

UPCOMING EVENTS

Affiliate Council

Mon, Jun 2 from 9:00 a.m. - 10:30 a.m.

New Member Orientation

Tue, Jun 3 from 8:30 a.m. - 4:00 p.m.

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

Thu, Jun 5 from 8:30 a.m. - 12:30 p.m.

Social Events T-Shirt Pick Up

Tue, Jun 3 from 9:00 a.m. - 11:00 a.m.

Affiliate Lunch

Tue, Jun 3 from 10:00 a.m. - 1:30 p.m.

MLS Users Group

Wed, Jun 4 at 10:00 a.m.

Education Forum

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

YPN Advisory Board

Thu, Jun 5 at 2:00 p.m.

Omaha Area Board of REALTORS®

Member Day at the Zoo!

Fri, Jun 6 from 9:00 a.m. - 5:00 p.m. at the Henry Doorly Zoo

Social Events Forum

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

WCR - Business Resource Luncheon

Thu, Jun 12 from 11:15 a.m. - 1:00 p.m. at Champions Run

Affiliate Golf Tournament

Mon, Jun 16 at Champions Run

Diversity Committee

Tue, Jun 17 at 11:00 a.m.

Scholarship Interview

Tue, Jun 17 from 12:00 p.m. - 1:00 p.m.

Governmental Affairs Committee

Wed, Jun 18 at 10:00 a.m.

Nebraska Real Estate Commission Meeting

Thu, Jun 19 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

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

Knowledge is Power - What REALTORS® Need to Know About Investing in Rental Homes

Thu, Jun 19 from 10:00 a.m. - 11:00 a.m.

Past President's Advisory Committee

Fri, Jun 20 from 11:30 a.m. - 1:00 p.m.

GPRMLS Executive Committee

Tue, Jun 24 at 10:15 a.m.

GPRMLS Board of Directors

Tue, Jun 24 at 10:45 a.m.

OABR Executive Committee

Wed, Jun 25 at 9:30 a.m.

OABR Board of Directors

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

Owners and Managers Meeting

Fri, Jun 27 from 11:00 a.m. - 1:00 p.m.

Which Hill Valley Do You Want Your Children To Live In?

By Bill Swanson

Please take a moment to answer this question honestly. What would happen if there were no RPAC? What if there was no one to keep a watchful eye on those who create the laws of the land? What if those in power were actually successful in trying to enact or take away benefits that would ultimately harm our industry and our livelihoods? What if they were able to drastically affect the ability of our clients to qualify and purchase a home with a mortgage as we know it today? What if they finally were able to take away the mortgage interest deduction, which would drastically reduce the equity of our clients, family members, and our own homes?

We've talked in past issues of FOCUS about all of these issues. We've talked about the importance of protecting all of the financial aspects of home ownership, equity, and qualifications. But there is another aspect to home ownership that is on most people's minds. Owning a home is the social eco center of the American family. Studies show time and time again about the non-financial benefits of home ownership. The divorce rate is lower in homes that are owned vs. homes that are rented. The percentage of kids who graduate high school is higher in owned homes vs. those that are rented. A much higher percentage of those kids go on to college as well. One of the most alarming statistics is that the teenage pregnancy rate is 16 times higher if that teenager's parents are paying rent instead of living in a home that they own.

If we don't act to continue to support those with the power to protect our clients' and

our own financial well being, then at least let's try to do what we can to protect the American family's social well being by living in a home that is owned if that is what they desire.

Speaking from personal experience, we moved seven times before my twelfth birthday. Home number seven was when my parents were able to buy a home with

Continued on Page 18



Past Presidents David Matney and Gary Stoneburg representing the Omaha Area Board of REALTORS® pose with Peyton Manning during a recent reception sponsored by the Greater Omaha Chamber of Commerce. 17 Omaha area companies participated in the "Omaha! Omaha!" sponsorship which benefited the PeyBack Foundation. The Great Plains REALTORS® MLS directors approved the measure as part of their support for economic development and for the promotion of REALTORS® in the community.



Omaha Area Board of REALTORS®
11830 Nicholas Street
Omaha, NE 68154
402-619-5555 tel
402-619-5559 fax
www.OmahaREALTORS.com

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2014 Board of Directors

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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

Time is flying by! We are half way through 2014. I hope you are busy but taking some time to relax if possible. The kids are out of school and out in the sunshine so please be aware as you are driving around showing houses.

I attended the NAR Mid-Year REALTOR® Party Convention in Washington, D.C. in May along with President Elect Mark Wehner, our CEO Doug Rothaus and several others from NE. I think we would all agree there was a wealth of information shared and it felt good to visit with our Congressional representatives to share not only our concerns, but some hopes and dreams for our businesses and our clients. It is amazing to see what a force the REALTORS® are when we gather together! I still believe REALTORS® are some of the hardest working people out there. Keep up the good work!

Just because summer is here doesn't mean you need to be a stranger! There are some wonderful KIP and CE classes coming up that will be well worth your time, as well as the new Social Events Zoo day on June 6th! If you love to golf, there are several opportunities through WCR or the OABR to join together and have some fun. Check out www.OmahaREALTORS.com for the most up to date information on all things REALTOR®!

I will leave you with this anonymous quote: "What you do matters, but Why you do it matters so much more."

Keep smiling!

