

Annual Membership

OABR Dues: 11 years with no increase!

Dues statements for the 2017 fiscal year are now being mailed. Member dues must be paid by August 15, 2016 or a 10% late payment fee will be assessed.

Payments can be made online at OmahaREALTORS.com by using your MLS login ID and password. Specific instructions are located on the back side of the dues statement. REALTOR® dues are collected for all three levels of the REALTOR® organization.

2017 Dues Breakdown:

2017 Local: OABR Dues	\$165
2017 State: NRA Dues	\$230
2017 Nat'l NAR Dues	\$155
2017 DUES TOTAL	\$550

Andy Alloway

2016 President
Omaha Area Board
of REALTORS®

Henry Kammandel

2016 Chairman
Great Plains
REALTORS® MLS

Notice of Proposed Bylaws Change

The OABR Directors voted to amend Article XI, Section 5 of the OABR Bylaws altering the configuration of the Nominating Task Force. The text changes may be viewed at: www.OABRdocs.com/2016Bylaws.pdf.

The bylaw change will be voted on at the Annual Meeting to be held August 10, 2016 from 11:00 a.m. to 1:00 p.m. in conjunction with the Annual Picnic being held this year at Crosskey Villages Park just north of Blondo at Papillion Pkwy. (approx. 115th St.).

Rationale: The Board of Directors believes current bylaws excessively limit the number of REALTOR® members involved on the Nominating Task Force to a point where those individuals who unexpectedly are unable to attend, or those who find it necessary to recuse themselves from the process due to a conflict of interest, suddenly leave too few individuals to do the important job of recruiting and selecting future leaders. The proposed change will increase the size of the Task Force from seven, to eleven REALTOR® members, will ensure that five of the eleven members will be new appointees each year, and that no more than two of the at-large REALTOR® seats on the task force will be from the same company. In addition, the proposed structure provides necessary continuity and requires replacement of individuals with unavoidable conflicts of interest.

UPCOMING EVENTS

Omaha Storm Chasers Game

Friday, July 15; Game @ 7:05 pm
@ Werner Park

KIP: When Agents Communicate Across Generations

Thursday, July 21; 10 am - 11 am
@ OABR Education Center

Grillin' & Chillin' @ The Beach

Thursday, July 21; 5:00 pm - Dusk
@ Bryson's Airboat Tours

Annual OABR Picnic

Wednesday, August 10
11:00 am - 1:00 pm
@ Crosskey Villages Park

Dues Deadline

Monday, August 15

Advanced Paragon Training

Thursday, August 18
8:30 am - 12:00 pm
@ OABR Education Center





**Omaha Area Board of
REALTORS®**
11830 Nicholas Street
Omaha, NE 68154
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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,



Message from the OABR President

Should REALTOR® Membership be Optional?

In a recent article published by Inman News the question was raised whether REALTOR® membership should be optional for each individual agent, not based on whether the broker was a REALTOR® member. This question came in response to some other recent articles Inman put out that looked at NAR staff compensation and leadership in general.

Those are topics for another time, but it got me thinking about whether REALTOR® membership should be mandatory or voluntary. This is certainly not a new topic, but as our industry evolves and technology changes, it is at least worthy of looking at what some of the things your REALTOR® membership provides.

Of course there is the obvious, the MLS. The Omaha Area Board of REALTORS® owns the Great Plains REALTORS® Multiple Listing Service. This is the case in the vast majority of markets around the country, but not all. Even if there was a desire to privatize our MLS system, for it to be effective you would have to convince all current brokers and agents that this would be a good move in order to ensure access to all of the housing data, create a set of operating rules and bylaws, establish a separate board of directors, hire staff to manage the system, establish an enforcement mechanism for non-compliance, and of course this most certainly would all come at a higher cost than \$30 per month (actually \$25 since two months of MLS fees have been waived in recent years).

OABR also administers the electronic KeyBox system we use. Imagine the difficulty of showing properties with multiple keys, codes, and processes. Now imagine the additional cost involved.

OABR in conjunction with NAR has bylaws and establishes a cooperating set of rules for all members in order to promote positive business interactions between members.

The Code of Ethics provides standards and expectations on how we should be conducting business with a high degree of professionalism. If members are not meeting those expectations there is a framework that allows members to file ethics complaints and arbitration hearings through our regional professional standards process. If REALTOR® membership were optional, where would you go to file a compensation dispute or an ethics complaint? Since the non-member would not be subject to the Code of Ethics they would also not be able to be held accountable for their actions.

