
- Thursday, June 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...

APRIL 2014 SPONSORS

Jan Eggenberg – SureHome Inspection Co
 Lisa Bullerman – Staging Design by Lisa Marie
 Mary Sladek – My Insurance LLC
 PK Kopun – Centris Federal Credit Union
 Lori Bonnstetter – 2-10 Home Buyers Warranty

MAY 2014 SPONSORS

Brent Rasmussen – Mortgage Specialist LLC
 Wendy Walker – Nebraska Title Company
 Brenda Stuart – ServiceOne Inc
 Ruth Smith – Norm's Door Service
 Deb Martin – Great Western Bank

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Monthly Safety Tip

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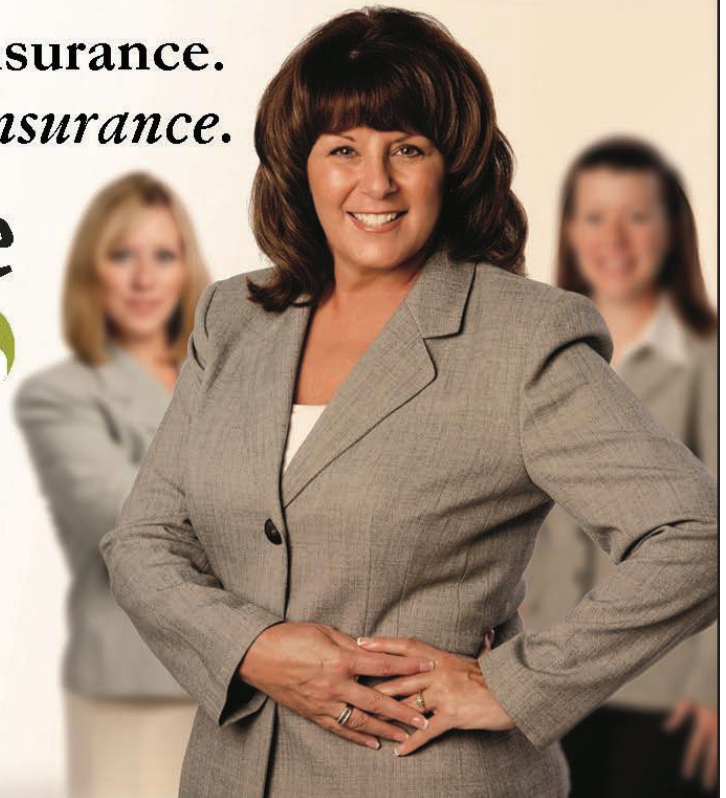


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Personals

CONGRATULATIONS to Suzanne Reed of BHHS Ambassador Real Estate who earned the Military Relocation Professional (MRP) Designation.

CONGRATULATIONS to Tim Ogle of DEEB Realty who earned the Council of Residential Specialists (CRS) Designation.

CONGRATULATIONS to Candice Watkins of Unity Real Estate who earned the Seniors Real Estate Specialist (SRES) Designation.

CONGRATULATIONS to Don Keeton of RE/MAX The Producers who received the agent "Hall of Fame" award from RE/MAX International.

CONDOLENCES to Katie Clemenger of Celebrity Homes on the recent loss of her father.

CONDOLENCES to Leslie Swartzbaugh with NP Dodge on the recent death of her husband.

CONDOLENCES to Sam Cooper with Omaha Title & Escrow on the recent loss of his nephew.



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Here's a simple fix using your eKEY app – select the Inventory icon, then select the serial number from the KeyBox for which you are receiving notification emails, and then select Delete. If you are unsure of the serial number, check the email notifications you are receiving. That should take care of your problem. Note, this quick fix works only for the person receiving the notifications – not the actual owner of the KeyBox. Answers to other Supra questions are available by calling 402-619-5566.



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MOBAupdate

Event Season is Here!

Metro Omaha Builders Association

More events in MAY... The **Spring Parade of Homes** is up next. **April 26 - 27** and **April 30 thru May 4**. See homes in every price range. whether you are a first time buyer or looking to upgrade, there is something for everyone. Look for more information inside the Omaha World Herald. Also is the upcoming MOBA Golf Outing and Training for REScheck and COMcheck. If you need more information, go to www.MOBA.com.

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 information.

MOBAcalendar

April

26-27 Spring Parade of Homes

30 - May 04 Spring Parade of Homes

May

21 MOBA Golf Outing

22 REScheck and COMcheck Training - NE Energy Dept

26 Memorial Day - office CLOSED

27 MOBA's Membership Luncheon - Radcliffe & Associates

To register for classes or events,
visit www.MOBA.com

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- **Moore Appraisal Ed., LLC**