Deda



Deda Myhre
2014 President



Special Events

- **Omaha Area Board of REALTORS® Member Day at the Zoo!**
Friday, June 6 from 9:00 a.m. - 5:00 p.m. at the Henry Doorly Zoo
- **WCR - Business Resource Luncheon**
Thursday, June 12 from 11:15 a.m. - 1:00 p.m. at Champions Run
- **Affiliate Golf Tournament**
Monday, June 16 at Champions Run
- **Knowledge is Power - What REALTORS® Need to Know About Investing in Rental Homes**
Thursday, June 19 from 10:00 a.m. - 11:00 a.m.

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Notice of Election

Report of the Nominating Task Force

Omaha Area Board of REALTORS®

11830 Nicholas Street

Omaha, NE 68154

All REALTOR® members are advised that the election of officers and directors will take place as part of the Omaha Area Board of REALTORS® Annual Picnic. The picnic is on August 13, 2013 at the Omaha Area Board of REALTORS®, 11830 Nicholas Street, Omaha, NE, from 11:00 a.m. to 1:00 p.m.

The Nominating Task Force of the Omaha Area Board of REALTORS® hereby submits to the membership the following slate of candidates for election for the 2015 membership year, which begins September 1, 2014:

President	Mark Wehner
President-Elect	Andy Alloway
Secretary/Treasurer	Monica Lang
Director (2017)	Megan Bengtson
Director (2017)	Doug Dohse

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

Director (2016)	Nancy Bierman
Director (2016)	Lindsey Krenk
Director (2015)	Bryan Fraser
Director (2015)	Herb Freeman
Director (2015)	Mark Leaders
Immediate Past President	Deda Myhre
GPRMLS Chair	John Bredemeyer
Affiliate Council Chair	Lori Bonnstetter
WCR Omaha President	Jessica Sawyer

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

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



Brent Simmerman, ACI
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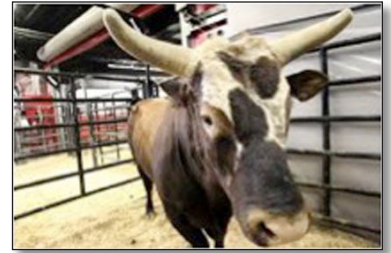
402.630.6555 | Brent@MidlandsHomeInspections.com
HomeInspectionsOmaha.com

YPN: Caring and Sharing...

YPN hosted a successful social and networking event at Salt 88 on May 15th. Our unseasonably cool Nebraska weather brought the gathering off the patio and into the party room. Salt 88 matched their great atmosphere with delicious food and service. Appetizers were provided by our gracious sponsors DRI Title and Pulaski Bank. This was an opportunity for Affiliate and REALTOR® members to get acquainted and meet new people in our industry. If this was your first event, tell your friends and bring them to the next one with you. We always enjoy seeing the new faces in the crowd, young, once young, famous, infamous, you are all invited to our YPN events. Check out the photos from the event on our Facebook page at OABR Young Professionals Network.



The next scheduled YPN event is Bushwackers in September. This event was a huge success for our group last year and will be a fundraiser for Project Wee Care with a \$5.00 donation at the door. Sponsors will be providing food, bull rides and dance lessons. Come participate with us and see how much fun it can be even if you prefer to be a spectator.



We have amazing numbers of new real estate agents going through OABR Orientation. Annali Babko loved speaking to this new group in May and answering lots of questions. We pride ourselves as YPNers in being involved in a lot of OABR Committees. Many of our Advisory Board members serve on other committees and give updates at our monthly YPN meeting; Matt Thiel-Affiliate Council, Annali Babko & Dallas Pourchez are getting involved with the Education forum, Brenda Stuart -RPAC , Lindsey Krenk- Governmental Affairs and Nebraska REALTORS® Association YPN, Erin Trescott - Social Events, Jessica Sawyer & Megan Bengtson - Women's Council of REALTORS®.

"Be involved to evolve"-Tammi Bonnell

Jessica Sawyer, YPN Chair



Bill Swanson and Matt Thiel.



Advisory Board members Lindsey Krenk and Kyle Schulze greeting members.



Cherie Casey, Char Smith, Michele Ringsdorf, and Brenda Stuart discussing future events.

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2014 OABR Awards

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

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

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

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

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

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

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

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

RETURN TO DONNA SHIPLEY (DShipley@OABR.com) BY FRIDAY, JUNE 20, 2014

----->

2014 OABR AWARD NOMINATION

☐ OABR ROTY

☐ Distinguished Service to NRA Award

☐ OABR Outstanding Service Award

Name of Nominee _____

Company _____ Address _____

Award Category _____

Signed _____

Comments _____



Submitted By: Brenda Stuart
ServiceOne Inc.



How to Stay Cool through Closing!

A well maintained, working air conditioner is key during spring and summer real estate transactions. Showing a “cool” home can make the difference in your client’s perception of the home. Also, everyone wants inspections to come back with no issues. Air conditioning maintenance can help ensure one less issue to resolve.

ADVICE FOR ALL HOMEOWNERS...

Don’t wait until the first hot day... to start your air conditioner!! Warm weather is here and most people wait until they really need the cool air before turning it on to check it. Unfortunately, many people will be disappointed and HOT, when the a/c doesn’t work.

One of the easiest things you can do for your cooling equipment is to change the filter regularly. Keeping the outside unit clean is also important. You can go to www.ServiceOne.com for more tips.

A programmable thermostat is another way to maintain a conditioned home. A homeowner can actually save up to 15% on energy consumption by having one installed. Homeowners can also monitor and manage heating and cooling in their homes with whole home automation which creates even more value for a future homebuyer.

WHAT IS THE LIFE EXPECTANCY OF AN AIR CONDITIONING SYSTEM TODAY?