What about governmental affairs? Based on the size of membership we have considerable access to help shape laws and policy that affect housing and our members. Look no farther than the elimination of the notary provision in Nebraska. That was helpful right?

What about education? Through the OABR Education Committee, there are tremendous learning events held every month, including continuing education. Through the State and National Associations you can achieve professional designations like GRI, CRS, e-pro, etc. that can enhance your career.

What about the importance of collaborating with your fellow peers? Many of you know and understand just how much better transactions can be when you are working with someone you know. Without REALTOR® membership where does that happen on a mass scale?

Without the REALTOR® organization, I don't see companies and brokers that are non-members collaborating for the good of the industry. That is exactly what happened when locally we decided to create a standard residential purchase agreement, for example. Members I have spoken with love having a standard form.

My point here is simply that when it's time to pay dues, we sometimes lose sight of all the benefits we derive from our membership on a daily basis from all three levels of the REALTOR® organization and we just need to be reminded of what we would need to replace if we were not a member.

If membership weren't required, costs would go up, benefits would go down, and we could become fragmented as an industry, leaving the door open a little more to what Zillow and tech companies have been trying to do for years - show consumers that REALTORS®, I mean "real estate agents," are no longer relevant.

- Andy



**Andy Alloway
2016 President**



The Omaha Area Board of REALTORS®

invites you to attend the 131st Inaugural

Wednesday, August 24, 2016
Joslyn Art Museum
2200 Dodge St | Omaha, NE

Use Grand Staircase to enter Storz Fountain Court

Cocktails & Hors D'oeuvres 5:30 pm
Awards & Installation 7:00 pm
\$20 / Person



Join us for the 131st Annual OABR Inaugural, ushering in Monica Lang as the 2017 OABR President, as well as the 2017 OABR Officers and Directors.

Master of Ceremonies

David Earl, *KETV Breaking News Anchor*

All OABR members and their guests are welcome to attend.

Installation Ceremony Official

Lisa Ritter, *2002 OABR President*

The installation will be preceded with hors d'oeuvres and networking.

Monica Lang, 2017 President

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Ticket orders due by Wednesday, August 17, 2016

Questions? Contact Donna Shipley at 402-619-5551

or Donna@OmahaREALTORS.com

Mailing Address:

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11830 Nicholas St.
Omaha, NE 68154

Nebraska Real Estate Commission Staff visits OABR



The Omaha Area Board of REALTORS® welcomed the Nebraska Real Estate Commission staff, Greg Lemon, Aland Roubal, and Duran Cell, along with Commissioner Herb Freeman, to the OABR Education Center on Thursday, June 23. Around the Water Cooler with the “Commish” was part of the OABR Education Committee’s Knowledge is Power series.

The group shared current issues and answered member questions in a laid back, “around the water cooler” format.



(Pictured left to right:) Alane Doubal, Deputy Director for Education; Herb Freeman, Commissioner, Second District Broker Member; Greg Lemon, Director; and Duran Cell, Deputy Director for Enforcement.



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Code of Ethics Training Course [9999T]

The National Association of REALTORS® requires completion of quadrennial ethics training by all members. The next deadline is December 31.

\$25 - proceeds support RPAC



Contributions are not deductible for federal income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. The amounts indicated are merely guidelines and you may contribute more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or decision not to contribute. You may refuse to contribute without reprisal. 85% of each contribution is used by your state RPAC to support state and local political candidates; 15% is sent to National RPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116.



Friday, July 15, 2016

8:30 am - 12:00 pm

OABR Education Center

11830 Nicholas Street
Omaha, NE 68154

Please note: This course is also good for 3 hours of Broker Approved Training CE.

Snacks and refreshments 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

Email: Debbie@OmahaREALTORS.com

Name _____ License # _____

Company _____ License Type _____

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Retirement Funding Solutions

H4P 101

By Jody Smythe

Do you have clients who are “**right sizing?**”

Would it be easier to sell a home if the buyer had **no mortgage payments forever?**

Do you know about a HECM for Purchase loan?

If you are working with Baby Boomers who are 62 or older, you need to be aware of this program.

The HECM for Purchase or H4P is ideal for those who want to purchase the best home for their retirement needs – without impacting their monthly cash-flow by taking on another monthly payment obligation.

How it works:

Buyers need a maximum of 50% down payment to qualify. This usually comes from the sale of their previous home. The loan does not need to be repaid until the homeowner moves out or sells the property. The loan is insured by FHA. This is a non-recourse loan so the buyer will not have to worry about owing more than the home is worth when they are ready to sell.