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402-770-8605

- **Nebraska REALTORS® Association**

www.nebraskarealtors.com
402-323-6500

- **Randall School of Real Estate**

www.randallschool.com
402-333-3004

May 21	Trust Accounts
0319R	(3 hrs) 8:30 a.m. - 11:30 a.m.
May 21	Manage Your Risk-Protecting Your License
0417R	(3 hrs) 1:00 p.m. - 4:00 p.m.
June 10	Understanding New Construction
0120/C0120	(3 hrs) 8:30 a.m. - 11:30 a.m.
June 10	Power Open Houses
0672	(3 hrs) 1:00 p.m. - 4:00 p.m.
June 11	Radon & Real Estate: Revealing
0023R/C0023	Rumors & Finding Facts
	(3 hrs) 8:30 a.m. - 11:30 a.m.
June 11	Writing The Purchase Agreement
0019R	(3 hrs) 1:00 p.m. - 4:00 p.m.
June 12	Agency In Nebraska
0366R	(3 hrs) 8:30 a.m. - 11:30 a.m.
June 12	Qualifying The Buyer
0039	(3 hrs) 1:00 p.m. - 4:00 p.m.

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

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

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168th & Hwy. 370

- * Homes Starting at \$200,000 through \$300,000
- * 90 Lots Available - Flats & Walkouts
- * Gretna Schools

Lots \$30,000 to \$46,000
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192nd & Dodge

- * Elkhorn Schools
- West Dodge Station
- * Large Green Spaces to the Rear of All Lots
- * Walking Trails
- * Villas

Lots Priced
\$80,000 to \$95,000



168th & Cornhusker Road

- * One Acre Lots
- * Homes from \$500K
- * 19 Lots Left
- * Bring Your Builder

Lots Priced
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\$99,950

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 St. Thomas Moore \$12,000
 4714 & 4716 Bernadette
 Duplex \$21,000
 6005 & 6007 N. 108th Circle
 Duplex/Plans \$30,000
 9223-9225 Arcadia
 Duplex/Plans \$59,900
 2613 & 2615 Aberdeen
 Eagle View \$58,000
 322 & 324 Inglewood Circle
 Eagle Hills \$73,000
WILL BUILD TO SUIT

Know the Code

Article 13

REALTORS® shall not engage in activities that constitute the unauthorized practice of law and shall recommend that legal counsel be obtained when the interest of any party to the transaction requires it.

Article 14

If charged with unethical practice or asked to present evidence or to cooperate in any other way, in any professional standards proceeding or investigation, REALTORS® shall place all pertinent facts before the proper tribunals of the Member Board or affiliated institute, society, or council in which membership is held and shall take no action to disrupt or obstruct such processes. (Amended 1/99)

• Standard of Practice 14-1

REALTORS® shall not be subject to disciplinary proceedings in more than one Board of REALTORS® or affiliated institute, society or council in which they hold membership with respect to alleged violations of the Code of Ethics relating to the same transaction or event. (Amended 1/95)

• Standard of Practice 14-2

REALTORS® shall not make any unauthorized disclosure or



dissemination of the allegations, findings, or decision developed in connection with an ethics hearing or appeal or in connection with an arbitration hearing or procedural review. (Amended 1/92)

• Standard of Practice 14-3

REALTORS® shall not obstruct the Board's investigative or professional standards proceedings by instituting or threatening to institute actions for libel, slander or defamation against any party to a professional standards proceeding or their witnesses based on the filing of an arbitration request, an ethics complaint, or testimony given before any tribunal. (Adopted 11/87, Amended 1/99)

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



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Jon Vacha
Certified Inspector

What are the qualifications of competent home inspector? What type of background and training is essential for an inspector?

Like any professional occupation, a qualified inspector brings a wealth of information to the inspection. Your buyer is depending on clear objective information to make that final decision on the purchase of the home they chosen. Therefore, a background in building or construction is virtually essential, focusing the eyes and ears to recognize when aspects of a home are out of balance – sometimes literally out-of-balance in the case of structure stability.

The Value of Certification

To be connected to and recognized by other professionals in one's industry is also important. We acknowledge professionals by their experience and credentials with elite associations. For home inspectors that organization is the American Society of Home Inspectors (ASHI).

To begin with, an inspector can become a member of ASHI, which includes monthly educational meetings and participating in ongoing education. All ASHI members must complete 20 hours of continuing education each year.

The qualifying credential that all ASHI members seek is called "Certified Inspector." This is a good time to recognize Jon Vacha, our newest inspector who just received this designation. Jon had to pass several professional-level exams (4-6 hrs) at an independent testing location. In the last two years Jon also completed 250 fee paid inspections, 40 of which are examined by ASHI to verify they met (or exceeded) the ASHI Standards and Practices and are competently completed. Finally he completed his continuing education and is a member in good standing.

It was a long haul, and you did it, Jon!

In addition to these requirements, an inspector must be able to communicate well. An inspector must be able to inspect a home in 2.5 - 5 hours and be able to create a computer-generated report that objectively summarizes the condition of that home for buyers who often are not knowledgeable of construction terms and methods.

It is an art to be able to communicate a house full of information in a 30-40 minute presentation. Interestingly Tim Krof and Jon Vacha both have accounting experience and degrees. They were trained to recognize details and formulate results. This education and construction experience enables them to recognize the pertinent details and summarize them into a well-crafted inspection report.

