

Turkey Shoot Bowling & Toys for Tots



Over \$7,500 and 8 boxes of toys were collected at the Affiliate Turkey Bowl for Toys-for-Tots! The Turkey Bowl continues to be second, only to a Husker Game Day Event, for donations collected by the Marines for their Toys for Tots program each year.

Toys for Tots is also the most attended event of the year by REALTORS® and Affiliates, who enjoy a full day of bowling fun and great door prizes!

There is still time to donate toys or cash. Toys-for-Tots boxes are located at many of the real estate offices around town and at the OABR office. All of the donations collected provide toys locally for children in the Greater Omaha Area.

Continued on Pages 8 & 9



New Member Orientation

Tuesday, Dec. 2; 8:30 am - 4:00 pm
Wednesday, Dec. 3; 8:30 am - 4:00 pm
Thursday, Dec. 6; 8:30 am - 12:30 pm

REALTOR® Ring Day

Friday, Dec. 5; 10:00 am - 4:00 pm
Ringer's Reception; 4:00 pm - 6:00 pm
Tanners's Bar & Grill; 119th & Pacific

RPAC Fundraising Task Force


Monday, Dec. 8; 2:30 pm - 3:30 pm

Social Events Forum

Wednesday, Dec. 10; 10:00 am - 11:00 am

YPN Advisory Board

Thursday, Dec. 11; 2:00 pm - 3:00 pm



BLUE JEAN BBQ


WHEN:
Thursday, January 15, 2015
5:30 pm - 9:30 pm

WHERE:
German American Society
3717 S. 120th St.
Omaha, NE 68144

TICKETS:
\$15 / person
Includes: 2 drinks, dinner, live music and prizes
\$5 from each ticket goes to Rebuilding Together Omaha
Visit: www.RebuildingTogetherOmaha.org

Prizes awarded for the best denim! Be creative!
Live music performed by Bozak & Morrissey

All REALTOR® and Affiliate members welcome!





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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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

2015 Will Be Your Best Year Yet!

Now that 2014 is winding down, REALTORS® spend time reflecting on the past year. Looking back on what worked for you can pay huge benefits moving into 2015!

Now it's time to invest time to make 2015 your best year yet! How can you "get better"? What specific activities can you tweak or add to your real estate arsenal that would have the greatest impact on your future success? Where do you go to get new ideas, new perspectives, or new sources of business? One answer stands out - your REALTOR® associations!

From the OABR, to the NRA, to the NAR, you have virtually unlimited resources you can tap into 24/7/365 to "get better" in every aspect of your professional activities. I believe that when you absolutely, positively, must succeed, your REALTOR® associations, at every level, can help you create day-to-day successes that will build a lifetime of accomplishments!

In 2015 you will have educational opportunities unmatched in other trade organizations. You will have REALTORS® across the country raising RPAC funds to protect the mortgage interest deduction from politicians who would legislate the valuable MID into oblivion. You will have local, state, and national networks of successful, like-minded real estate professionals, to help generate business solutions and exchange new sources of referrals that will help increase your bottom line!

All-in-all, looking back can be satisfying, but looking forward is exciting! As you reflect on 2014 and look ahead to 2015, plan to make your REALTOR® experience your best yet! The REALTOR® associations make incredible investments in your future. All you have to do to "get better" is take full advantage of everything and everyone within the REALTOR® organization that work hard every day for your success!

Enjoy this holiday season and plan to "get better" in 2015!

-Mark



Mark Wehner
2015 President

January Events

- **Blue Jean BBQ**
 Thursday, January 15; 5:30 pm - 9:30 pm
- **Knowledge is Power: Terry Watson**
 Thursday, January 22; 9:00 am - 12:00 pm
 DC Centre
- **UNO Mavericks Hockey Night**
 Friday, January 30; 6:00 pm dinner; 7:30 pm game

BLUE JEAN BBQ

WHEN:

Thursday, January 15, 2015
5:30 pm - 9:30 pm

WHERE:

German American Society
3717 S. 120th St.
Omaha, NE 68144



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Visit: www.RebuildingTogetherOmaha.org

Prizes awarded for the best denim! Be creative!

Live music performed by Bozak & Morrissey

All REALTOR® and Affiliate members welcome!