Benefits of Purchasing A Home With a HECM:

1. Increased purchasing power to buy the home that best meets their needs
2. Keep additional cash assets in reserve to maintain a more comfortable retirement
3. Increased monthly cash flow- since monthly mortgage payments are not required



Jody Smythe
HECM Specialist
Retirement Funding Solutions

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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 JUNE 2016 MEETING:

Brent Rasmussen (President) – Mortgage Specialist LLC
Erin Trescott (Vice President) - Pulaski Bank Home Lending
Lisa Powell (Secretary) –
Farmers Insurance Powell Insurance
Brenda Stuart (Treasurer) – ServiceOne Inc
Jessica Blake – Security National Bank
Jessica Bruhn – Gateway Mortgage Group
Lisa Bullerman – Staging Design by Lisa Marie
Niki Cox – Eagle Mortgage Inc
Kayla Cunningham – JH Willy
Theresa Dein – Franklin American Mortgage Co
Rick Distefano – DVI Insurance Group LLC
Melanie Doeschot – Ambassador Title Services
Jan Eggenberg – Surehome Inspection Co
Dick Hovorka – US Bank Home Mortgage
Laura Longo - Centris Federal Credit Union
Erin Moran – Home Buyers Protection
Kayla Shafer – Home Warranty of America
Mary Sladek – My Insurance
Matt Thiel – DRI Title & Escrow
Wendy Walker – Nebraska Title Co

UPCOMING MEETINGS:

Tuesday, July 19 - 9:00 a.m.
Tuesday, August 16 – 9:00 a.m.
Tuesday, September 20 - 9:00 a.m.

All Affiliate members are welcome to attend.

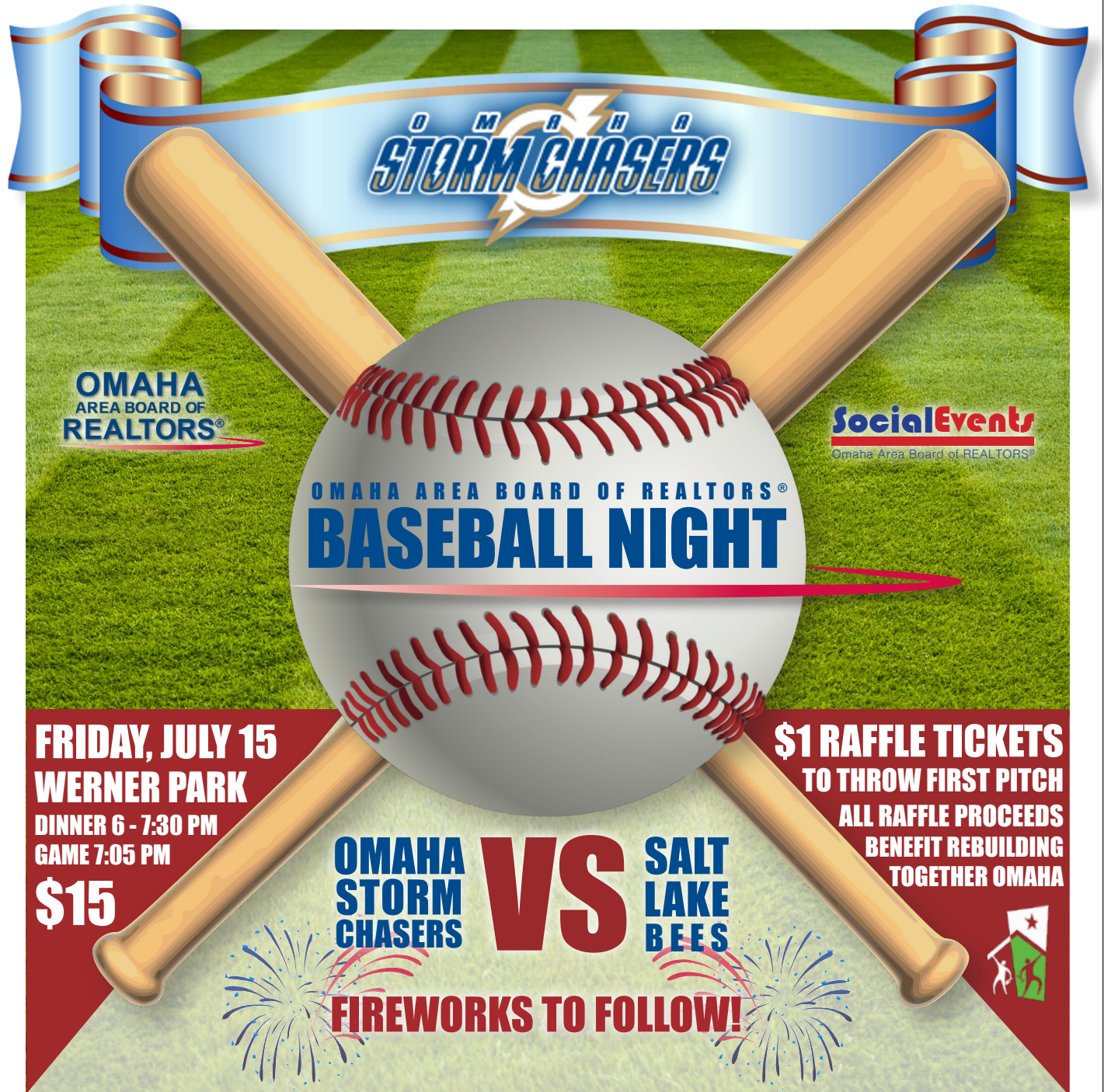
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Please place ticket orders by Friday, July 8.
Questions? Contact Donna@OmahaREALTORS.com or 402-619-5551.