On average, heating and cooling systems should be replaced every 10 to 12 years in order to take advantage of the latest energy saving technologies and cost efficiencies. Replacing an old system with a new system

that has a Seasonal Energy Efficiency Ratio (SEER) of up to 20 can save a homeowner up to 60% on their annual cooling costs.

HOW TO BEST AVOID AIR CONDITIONING “BREAKDOWNS”?

Annual heating and cooling maintenance will ensure proper operation and allow your units to run their best. The efficiency will be optimized, savings on utility costs are maximized and repairs are minimized. Keeping the outside coils clean and replacing filters will promote a healthy indoor environment.



Continued on Page 7



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Continued from Page 6

Documentation can give potential homebuyers “peace of mind” knowing that the heating and cooling equipment has been properly cared for, thus creating extra value.

WHEN NEW EQUIPMENT IS NEEDED...

Selecting contractors to perform work on HVAC is a huge decision. Don't be afraid to ask these questions:

- Are they licensed with the city?
- How long have they been in business?
- Are they members in good standing of the Better Business Bureau?
- Do they carry proper insurance?
- How long will the installation/repair take?
- Do they guarantee their work?
- Are their employees drug-tested?
- Do they perform background checks on employees?
- Will they respond 24/7?

If you have any questions, or need more advice to stay cool through closing, please call Brenda Stuart, ServiceOne Home Warranty Manager. If you need maintenance performed, repairs or considering new equipment or just need a second opinion, please contact ServiceOne at 402-593-1111.

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AFFILIATES
a council of the
Omaha Area Board of REALTORS®

The role of the Affiliate Council of the Omaha Area Board of REALTORS® is to promote business relationships and services to REALTOR® members, actively solicit Affiliate membership in the OABR and promote ethical business practices of Affiliate Members.

AFFILIATE MEMBERS ATTENDING THE MAY 2014 MEETING:

Mary Sladek (President) – My Insurance LLC
Lori Bonnstetter (President-Elect –
2-10 Home Buyers Warranty
Brenda Stuart (Treasurer) – ServiceOne Inc
Michael Anderson – Veterans United Home Loans
Patrick Bonnett – First State 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
Kayla Cunningham – JH Willy
Rob Denning – Guild Mortgage Company
Joe Dobrovolsky – Equitable Bank
June Eads – AmeriSpec Home Inspection Serv
Summer Franco – ACCESS Bank
Anthony Frank – Integrity Termite
Mary Gorup – Integrity Termite
Jenny Hruska – Paul Davis Restoration
Coquette Jensen – Core Bank Title & Escrow
Debbie Kalina – Radon Pros LLC
Peter Katt – Charter Title & Escrow
Stacie Knebel – Listing Images Photography
PK Kopun – Centris Federal Credit Union
Laura Longo – Centris Federal Credit Union
Deb Martin – Great Western Bank
Marty McGuire – Farm Bureau Financial Services
Kayci Parker – Metro 1st Mortgage
Michael Peitzmeier – WIN Boys Town
Darrin Richardson – Heavy /D's Hauling & Removal
Danny Schiltz – Allstate/Danny Schiltz & Assoc
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, June 2, 9:00 a.m.
- Monday, July 7, 9:00 a.m.
- Monday, August 4, 9:00 a.m.

All Affiliate members are welcome to attend.



Join the 2014 RPAC Challenge!

Burford, Judith
Hoback, Richard
Lauritsen, Julie
Poppen, Denise
Richardson, Lisa
Richardson, Mark
Riedmann, Coleen
Ritter, Dennis
Watson, Roxanna
Wolf, Mary Rae

PRESIDENT'S CIRCLE (\$4,000)

Leisey, Vince
Riedmann, Mike

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

Alloway, Andy
Gehrki, Joe
Myhre, Deda
Ritter, Lisa
Rotthaus, Doug
Wiebusch, Vaughan

GOVERNOR'S CLUB (\$500+)

Craighead, Joni
Dodge, Nate
May, Angela

CAPITOL CLUB (\$250+)

Adams, Kathryn
Battiatto, Diane
Evans, Donald
Fraser, Bryan
Fredrickson, Julie
Johnson, Harold
Lang, Monica
Leaders, Mark
Sawyer, Jessica

SENATOR'S CLUB (\$150+)

Housley, Dionne
Maloy, David
Morrissey, Roger
Rauth, Susan

99 CLUB (\$99+)

Ahlvers, Jerry
Ahlvers, Hedy Rae
Bane, Barbara
Bengtson, Megan
Black, William

50 CLUB (\$50+)

Anderson, Jill
Cherica, John
Ciochon, Mark
Ciochon-Lichter, Linda
Craig, Russell
Ernst, Mary
Erwin, Sandra
Falcone, Shawn
Gibson, Ryan
Giles, Marnie
Kimsey, John
Langford, Rachel
Lichter, Patrick
Mack-Modlin, Louella
McNally, Loretta
Nicholson, Andrea
Nicola, Tammy
Podoll, Angie
Reynek, Jody
Rosso, Larry
Roth, Paul
Salkin, Michael
Tichauer, Fred
Wilke, Marlyn
Zoerb, Karen

SUPPORTERS (\$40+)

Aarhus, Stanley
Agosta, Logan
Ahlvers, Raquel
Alberts, Marla
Allen, Kathryn
Althoff, Adam
Altman, Danielle
Amick, Molly
Amos, Steven
Amoura, Jo Anne
Amoura, Medhet
Andersen, Linda
Andersen, Tiffany
Anderson, David
Anderson, Janet
Anderson, Jeffrey
Andresen, Delten
Andrew, Cynthia
Archer, Crystal
Armstrong, Denise
Armstrong, Stephen
Atkinson, Billie