MEMBERS REGISTER AND PAY ONLINE AT: www.ims.oabr.com

Name _____ Company _____

Street Address _____ City _____ Zip _____

Phone _____ Email _____

Quantity of Tickets Ordered _____ x \$15.00 each = _____

Name _____ Name _____

Name _____ Name _____

Credit Card # _____ Expiration Date _____

Card Type (Circle One): Visa Master Card Discover American Express

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

Ticket orders by Friday, January 9, 2015

Mailing Address:

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



UNO MAVERICKS HOCKEY NIGHT

Friday, January 30, 2015

Omaha Mavericks vs. North Dakota Fighting Souix

6:00 pm Dinner - Old Mattress Factory

7:30 pm Game - CenturyLink Center

Win a signed Mavericks hockey stick!

\$1 raffle tickets. All proceeds go to

Rebuilding Together Omaha.

Raffle tickets available at OABR office or
from Social Events Committee Members.

Dinner at the Old Mattress Factory

501 N. 13th Street, Omaha, NE 68102

\$15 / Person

Price includes reserved game ticket.

Season ticket holders can join for \$10.



OMAHA
AREA BOARD OF
REALTORS®

Limited number of tickets available!

Payment must be received with order.

**SOCIAL
EVENTS**
Omaha Area Board of REALTORS®

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

Name _____ Company _____

Street Address _____ City _____ Zip _____

Phone _____ Email _____

Quantity of Tickets Ordered _____ x \$15.00 each = _____ Dinner Only \$10.00 _____

Credit Card # _____ Expiration Date _____

Card Type (Circle One): Visa Master Card Discover American Express

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

Ticket orders by Tuesday, January 22, 2015.

Questions? Call Donna Shipley at 402-619-5551 or Lisa Welch at 402-619-5552.

Mailing Address:

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

New Purchase Agreement

The MLS Board of Directors recently approved the final version of a new and improved Uniform Residential Purchase Agreement which will be available for use by REALTOR® members. The new form will be available under MLS Documents in Paragon, on dotloop, and on OmahaREALTORS.com.

The new form represents a large investment of time by an MLS directors work group, plus input was provided by company owners and managers. To utilize the new "uniform" agreement, the body-text of the agreement cannot be altered, however broker's will have the ability to customize the form by adding their preferred lenders, title companies, and logo to the form. To clarify, only certain fields on the document are designed to be altered at the broker level.

For example, Broker A will indicate their name on the form, plus options for lender, title, attached forms, etc., and will then save that version for use by their agents. Broker-participants may, of course, leave those fields blank as well. Each broker will make that decision.

Please note that any alterations made to the body-text of the Uniform Residential Purchase Agreement by a member will deem it no longer a "uniform" agreement and cannot be used as such under MLS policy.

VIRTUAL FOOD DRIVE



in conjunction with the
OABR Social Events Forum
Annual Chili Cook-Off

www.OABRAffiliates.com

Member Food Drive through February 17!

All funds collected will be donated to the
Food Bank for the Heartland

Real estate offices can participate by
linking into the Food Bank with
their own office website link.

Contact Wendy Walker

to request a person url for your collection
402.650.3615
wwalker@nebtittleco.com

Individuals and offices may bring
food donations to the Chili Cook-Off

Tuesday, February 17

11:00 am - 1:00 pm

OABR Office

11830 Nicholas St.
Omaha, NE 68154

AWARDS

Real estate offices will be competing
for awards for the largest amount donated
by office per capita.



FOODBANK
FOR THE HEARTLAND



18TH ANNUAL CHILI COOK-OFF

Judging and Tasting:

February 17, 2015

11:00 am - 1:00 pm

OABR Education Center

Prizes will be awarded for the best chili!

*If you or someone in your office would like to participate in the chili cook-off,
please contact Donna, 402-619-5551 or DShipleigh@OABR.com, by February 6.*





AmeriSpec Inspection Services

For those that have played competitive sports or who have read books about successful businesses, the one thing that is fundamentally present in both is the desire/passion to be different. Whether you are conditioning yourself for speed or looking for that angle that creates a non-level playing field in business, the secret is to clearly differentiate your-self from others in the same sport/business. In real estate, this same underlying principle for success separates the “Rock Stars” from the “Want-a-bees.”