Mailing Address:
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Omaha, NE 68154

Tree-killing Emerald Ash Borer Moves to Omaha

On June 6, 2016 the Nebraska Department of Agriculture confirmed that the emerald ash borer, believed to be the most destructive insect to afflict trees in North America, had been found in South Omaha at Pulaski Park. Arborists and foresters believe the infestation is in its early stages.



Emerald ash borer (Agrilus planipennis Fairmaire) is an exotic beetle that was discovered in southeastern Michigan near Detroit in 2002. The adult beetles nibble on ash foliage but cause little damage. The larvae feed on the inner bark of ash trees, disrupting the tree's ability to transport water and nutrients. This beetle has already killed hundred of millions of ash trees in North America.

The beetle can kill all untreated ash trees, which make up about 14 percent of trees in the Omaha area. Nebraska is the 27th state to confirm presence of the emerald ash borer. The State Department of Agriculture estimates the infestation here could cost state and local governments, homeowners, and businesses nearly \$1 billion to cut down and replace ash trees in the Omaha area.

The rapid spread of the beetle across the U.S. has been attributed to the transport of infected firewood and nursery stock. The good news for the Omaha area is that homeowners today have much better treatment options now than they have in the past. Treatments range from injections to sprays. Ideal treatment time is mid-May through early June, making treatment time closed for the year. However, a tree treated this year could still possibly survive.

These beetles have a limited fly span, meaning the infestation found at Pulaski Park is not expected to cause widespread harm immediately. The beetles are anticipated to only fly a few miles at most. Foresters are unsure if Pulaski Park is at the center of infestation or the edge. Defining boundaries of the infestation has yet to be determined.

If the Omaha area wants to preserve its trees for years to come, it will need to undertake an effort equal to the threats the trees are facing. A solution to overcome this infestation would be planting a greater diversity of trees than we have in years past.

This news brings back memories for many Nebraskans of the pine wilt that wiped out most of Nebraska's Scotch pines and the 2011 Missouri River flood that killed many of the trees along the state's eastern border.

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Ritter, Dennis
Rotthaus, Doug
Wehner, Mark

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Gibson, Ryan
Housley, Dionne
Jarecke, Melissa
May, Angela
Myhre, Deda

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Archer, Crystal
Dohse, Doug
Irish, Sheila
Lichter, Patrick
Swanson, Bill

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Ciochon-Lichter, Linda
Evans, Donald
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Lang, Monica
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Maloy, David
McGuire, Shawn
Meyer, Trudy
Poppen, Denise
Richardson, Lisa
Sawyer, Jessica
Seybold, Monica
TenEyck, Dixie