Aulner, Aaron
Avard, Teri
Bader, Brad
Baker Fletcher, Barbara
Ballue, Lisa
Baratta, Sandra
Barnard, Joanna
Barnett, Paul
Barr, Nancy
Barrera, Oscar
Barrett, Diane
Barsell, Helen
Bartlett, Brenda
Baumert, Gary
Beacom, Michael
Beaton, Christopher
Beck, Michelle
Beck, Sandra
Beck-Conley, Darcy
Bell, Mary Lou
Benes, Troy
Bengtson, Darla
Benson, Brandon
Bereisha, Arthur
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Bloomquist, Colleen
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Boothe, Samara
Borato, Mark
Bosse, Carol
Bowne, Connie
Boyd, Clinton
Boyer, Nicholas
Boyle, Mandy
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Brantley, Wayne
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Brink, Debra
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Broesch, John
Brotzki, Michelle
Brown, Austin
Brown, Ethan
Bundy, Tyler
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Burdle, Sheryl
Burney, Charles
Burrows, Robert
Bybee, Miriam
Bybee, William
Cage-Conkling, Deborah
Campbell, Debra
Campbell, William
Caniglia, Cory
Caniglia, John
Caniglia, Kylie
Caniglia, Matthew
Caniglia, Michael

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Carlson, Ileana
Carraher, Eric
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Chingren, Cody
Christensen, Kellie
Christian, Carl
Christiansen, Mary
Chu, Jeffrey
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Clark, Amanda
Clark, Susan
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Cohen, Anne
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Cohen, Martin
Colburn, Marjorie
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Conley, Michael
Connell, Michael
Corbett, LeAndra
Corbitt, Matthew
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Creger, Kristi
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Daugherty, Lynn
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Davis, Keisha
DeBruin, Hanna
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Detavernier, Mitzi
Diamantis, Nicolette
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Dollinger, Leslie
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Donner, Jennifer
Doocy, Laura
Dougherty, Theresa
Douglas, Jill
Douglas, William
Dreesen, Megan
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Dubisar, Karla
Duncan, Jean
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Dunn, Thomas
Earnest, Emily
Edwards, Jennifer
Egger, Mary
Eggers, Sherri
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Eisenbarth, Jerome
Elliott, Gina
Elliott, Sallie
Ellis, Debra
Ellis, Ryan
Epperson, Lisa
Erb, Jeffrey
Evans, David
Evans, Dianne

Evans, Michael
Evans, Ronda
Evans, Rose
Evers, Justin
Evers, Steven
Fagin, Abigail
Fairbairn, Kyle
Fairfield, Deanne
Falcone, Juanda
Falcone, Sarah
Faubion, Ernest
Faulkner, David
Faulkner, Janice
Favara, Ronald
Ferrante, Shelly
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Gammell, Charlotte
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Gomez, Justin
Gould, Todd
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Grimshaw, Dawn
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Gunderson, Elizabeth
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Hale, Roger
Hammon, John
Hancock, Susan
Hanel, Traci
Haney, Brett
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Hays, David
Head, David
Heavican, Kristina
Heenan, Jessica
Heger, Pamela
Helligso, Thomas
Helligso Blaschko, Trisha
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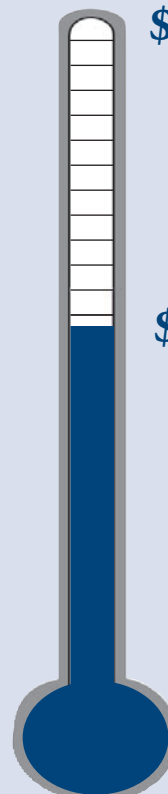
CONTRIBUTION GOAL

\$100,000

8-31-14

\$54,675

5-31-14



To report inaccuracies, contact Donna at 402-619-5551 or dshiple@oabr.com.

Hinkle, Marcia	LaMantia, Kristin	Mueller, Staci	Rohan, Thomas	Turner, Sandra
Hinrichs, Mark	Lambert, Allison	Murphy, Tammy	Rooker, David	Tworek, Laura
Hirsch, Renee	LaMontia, John	Murray, Delores	Rosen, Toni	Tyrrell, Anthony
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Horn, Aaron	Leathers, Gayla	Noll, Sharron	Safarik, Duane	Vandeveer, Jeanette
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Hosking, John	Leesley, Christy	Nowatzke, Betsy	Salvatori, Denise	Villotta, Jeffrey
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Houlihan, Anne	Lehan, Carol	O'Connor, Todd	Savery, Mindy	Vogtman, David
Hourigan, Shelley	Lewin, Derick	O'Doherty, John	Sharp, Leigh Anne	Vojtechoske, Paul
Hover, Matthew	Lewis, Michael	Ogle, Gina	Schied, Jennifer	Von Gillern, Mary
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Hughes, David	Lipsey, Nicholas	O'Grady, Donna	Schlickbernd, Jeri	Vukov, Joseph
Hughes, David	Long, Boyd	Ojeda-Alvarez,	Schnack, Marcia	Vukov, Mark
Hughes, Diane	Lorimer, Justin	Otoniel	Schraeder, Lisa	Wadzinski, Paul
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Hurley, Richard	Lubash, Terry	Olsen, Bridget	Schrieber, Teri	Walker, Christine
Hybicki, Linda	Lube, Elizabeth	O'Neal, James	Schuele, Mary	Walsh, Maureen
Ilg, Shawn	Lyon, Kristin	Orsi, Steven	Schultz, Eileen	Walz, Robert
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Johnson, Gregory	Maloney, Margaret	Panas, Theodore	Sleddens, Lisa	Wichman, Connie
Jones, Holly	Mandolfo, Samuel	Panebianco, Andrew	Slobotski, Joan	Wickstrom, Katherine
Jones, Todd	Manhart, Jennifer	Patton, John	Smith, Judith	Wilder, Daniel
Jordan, Karen	Manhart, Peter	Pauley-Kelly, Kerri	Smith, Susan	Wilhelm, Charles
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Kahnk, JoAnne	Marriott, James	Peter, Michael	Spence, Daniel	Wilson, Brian
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Kirk, Kelly	McLeay, Thomas	Pruess, Joann	Swanson, Matthew	Zych, Tracy
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Klug, Brett	Meyers, Delores	Quist, Susan	Swope, Arlene	
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GOVERNOR'S CLUB (\$500+)