Last week, I had the privilege to talk to 50+ CRS's (Certified Residential Specialists) who understand this unique dynamic to be different as they too have differentiated themselves within their profession of selling real estate. As I shared with the group, one additional way to differentiate yourself and advance your business is to utilize the industry's most under-utilized sales tool that is in a Realtor's tool-box, the Pre-Sale Inspection. With a projected 13,000 plus number of existing single family residences to be listed in 2014, less than 2% of those listings will have had a pre-sale inspection. That in itself becomes your opportunity to be a difference maker, as I believe the lack of its use costs sellers and Realtors alike \$250,000+ in lost sales dollars or commissions earned in just our market.

My success with selling the benefits to sellers is quite high, it's based on presenting the following benefits:

More Buyers – what better way to differentiate your listing from those others on the market.

Faster Sale – based on research with a local Broker, a home listed with a pre-sale inspection sold on average 15 days sooner than one without the inspection.

Protect Seller's Equity – identified issues can be remedied on your time and at less cost vs. allowing the buyer to dictate the conditions of sale.

Smoother Closings – less addendums and negotiations, not to mention headaches.

Seller peace of Mind – eliminate the anxiety / frustration often caused by the traditional home inspection purchased by the buyer, be pro-active.

Increased Production – experts using this tool effectively are on record saying they save between 10-15 hrs per transaction. Less time per transaction means more time to sell.

Eliminates Contract Fall-Out – no surprises, buyer has little to no reason to back out of an executed contract once the identified issues have been disclosed/fixed.

With 85-90% of the listings for existing single family residences ultimately being inspected by the buyer, take control of the negotiations by using a pre-sale inspection and become a “game changer.”

- Tom Sutko; AmeriSpec Inspection Services



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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 NOVEMBER 2014 MEETING:

Lori Bonnstetter (President) – 2-10 Home Buyers Warranty
Brent Rasmussen (President-Elect) – Mortgage Specialists LLC

Erin Trescott (Secretary) – Pulaski Bank Home Lending

Brenda Stuart (Treasurer) – ServiceOne Inc

Michael Anderson – Veterans United Home Loans

Jessica Blake – Security National Bank

Lisa Bullerman – Staging Design by Lisa Marie

Codie Burrhus – Great Southern Bank

Mary Byrnes – United Republic Bank

Brenda Carlson – Pulaski Bank Home Lending

Cheri Casey – Home Buyers Protection Co

Bob Corsini – Corspect LLC

Kayla Cunningham – JH Willy

Theresa Dein – Franklin American Mortgage Co

Joe Dobrovolsky – Equitable Bank

Malanie Doeschot – Ambassador Title Services

Janet Dragon – Heartland Reva Team

June Eads – AmeriSpec Inspection Services

Jan Eggenberg – SureHome Inspection Co

Mark Emerick – Home Warranty Inc

Amanda Filippi – Flip Marketing

Summer Franco – First National Bank

Monica Gartner – First American Title Ins Co

Jim Holmes – Focus Printing

Jonathan Jameson – Five Points Bank

Coquette Jensen – Core Bank Title & Escrow

Debbie Kalina – Radon Pros LLC

Mike Kelly – GIA Insurance

Deb Martin – Great Western Bank

Marty McGuire – Farm Bureau Financial Services

Sue Owen – Charter Title & Escrow

Lisa Powell – Farmers Insurance/Powell Insurance

Mary Sladek – My Insurance LLC

Ruth Smith – Norm's Door Service

Jody Smythe – Security 1 Lending

Meg Tentinger – Bank of Nebraska Mtg Center

Matt Thiel – DRI Title & Escrow

Stacy Thorne – Franklin American Mortgage Co

Lisa White – Franklin American Mortgage Co

www.OABRAffiliates.com

UPCOMING MEETINGS:

- Monday, Dec. 1, 9:00 a.m.
- Monday, Jan. 5, 9:00 a.m.
- Monday, Feb. 2, 9:00 a.m.

All Affiliate members are welcome to attend.
Visit us online: www.oabracaffiliates.com

Continued from Page 1

In addition, a big thanks to the many Affiliates that donated the 63 door prizes that were awarded at the event, and all of the volunteers. It's no wonder this continues to be such a successful event with all this wonderful participation!

Congratulations to **Theresa Dein** who won the Husker Football Raffle and to the LUCKY **Sheila Kusmeirski** who won \$800 on Split - the - Pot! Sheila generously donated \$300 back to the Marines for the charity.