In short, this ability to recognize issues, put them into perspective to the home and its age, communicate them to the buyer, and create a report that is clear for others not at the inspection is the goal of the inspector.



Steve Vacha
President



Phone (402) 392-2020

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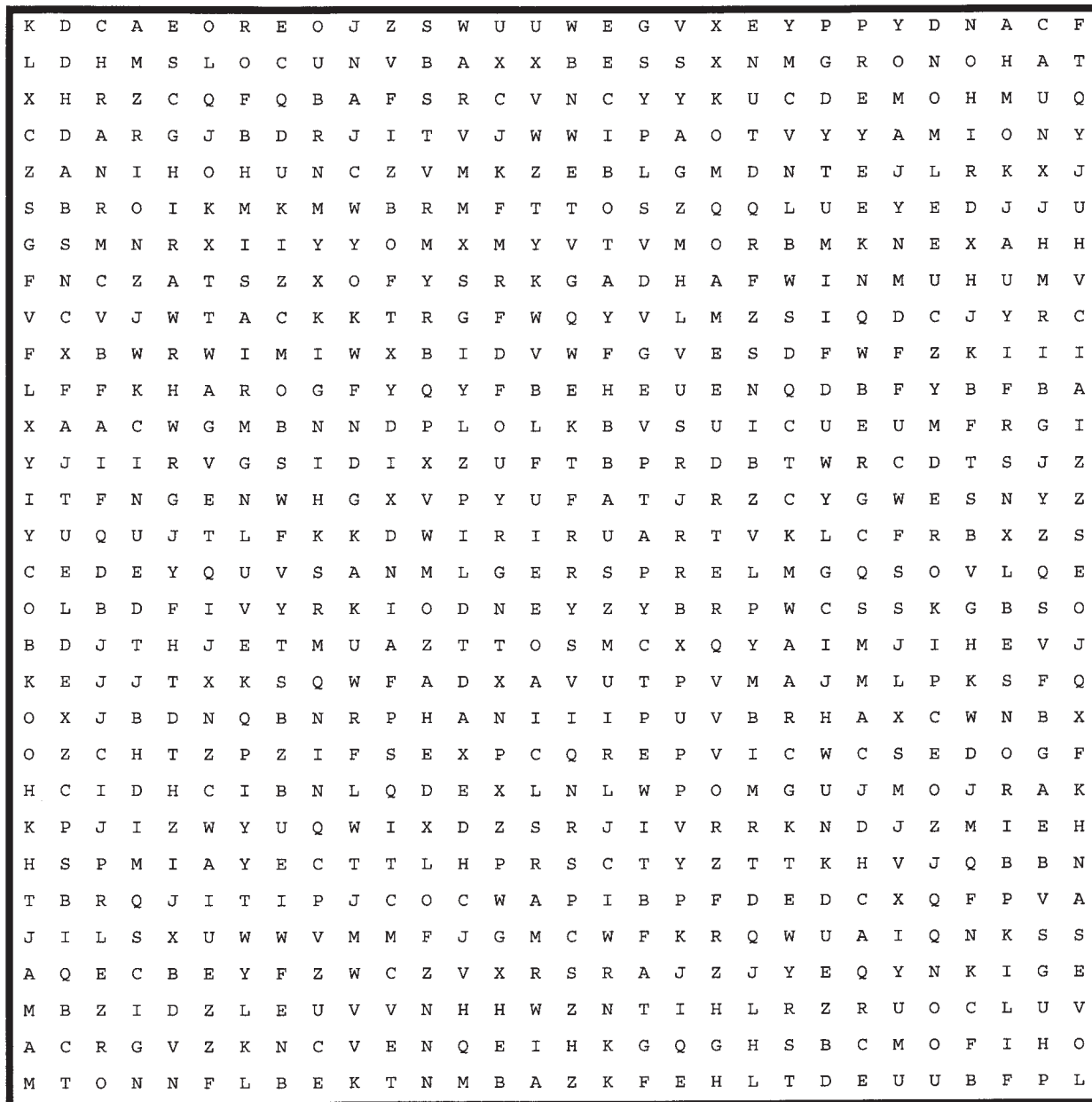
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Word Search! Win A \$50 Gift Certificate

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 May 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 June FOCUS.

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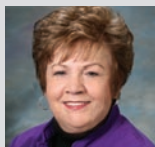
Jackie Wallis

with NP Dodge Company — winner of the April Word Search.

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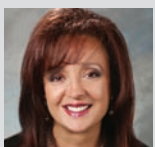
Mike Connell



Tammy English



Gerry Frans



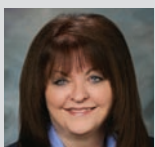
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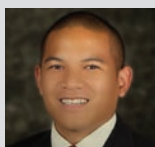
Don Igo



Marsha Labs



Monica Lang



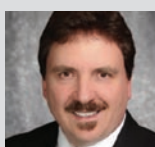
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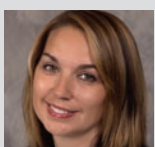
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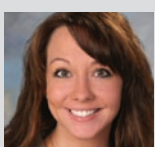
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