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Sandiland, Becky, First National Bank of Omaha

SENATOR'S CLUB (\$150+)

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Sladek, Mary, My Insurance LLC,
Zimmerman, Todd, Zimmerman Mortgage Corp

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50 CLUB (\$50+)

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Bower, Brook, Advanced Floor Care
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Carlson, Brenda, Pulaski Bank Home Lending
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Earl, Gregory, Lien Termite And Pest Control
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Knowledge Is Power – Douglas County Assessor Talks to REALTORS®

Once again, Roger Morrissey presented an overview of what is happening in the Omaha area. He spoke on recent changes to the protest process as a result of action by the Nebraska Unicameral. He covered “when and how to” change a valuation that a owner feels is unfair and what documentation to bring to support a lower valuation. Over 55 members viewed his presentation and great questions and answers made for a interesting session.





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June 21-22 & 25-29. See homes in every price range. whether you are helping a first time buyer or a buyer looking to upgrade, there is something for everyone. Look for more information inside the Omaha World Herald.

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The calendar at www.MOBA.com is constantly being updated, so check www.MOBA.com for the latest information.

MOBAcalendar

May

27 MOBA's Membership Luncheon - Radcliffe & Associates

June

**05 Night at Werner Park with Family & Friends
21-22 & 25-29 Summer Parade of Homes**

July

**19 - Aug 03 Street of Dreams
23 Realtor Day at Street of Dreams**

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More info to follow

Q&A

ASK THE HOME INSPECTOR!

• By Patrick Casey, President
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The following article is intended to provide pertinent home and building inspection information to the readers. Your input is welcome by emailing your questions to pat@hbponline.com.

Question: We are going to be purchasing a new air conditioner for our home. How can we determine what size we should buy?

Answer: It is very important to install the correct size system to provide the performance you expect. An over-sized air conditioner will cool the home too quickly and unevenly, and will not dehumidify it properly. Cooled air that has high humidity will feel 'clammy' and uncomfortable. An undersized unit will not be able to cool adequately during the hotter days of summer.

Many factors are considered when determining the correct size air conditioner for a home:

- The size of the home - square feet
- The design of the home – ranch, split entry, 2-story, multi-level, etc.
- Style of home – typical ceilings vs. cathedral ceilings, slab vs. basement or crawl space
- Number and size of windows
- Type of system – high efficiency vs. standard
- Type of ductwork

With the above information, an HVAC contractor can calculate the exact size system that is needed and you will be on your way to getting a new system that will provide you a comfortable home.

Go to our website at www.hbponline.com to view a sample inspection report, see our specials and order an inspection online.



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Membership Report

April 2014

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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 – 117
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 – 117
Martinez, Jason – NP Dodge Real Estate Sales Inc – Lakeside
Milowe, Devin – CBSHOME Real Estate – 147
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

NEW AFFILIATES

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

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Barrow, Aaron – NP Dodge Real Estate Sales Inc – Blair
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Brown, Kirstin – NP Dodge Real Estate Sales Inc – 129 Dodge
Chen, Huhai – NP Dodge Real Estate Sales Inc – 204 Dodge
Cox, Joshua – PJ Morgan Real Estate
Evans, Andrea – NP Dodge Real Estate Sales Inc – 204 Dodge
Geiger, Courtney – BHHS Ambassador Real Estate – California #101
Haffner, Lisa – CBSHOME Real Estate – Davenport
Harrison, Mark – NP Dodge Real Estate Sales Inc – 35 Dodge
Hathaway, Susan – CBSHOME Real Estate – 159 Dodge #200
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Heyen, Jennifer – Heyen Real Estate
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Lindsay, Amy – NP Dodge Real Estate Sales Inc – 129 Dodge
Monjaras, Jennifer – PJ Morgan Real Estate
Mueller, Mary – NP Dodge Real Estate Sales Inc - Lakeside

Nitsch, Carl – BHHS Ambassador Real Estate – California #101
Seaton, Alexandra – CBSHOME Real Estate - 147
Tran, Khanh – Guardian Real Estate LLC
Unverzagt, Michael – Real Estate Associates Inc
Webber, Marcie – CBSHOME Real Estate - Davenport
White, Kellie – BHHS Ambassador Real Estate – California #101

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Gillespie, Jeffrey – Charter West National Bank
Helms, Alan – TNT Termite Services
Iwen, Benjamin – Engineered Radon Solutions
Jackson, Greg – The Jackson Group
Kilton, Kraig – Advanced Radon LLC
Klaus, Beth – Pratt Pest Control Inc
Olsen, Steven – Five Points Bank
Schiltz, Danny – Allstate/Danny Schiltz & Associates
Schreck, Allen – It's Your Home Inspection
Seigel, John – MOPOA
Whitehead, Grant – Charter West National Bank