The **Hike Real Estate team** took the High Team Award, the Women's High Score was awarded to **Tammy English**, and Men's High Score went to **Jim Zezulak**.

Event Committee members were Cherie Casey, Theresa Dein, Melanie Doeschot, Tara Lagenza, Deb Martin, and Mary Sladek.

By Mary Sladek for the Affiliate Council



A special thank you to our sponsors!

\$500 Strike Zone Sponsors (\$500 to Toys for Tots):

- American National Bank - Laura Burford & Frank Walbrecht
- AmeriSpec Inspection Services - Tom Sutko & June Eads
- Centris Federal Credit Union - Laura Longo
- Charter West Bank - Michael James & Dawn Zaller

\$150 Event Sponsors:

- 2-10 Home Warranty – Lori Bonnstetter
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- First American Home Buyers Protection – Jeff Hebb
- Great Western Bank – Deb Martin
- Home Buyers Protection Co. – Pat & Cherie Casey
- Mortgage Specialists – Brent Rasmussen
- My Insurance – May Sladek
- Norm's Door Service – Ruth Smith
- Northwest Bank – Cathy Feurt
- Pulaski Bank – Erin Trescott
- Rearranged for Change – Liz Cooley
- Surehome Inspections – Jon & Jan Eggenberg



Turkey Shoot Bowling & Toys for Tots



Vacant Lot Assessments Under New 2014 Law

Both Roger Morrissey and Dan Pittman, the county assessors in Douglas and Sarpy counties, would like all REALTORS® to understand a new law enacted by the 2014 Nebraska Legislature has potentially hefty property tax consequences if you own vacant land in Nebraska.

Changes to state law regarding the valuation of vacant land requires that all vacant land now be valued at market value. In other words, if you own 5 lots in a subdivision, and you sell one lot for \$60,000, the remaining 4 lots will now be assessed individually based on the \$60,000 sale, unless you take action.

The new law means that if you have multiple vacant lots in the same subdivision it is important for you to file a Vacant or Unimproved Lot Application (Form 191) with the County Assessor's office on or before December 31, each year. The new law impacts both residential and commercial lots.

By filing the form, your land will be considered as one parcel for the purpose of valuation; provided the parcel is being held for resale with the same owner; in the same subdivision; in the same tax district (Nebraska Rev. Stat. 77-132).

After filing the annual application, the single parcel will then be assessed for tax purposes using an income approach to value; by utilizing a discounted cash flow analysis, the assessor arrives at a present value for the sale of multiple lots in the future.

For more information, contact:

Roger Morrissey, Douglas County Assessor
Roger.Morrissey@DouglasCounty-NE.gov
402-444-7060

Dan Pittman, Sarpy County Assessor
Assessor@Sarpy.com
402-593-2122

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michelle.lawless@pinnbank.com

NMLS ID#: 674906

1200 GOLDEN GATE DRIVE, PAPILLION



SCOTT FARMER

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sfarmer@pinnbank.com

NMLS ID#: 674935



ERIC LUNDSTROM

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eric.lundstrom@pinnbank.com

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NMLS ID#: 193012



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Attorney at Law, **Mark Dickute**, was at the OABR office on Thursday, Nov. 20, to discuss the number of dramatic changes wrought by the Nebraska courts in real estate over the last year. Most of the changes concerned interpretations of contracts and listing agreements.

Join National Speaker, **Terry Watson**, the “AHA Guy,” on Jan. 22, at the DC Centre for a 3-hour Broker Approved Training course. This course focuses on making people, companies and organizations large and small aware of the conscious and unconscious ways they sabotage their businesses and their lives.

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Join Terry Watson, the “AHA guy,” who makes people, companies and organizations large and small aware of the conscious and unconscious ways they sabotage their businesses and their lives.

Thursday, January 22, 2015

9:00 am - 12:00 pm

DC Centre Banquet Facility

11830 Stonegate Dr,
Omaha, NE 68164

- Upon completion of the course, participants will be able to identify the most common real estate situations that harm and impact customers, clients, and members of the public.
- This *free session* will provide you with 3 hours of Broker Approved Training
- Continental Breakfast will be provided.

Register online at **www.ims.oabr.com** or send your reservations to one of the following:

OABR

11830 Nicholas St.
Omaha, NE 68154

Fax: 402-619-5559

Email: DShipley@OABR.com

Name _____ License # _____

Company _____ License Type _____

Phone _____

Email _____



MOBAupdate

www.MOBA.com

is constantly being updated...

check out our calendar for events, training and the latest information in residential construction.