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Bettin, Barbara From NP Dodge Real Estate Sales Inc – 120 Pacific To NP Dodge Real Estate Sales Inc – 204 Dodge
Dieatrick, Dianna From NP Dodge Real Estate Sales Inc – Co Bluffs To Heartland Properties Inc
Hagen, Robert From CBSHOME Real Estate – Davenport To Real Estate Associates Inc
Haney, Diana From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
Hartman, Douglas From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
Holst, Dawn From DEEB Realty – 117 To Oakwood Homes of NE LLC
Horobik, Craig From NP Dodge Real Estate Sales Inc – 129 Dodge To NP Dodge Real Estate Sales Inc – 35 Dodge
Johnson, Vikki From Zoom Realty To Keller Williams Greater Omaha – California
Kempf, Terrence From City Realty Solutions.com To Expert Real Estate Group LLC
Mickeliunas, Kelli From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
Mundorf, Patsy From Celebrity Homes Inc To DEEB Realty – 117
Murphy, Nicholas From Keller Williams Greater Omaha – California To BHHS Ambassador Real Estate – California #101
Murphy, Tammy From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
Mustard, Kimberly From Keller Williams Greater Omaha – California To DEEB Realty – 117
O'Connor, Todd From CBSHOME Real Estate – Bellevue To Hike Real Estate
Okrina, Carla From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
Okrina, Katherine From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
Oliver, DeDee From Keller Williams Greater Omaha To DEEB Realty – 117
Reeder, Timothy From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
Rosenthal, Scott From BHHA Ambassador Real Estate – California #101 To NP Dodge Real Estate Sales Inc – 129 Dodge
Schied, Jennifer From CBSHOME Real Estate – 159 Dodge To BHHS Ambassador Real Estate – California #101
Schmutz, Carrie From Keller Williams Greater Omaha – California To BHHS Ambassador Real Estate – California #101
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Throener, Mary Jayne From Synergy Real Estate & Dev Corp To NP Dodge Real Estate Sales Inc – 204 Dodge
Townsend, Ann From CBSHOME Real Estate – Davenport To CBSHOME Real Estate – 159 Dodge
Walkowiak, Taja From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
Weisbach, Avi From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
White-Hamilton From CBSHOME Real Estate – Bellevue To Hike Real Estate PC

Wilder, Joanie From NP Dodge Real Estate Sales Inc – 35 Dodge To NP Dodge Real Estate Sales Inc – 204 Dodge
 Wilson, Mark From BHHS Ambassador Real Estate – California #101 To Legacy Homes Omaha LLC
 Yrkoski, Calissa From Keller Williams Greater Omaha – California To Keller Williams Greater Omaha – Giles Ste 2
 Zaller, Dawn From Stearns Lending Inc To Charter West National Bank

REACTIVATED MEMBERS

Cizek, Marc – Real Estate Associates Inc
 Evans, Ronda – CENTURY 21 Century Real Estate
 Jaquith, Gwen – Oakwood Homes of NE LLC
 McMahon, Ann – NP Dodge Real Estate Sales Inc - Papillion
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RESIGNATIONS

Chaney, Heather – NP Dodge Title Services
 Cheate, Jenny – DEEB Realty – 117
 Fletcher, Beth – Realty Concepts
 Jeffers, David – GEM Real Estate
 Klose, Vera – Keller Williams Greater Omaha - Giles
 Kosch, Kristen – CENTURY 21 Century Real Estate
 McDonald, Richard – MOPOA
 Malone, Harry – BHHS Ambassador Real Estate – California #101
 Perdue, Jeffrey – CBSHOME Real Estate – 159 Dodge
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 Wallitsch, Tori – BHHS Ambassador Real Estate – California #101
 Wrinkle, Anny – Keller Williams Greater Omaha - California

NEW REALTOR® COMPANY

Appraisal Consultants Inc – 3315 S 79 St, Lincoln, NE, 68506
 MLS Secondary Only Phone: 402-483-79702
 Designated Realtor: Jason Protiva

MEMBERSHIP STATISTICS

OABR

	April 2014	April 2013
Designated REALTOR®	208	210
Des. REALTOR® Secondary	1	0
REALTOR®	2049	1946
REALTOR®-Secondary	4	1
TOTAL	2262	2157
Institute Affiliate	56	73
Affiliate	306	239
Other	5	5
TOTAL	2629	2474

	April 2014	YTD
New REALTOR® Members	39	151
Reinstated REALTOR® Members	6	24
Resignations	13	86

GPRMLS

	April 2014	April 2013
Participants (Primary)	197	198
Participants (Secondary)	63	55
Subscribers (Primary)	2037	1928
Subscribers (Secondary)	173	169
Exempt	35	32
TOTAL	2505	2382

Solution Realty Inc – 971 S 95 St, Omaha, NE, 68114
 OABR/MLS Phone: 402-208-0881 Designated Realtor: David Fehr

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 Prairie Home Appraisals – 2003 Hedgeapple Cir, Plattsmouth, NE, 68048
 SAC Federal Credit Union – 7148 Towne Center Pkwy, Papillion, NE, 68046
 TitleCore – 9140 W Dodge Rd Ste 380, Omaha, NE, 68114

CHANGE OF MANAGER

NP Dodge Real Estate Sales Inc – 120 Pacific – Carole Souza – (formerly Jerry Vogel)

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JULY ORIENTATION

- Tuesday, July 1, 8:30 a.m. to 4:00 p.m.
- Wednesday, July 2, 8:30 a.m. to 4:00 p.m.
- Thursday, July 3, 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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Continued from Page 1

my father's VA benefits; a home he still lives in today. When I think back, THAT little green house is what I think of as my boyhood home, not the ones that we rented. I would bet that most of you reading this now might have similar memories.

Do you remember the Back to the Future Trilogy? If you enjoyed it as much as I did, maybe you remember a few things about the movies, specifically part II. Would you rather live in the quaint little Hill Valley of small town America or the corrupt Hill Valley after Biff Tannen rose to power with the help of the infamous "Gray's Sports Almanac"?

The movies are definitely worth watching if you haven't seen them and worth watching again if it's been awhile. But back to the point. If the people in power are more concerned with keeping themselves in power instead of protecting the average family's ability to own their home, then it's not too much of a stretch to imagine the corrupt Hill Valley, or the nefarious Pottersville if it weren't for George Bailey and the Building & Loan helping the Bedford Falls citizens buy homes instead of renting.

Are these works of fiction? Of course they are but think logically about what happens if we, as an industry, do nothing and just let the lawmakers have their way without our input or support. The bottom line is that we need your RPAC support. Your clients need your RPAC support. American families need your RPAC support. Please keep this in mind in the coming weeks when making your pledge. For more information, go to: OmahaREALTORS.com.

MLS Users Group

Did you know that the OABR has a group that meets monthly to discuss changes and enhancements to Paragon?

The MLS Users Group monitors and makes recommendations to the Great Plains REALTORS® Multiple Listing Service Board of Directors regarding the use and functionality of the Paragon MLS System. If you are interested in adding your ideas for enhancements to Paragon and would like to join the group, please email DeniseM@OABR.com. The MLS Users Group generally meets on the first Wednesday of the month at 10 a.m. at the OABR office.



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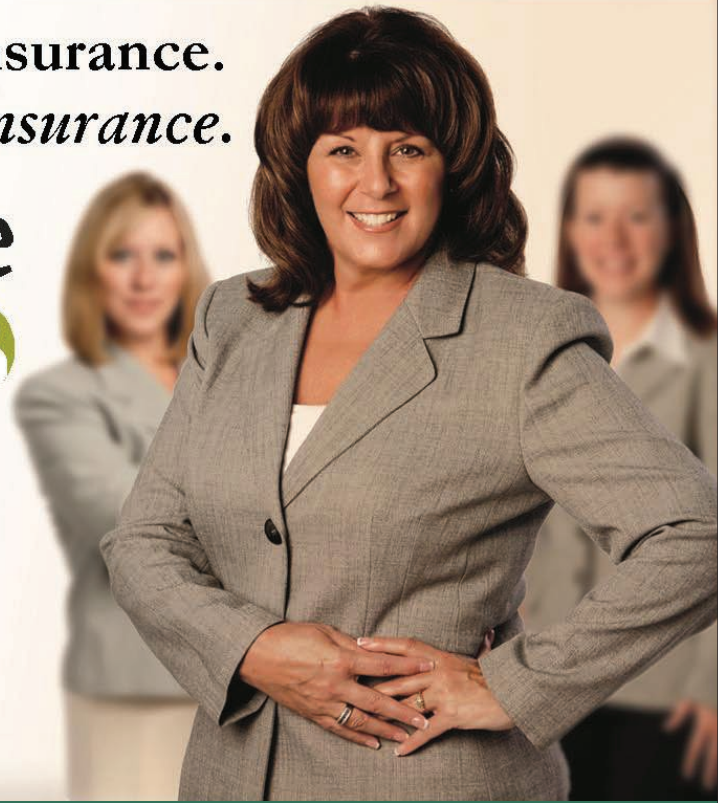
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Personals

CONGRATULATIONS to Mark Wehrer of NP Dodge Real Estate who earned the Accredited Buyer's Representative Manager (ABRM) Designation.

CONGRATULATIONS to Justin Lorimer of RE/MAX Results who received the Citizen of the Year Award from the Millard Business Association.

CONDOLENCES to Millie Wallace of Lampliter Real Estate on the recent loss of her husband.

CONDOLENCES to the family of Harold L. Peterson of Harold L. Peterson who recently passed away. Harold was OABR President in 1963.

CONDOLENCES to Serina and Joe Bullington of DEEB Realty on the loss of their daughter.



SEND US YOUR NEWS!

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Monthly Safety Tip

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Does Charleston Homes only build on lots they own?

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Q&A

Does Charleston Homes allow custom changes?

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Does Charleston Homes build homes in a timely manner?

YES! We ALWAYS meet our completion date, which is given at time of contract.

What price points do you build?

Typically we build new homes from the \$180's - \$350's. This price range includes a \$30,000 lot allowance.

What happens after my client closes on their Charleston Home?

Charleston Homes stands behind what we build! We are one of the few builders in the area who provides warranty "in-house", not through a third party

The overall value that Charleston Homes provides each one of our homeowners is the best in Omaha! From the moment you visit our models, you will begin to understand how we create an enjoyable building experience. I sincerely hope you will consider Charleston Homes for your client's next home.

-Marc Stodola

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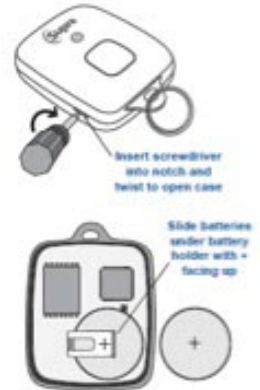


Have you Changed the Batteries on your eKEY Fob?