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www.moba.com

It takes a number of companies to build a residential or commercial structure. Developers prepare the land; architects design the building; builders and subcontractors complete the structure; suppliers provide the materials; realtors make the sales; and banks provide the funds. Within each of these segments, there are a variety of smaller companies that also contribute to every new home and commercial building. The Metro Omaha Builders Association provides a place for these companies to work together to provide quality homes and commercial buildings for the Omaha area.

Quality construction in attractive and affordable communities is important to us because we are your neighbors. We work, play and serve in your communities. The Metro Omaha Builders Association members are dedicated to preserving integrity and lifestyle through high professional standards and sound business practices.

MOBA.com 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. Averaging over 138,000 hits per month...

If you have a home or development you would like to have listed, contact Teresa@moba.com or call the MOBA office at 402-333-2000 for more information.

MOBAcalendar

December

- 04** MOBA Executive Committee Meeting
- 04** Cadillac Stag at Tiburon Golf Course
- 09** MOBA Board of Directors Meeting
- 11** OPPD Conduit Training - MOBA Lower Level Conference Room
- 24-26 & 31-Jan 2** MOBA office **CLOSED**

Details on these events and more....

visit www.MOBA.com

Need to Renew your MOBA membership?
You can now pay online...

just click on "Join MOBA"

Keeping Heads Out of Gutters

By Jon Vacha
Home Standards Inspection Services

Most gutters are designed to perfectly fit those gutter clips that Christmas lights hang on to. Gutters are also good for grabbing on to if you slip on a roof during an inspecting and start to slide off. When it rains they also work well for moving the water that falls on the roof away from a house's foundation.

Usually it is a good idea to have the gutter downspout extending at least 4-6 feet away from the foundation. Something as simple as a missing downspout extension can cause big, expensive problems to a basement and foundation. Water that is allowed to drain near a foundation can find its way into a basement and cause flooding or mold growth.

A sagging, clogged or undersized gutter is just as bad as a missing gutter during a heavy rain storm. If the water can't make it over to and through the downspouts it will spill over the edge.

During inspections we check to make sure not only that the gutters and downspouts are present, but that the entire gutter system is sufficiently engineered and installed.

There are many types of gutter guards that help keep a home owner from climbing on ladders to clean out the leaves every year. I had some cheaper ones that are basically flat pieces of plastic with large holes in them that were on my house when I first bought it. I also have a large maple tree over my roof. The first spring my gutters were all decorated and clogged with hundreds of those



little helicopters which fit perfectly in the gutter guard holes and stick straight up.

Better types of gutter guards include Helmet and Micromesh kinds. These don't allow leaves and debris to collect and clog up the guards. The picture shows a Christmas decoration that was causing 911 calls from passersby. Gutter guards can help keep this situation from happening in real life.



www.HomeInspectorOmaha.com

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/HomeStandards

Jon Vacha
Inspector



NEW REALTORS®

Alt, Jeffrey – BHHS Ambassador Real Estate – California #101
Bacon, Angela – DEEB Realty – 117
Bodkin, Samantha – CBSHOME Real Estate – 159 Dodge
Cherubin II, Alexander – CBSHOME Real Estate – 159 Dodge
Clark, Richard – NP Dodge Real Estate Sales Inc – Lakeside
Cunningham, Tracie – CBSHOME Real Estate – Bellevue
Dudding, Kevin – NP Dodge Real Estate Sales Inc – 35 Dodge
Ehlers, Lisa – CBSHOME Real Estate – Davenport
Esch, Scott – NP Dodge Real Estate Sales Inc – Lakeside
Estey, Kathleen – DEEB Realty – 117
Fowler II, Charles – CBSHOME Real Estate – Bellevue
Heimes, Ryan – CBSHOME Real Estate – Davenport
Hillmer, Rebecca – Keller Williams Greater Omaha – California
Knapp, Rachel – NP Dodge Real Estate Sales Inc – 129 Dodge
Mueller, Jonathan – BHHS Ambassador Real Estate – California #101
Oerman, Kelli – RE/MAX Real Estate Group – Giles
Peterson, Candice – PJ Morgan Real Estate
Schroettin, Angie – CBSHOME Real Estate – 159 Dodge
Stewart, Christi – CENTURY 21 Century Real Estate
Warren, Abigail – CBSHOME Real Estate – 159 Dodge
Wieck, Michelle – BHHS Ambassador Real Estate – California #101
Wunschel, Daniel – CBSHOME Real Estate – 147