The eKEY Fob comes with two CR2016 lithium coin batteries. Battery life is approximately 6-9 months subject to usage and conditions.

To replace the batteries:

1. Insert the tip of a flathead screwdriver into the notch on the side of the eKEY Fob and turn to open the case.
2. Remove the existing batteries.
3. Replace with two new CR2016 batteries with the + polarity facing up on both batteries.
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Inspecting Houses is a Gas

By Jon Vacha
Home Standards Inspection Services

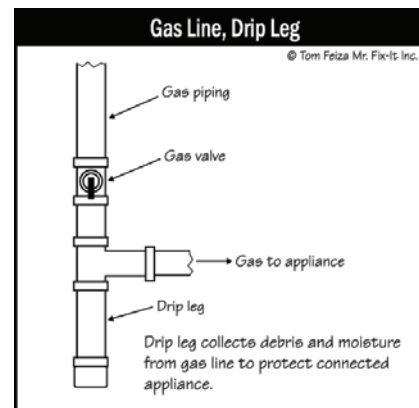
"CSST gas pipe needs grounding." Have you ever heard that from a home inspector? Chances are you have. It's a common home inspection topic. Any house built before 2009 that has CSST (corrugated stainless steel tubing) gas pipe usually has this recommendation on its home inspection report. U.S. model building codes started requiring direct bonding of CSST in 2009. Once the gas system is grounded, it helps prevent a possible lightning strike from punching a hole in this thinner gas line material. Black pipe and copper gas piping does not require grounding.

Other than checking to make sure that gas systems are grounded, we pay close attention to the gas lines where they enter gas appliances such as water heaters and furnaces. There should be a section of

pipe that extends below the 'T' where the gas line enters the appliance. Drip legs are designed to catch moisture or debris that could otherwise make it into the appliances or block the gas line.

But, gas leaks, of course, are what we all want to avoid. Utility companies such as MUD add a harmless chemical called mercaptan to give natural gas a distinctive odor. Most people describe the smell as rotten eggs (or hydrogen sulfide) like odor. This helps warn an occupant of a leak. Our job as inspectors is to make sure whoever is moving into the house is moving into a safe environment. Gas leaks are not safe to have in a house, so checking for them is one of the most important things we do.

While checking for safety issues during an inspection, we inspectors also have a responsibility not to get hurt ourselves. Climbing around on tall roofs and removing electrical panel covers are some of the more exciting things we do during



a day. At our local ASHI monthly meetings, stories are often shared which can provide some sort of a moral. Often advice is given on what NOT to do to avoid injury. One thing I will always remember when it comes to gas safety is that you should never flick on a light switch if you enter a house and smell gas. The little spark inside that switch could ignite a gas filled house. (Luckily, this advice did not come from a first-hand story.)



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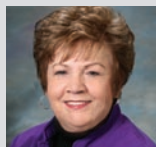
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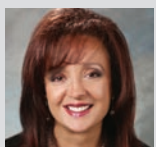
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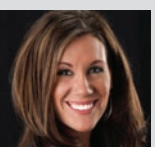
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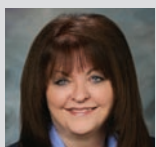
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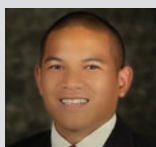
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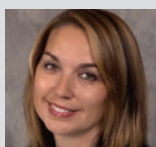
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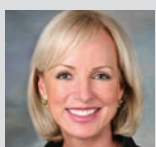
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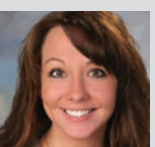
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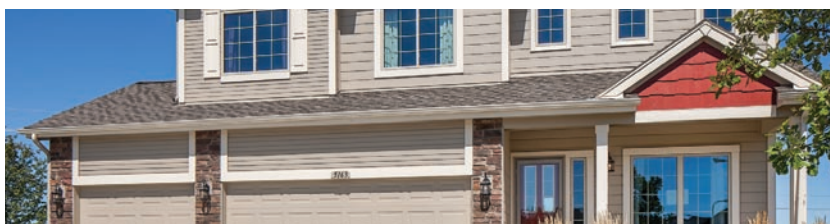
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| June 10 | Understanding New Construction |
| 0120/C0120 | (3 hrs) 8:30 a.m. - 11:30 a.m. |
| June 10 | Power Open Houses |
| 0672 | (3 hrs) 1:00 p.m. - 4:00 p.m. |
| June 11 | Radon & Real Estate: Revealing |
| 0023R/C0023 | Rumors & Finding Facts
(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. |
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Know the Code

Duties to REALTORS®

Article 15

REALTORS® shall not knowingly or recklessly make false or misleading statements about other real estate professionals, their businesses, or their business practices. (Amended 1/12)

- **Standard of Practice 15-1**

REALTORS® shall not knowingly or recklessly file false or unfounded ethics complaints. (Adopted 1/00)

- **Standard of Practice 15-2**

The obligation to refrain from making false or misleading statements about other real estate professionals, their businesses and their business practices includes the duty to not knowingly or recklessly publish, repeat, retransmit, or republish false or misleading statements made by others. This duty applies whether false or misleading statements are repeated in person, in writing, by technological means (e.g., the Internet), or by any other means. (Adopted 1/07, Amended 1/12)



- **Standard of Practice 15-3**

The obligation to refrain from making false or misleading statements about other real estate professionals, their businesses, and their business practices includes the duty to publish a clarification about or to remove statements made by others on electronic media the REALTOR® controls once the REALTOR® knows the statement is false or misleading. (Adopted 1/10, Amended 1/12)

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



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