NEW AFFILIATES

Baggiani, Drew – First National Bank
Bahler, Lyss – Charter Title & Escrow
Burford, Laura – American National Bank
Hamre, Thomas – A&K Electric/Radon Services
Gausman, Amy – Charter Title & Escrow
Holmstrom, Kerry – Charter Title & Escrow
Mancuso, Michael – First State Bank
Olson, Jason – Northwest Bank
Pulte, Katie – Integrity Closing Co
Rasmussen, Stephanie – Pulaski Bank Home Lending
Reikofski, Vickii – Arbor Bank
Walker, Lisa – First Mortgage Corp
Wilhelm, Jeremy – The Private Mortgage Group

REALTOR® CANDIDATES

Baker, LoReeta – Legacy Homes Omaha LLC
Barrett, Sally – NP Dodge Real Estate Sales Inc – 204 Dodge
Bellingier, Britteny – BHHS Ambassador Real Estate – California #101
Dobesh, Gerald – Real Estate Associates Inc
Latner, Laurie – DEEB Realty – 117
Nun, Nicholas – BHHS Ambassador Real Estate – California #101
Pearson, Carol – Synergy Real Estate & Dev Corp
Person, Graham – CBSHOME Real Estate – Davenport
Raburn, Mackenzie – Midlands Real Estate
Reestman, Kathryn – CENTURY 21 Century Real Estate
Shanahan, Justin – BHHS Ambassador Real Estate – California #101
Silva, Jonathan – CBSHOME Real Estate – Bellevue
Smith, Ashley – DEEB Realty – Arbor
Stanley, Leticia – RE/MAX Professionals

AFFILIATE CANDIDATES

Acero, Greg – Guild Mortgage Co
Bonow, Scott – Pulaski Bank Home Lending
Camenzind, Paul – Wells Fargo Private Mortgage
Carrell, Lori – Nebraska Land Title & Abstract
Curfman, Jeanne – HomeServices Lending
Filippi, Amanda – Flip Marketing
Flanagan, Bradley – Guild Mortgage Co
Franco, Summer – First National Bank
Heppner, Ryan – Northwest Bank
Herschlag, Christy – First National Bank
Leisey, Allyson – Ambassador Mortgage Company
Marshbanks, Aaron – DuctMedic
Miers, Lisa – Pulaski Bank Home Lending
Miller, Angela – Charter Title & Escrow
Nachman, Gary – United Republic Bank
O'Brien, Ashley – Nebraska Land Title & Abstract
Saccoman, David – Bank of Nebraska
Stagemeyer, Michele – HomeServices Lending
Taylor, Christopher – Radon Pros LLC
Walbrecht, Frank – American National Bank

MEMBER TRANSFERS

Adams, Tamara from NP Dodge Real Estate Sales Inc – Lakeside to NP Dodge Real Estate Sales Inc – 129 Dodge
Anderson, Kalee from Celebrity Homes Inc to CBSHOME Real Estate – 159 Dodge
Beaton, Christopher from BHHS Ambassador Real Estate – California #101 to BHHS Ambassador Real Estate – 168
Bundy, Tyler from NP Dodge Real Estate Sales Inc – Lakeside to NP Dodge Real Estate Sales Inc – 129 Dodge
Caniglia, Matthew from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
Carraher, Eric from BHHS Ambassador Real Estate – California #101 to BHHS Ambassador Real Estate – 168
Cody, Robert from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
Draucker, Jason from BHHS Ambassador Real Estate – California #101 to Heyen Real Estate
Durant, Ryan from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
Elliott, Gina from BHHS Ambassador Real Estate – California #101 to BHHS Ambassador Real Estate – 168
Elliott, Teresa from BHHS Ambassador Real Estate – California #101 to BHHS Ambassador Real Estate – 168
Fossenbarger, Elizabeth from NP Dodge Real Estate Sales Inc – Lakeside to NP Dodge Real Estate Sales Inc – 129 Dodge
Garrean, Kathleen from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
Grummons, Christopher from CBSHOME Real Estate – 159 Dodge to BHHS Ambassador Real Estate – California #101
Headlee, Ellen from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
Herbolsheimer, Chad from Oakwood Homes LLC to Keller Williams Greater Omaha – California
Hughes, David from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
Hutchings, Lisa from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
Lewis, Kelly from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge

Mahoney, Joseph from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
 Milowe, Devin from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
 Mulford, Clayton from NP Dodge Real Estate Sales Inc – Sarpy to NP Dodge Real Estate Sales Inc – Lakeside
 Murphy, Kellie from BHHS Ambassador Real Estate – California #101 to BHHS Ambassador Real Estate – 168
 Novak, Mary from BHHS Ambassador Real Estate – California #101 to BHHS Ambassador Real Estate – 168
 Paripon, Krai from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
 Polito, Lisa from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
 Porter, Sarah from DEEB Realty – 117 to BHHS Ambassador Real Estate – California #101
 Safarik, Duane from DEEB Realty – 117 to NP Dodge Real Estate Sales Inc – 204 Dodge
 Shulo, William from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
 Teeter, Justin from Headley Realty PC to CBSHOME Real Estate - Bellevue
 Tentinger, Meg from United Republic Bank to Bank of Nebraska
 Theophilus, Brock from BHHS Ambassador Real Estate – California #101 to BHHS Ambassador Real Estate - 168
 Tiller, Rachel from NP Dodge Real Estate Sales Inc – Lakeside to NP Dodge Real Estate Sales Inc – 129 Dodge
 Torczon, Jennifer from CBSHOME Real Estate – 147 to CBSHOME Real Estate – 159 Dodge
 Ulrich, Andrew from CBSHOME Real Estate – 159 Dodge to NP Dodge Real Estate Sales Inc – 204 Dodge
 Wolf, Dawn from BHHS Ambassador Real Estate – California #101 to BHHS Ambassador Real Estate - 168

REACTIVATED MEMBERS

Abraham, Philip – DEEB Realty – 117
 Bodady, Heidi – DVG Realty LLC
 Drouillard, Duke – DEEB Realty – 117
 Ellefson, Sherri – Real Estate Associates Inc
 Horn, Angel – BHHS Ambassador Real Estate – California #101
 Masek, Mark – Platinum Real Estate Group LLC
 McCune, Stacey – NP Dodge Real Estate Sales Inc – 129 Dodge
 McGuire, Kathryn – NP Dodge Real Estate Sales Inc – 129 Dodge
 Petersen, Cassandra – Keller Williams Greater Omaha – California
 Sakkas, Christina – CBSHOME Real Estate – Davenport
 Salgado, Yamy – Rainbow Realty

RESIGNATIONS

Applegarth, Leslie – American Home Real Estate LLC
 Beckwith, Stanley – CBSHOME Real Estate – 147
 Carnes, Sheila – Better Living Realty
 Costanzo, Misty – Keller Williams Greater Omaha - Fremont
 McGauvran, Melissa – GTR Sales
 Zitek, Larry – BancWise Realty

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- Wednesday, December 3 8:30 am - 4:00 pm
- Thursday, December 4 8:30 am - 12:30 pm

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MEMBERSHIP STATISTICS

OABR

	Oct. 2014	Oct. 2013
Designated REALTOR®	200	210
Des. REALTOR® Secondary	0	1
REALTOR®	2061	1990
REALTOR®-Secondary	5	5
TOTAL	2266	2206

Institute Affiliate	59	73
Affiliate	314	257
Other	5	5
TOTAL	2919	2815

	Oct. 2014	YTD
New REALTOR® Members	35	327
Reinstated REALTOR® Members	11	62
Resignations	6	296

GPRMLS

	Oct. 2014	Oct. 2013
197		
Participants (Secondary)	60	61
Subscribers (Primary)	2058	1981
Subscribers (Secondary)	176	177
Exempt	31	33
TOTAL	2516	2453

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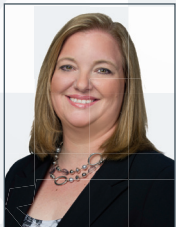
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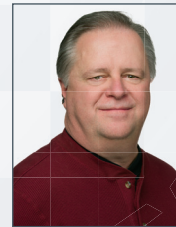
Paula Paulson

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Deanna Weatherford

Mortgage Loan Originator | NMLS 1216977
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Personals

CONGRATULATIONS to **Bill Black** of CBSHOME for earning the Accredited Buyer Representative, ABR Designation, and for earning the Military Relocation Professional "MRP" Designation.

CONGRATULATIONS to **Timothy Ogle** of DEEB Realty for earning the "ePRO" Certification.

CONDOLENCES to the family of **Don Ozane** of NP Dodge who recently passed away.

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Project Wee Care

Our mission is to become an active and visible part of our community by setting a high level of REALTOR® professionalism and volunteering for causes that we feel passionate about. With that said we have a couple of opportunities this month to network with one another while giving back to our community.



REALTOR® Ring Day and Ring Day Reception hosted by YPN and Social Events will be held on December 5. All OBAR members are invited to ring the bell for the Salvation Army from 10:00 am - 4:00 pm. You can see your office's location, available openings, and sign up online at www.Ring.OmahaRealtors.com. After you ring, please join us for a thank you reception from 4:00 - 6:00 pm at Tanner's Bar & Grill, just West of Big Fred's on 119th and Pacific, for warm food and beverages and some fun networking!

Project Wee Care is in full swing. This non-profit organization is helping nearly 240 local families this year through volunteers and your donations to provide holiday meals, gifts, and clothing to those in need. These families are brought to us through their school counselors. We could use your help! We are in need of your time, energy, money, or adopting a family. All of the committee meetings are at 6:00 pm at the former Hallmark Store in Millard Plaza (13910 S Plaza).

In December, there will be several evenings between December 1, and 5, for sorting. Wrapping and gift drop-offs are December 6, 9:00 am - 12:00 pm. Final preparations will be between December 8, and 12. Distribution day is December 13, from 8:00 am - 3:00 pm. The pack-up and clean-up meeting will be December 17, at 6:00 pm. Any and all help is greatly appreciated.

This past February for our YPN Bingo Night we were able to raise \$1,000 for Project Wee Care; thank you to all who attended and support this great organization!

Your continued attendance at our events is greatly appreciated. Hope to see you out there!

- Lindsey Krenk, 2015 YPN Chair




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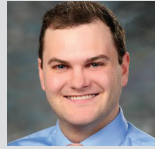
Monica Lang



Jay Lee



Luke Lofgren



Will Maness



Mike McGlynn



Jim Murphy



Gary Patricelli



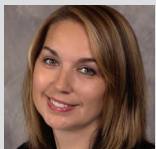
Jane Ploughman



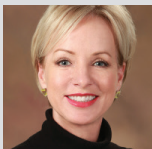
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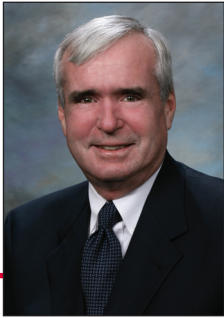


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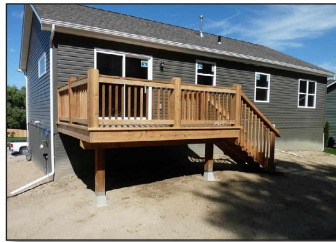
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4. Where two or more listing brokers claim entitlement to compensation pursuant to open listings with a seller or landlord who agrees to participate in arbitration (or who requests arbitration) and who agrees to be bound by the decision. In cases where one of the listing brokers has been compensated by the seller or landlord, the other listing broker, as complainant, may name the first listing broker as respondent and arbitration may proceed between the brokers. (Adopted 1/97)



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<div>BIG BIG IGNORE IGNORE</div>	<div>U R YY 4 ME</div>	<div>NIGHT</div>	<div>TOGETUCH</div>	<div>DOX DOX</div>
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Company: _____

Address: _____

Phone: _____

Erin Trescott
with Pulaski Bank Home Lending — winner of the November Word Search

Save Yourself a Headache!

Have you experienced jamming problems with your KeyBox container? It could be because you're trying to squeeze-in too much. KeyBox containers are made for keys and gate access cards only!

For proper use of the KeyBox container, place keys on a key ring only - no keychains, lanyards, tags, clips, etc.

Here are a few common mistakes make that cause KeyBoxes to jam:



Do not stuff papers in the container.



Do not place clips and/or key labels in the container.



Do not place more keys than are necessary in the container.



Do not put keychains in the container. Yes, even if they say "REALTOR®" on them.



If you experience a jammed KeyBox, stop in the OABR office for assistance.

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