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12-31-16

\$86,323

6-22-16

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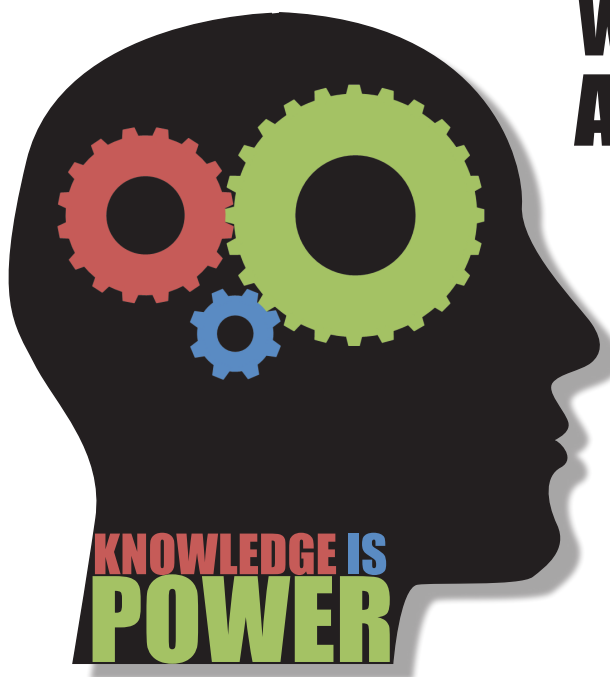
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Toilet Talk

By Jon Vacha
Home Standards Inspection Services

I do some of my best thinking while I'm on the toilet. But, I rarely ever think about what I am actually sitting on. And I don't want to think about a toilet – who does? I would hate to be constantly wondering, “what will happen when I flush.” “Where will this waste and water go?” “Will it leak all over the floor or into the basement?” “Will my water bill sky-rocket because the water continues to run?”

Luckily for me, being a home inspector, I only have to think about toilets when I am working. I check five toilets during a typical workday, making sure they are secured to the floor and that the water supply

line has a shutoff valve present that doesn't leak. Checking the floor and the plumbing below for leaks is something I can never forget to do. A flushing mechanism that is worn out or needs adjustment must be noted in my report.

If a toilet leaks at the floor (or below) it is usually because of a worn out wax ring. The wax ring is an actual ring or wax that squishes between the bottom of the toilet and the drain on the bathroom floor.

A toilet that continuously runs is usually caused by a faulty flapper inside the tank. A worn rubber flapper will let water run past it, out of the tank, into the toilet bowl and down the drain instead of hold the water in the tank.



If you have an older house with older toilets, upgrade them! Toilets that are from 1982 or before use 5 to 7 gallons per flush. Today federal plumbing standards dictate that toilets must be designed to flush using no more than 1.6 gallons of water. Let's all have efficient toilets that function so well that we don't ever have to think about them again.



Jon Vacha
Inspector



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Membership Report: May 2016

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Eaves, Letisha – Keller Williams Greater Omaha – 119 #1
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Gotto, Kathleen – Keller Williams Greater Omaha – 119 #1
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Pachunka, Paul – Home Standards Inspection Serv
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 Phone: 531-600-6264 Manager: Cally Timm

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OABR

	May 2016	May 2015
Designated REALTOR®	196	197
Des. REALTOR® - Secondary	2	1
REALTOR®	2325	2171
REALTOR® - Secondary	10	5
Emeritus	50	42
TOTAL	2583	2416

Institute Affiliate	62	59
Affiliate	410	352
Public Service	7	5
TOTAL	3062	2832

	May 2016	YTD
New REALTOR® Members	30	186
Reinstated REALTOR® Members	6	26
Resignations	13	76

GPRMLS

	May 2016	May 2015
Participants (OABR)	188	189
Participants (MLS only)	66	63
Subscribers (OABR)	2335	2167
Subscribers (MLS only)	208	188
Exempt	30	33
TOTAL	2827	2640

CODE OF ETHICS TRAINING REQUIREMENT

REALTORS® are required to complete ethics training of no less than 2 hours, 30 minutes of instructional time within four-year cycles. The training must meet specific learning objectives and criteria established by the National Association of REALTORS®.

The current four-year cycle will end December 31, 2016.

Training may be completed through local REALTOR® associations or through another method, such as home study, correspondence, classroom courses, or online courses.

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5:00 - DUSK

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Please bring your own beverages!

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

REALTOR® or Affiliate Member Name _____

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Ticket orders are due by Friday, July 15, 2016

Questions? Contact Donna Shipley at 402-619-5551
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Contributions are not deductible for federal income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or decision not to contribute. You may refuse to contribute without reprisal. 85% of each contribution is used by your state RPAC to support state and local political candidates; 15% is sent to National RPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116.



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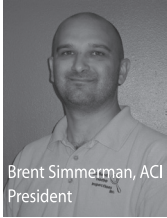
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Code of Ethics: Article 12

Article 12

REALTORS® shall be honest and truthful in their real estate communications and shall present a true picture in their advertising, marketing, and other representations. REALTORS® shall ensure that their status as real estate professionals is readily apparent in their advertising, marketing, and other representations, and that the recipients of all real estate communications are, or have been, notified that those communications are from a real estate professional. (Amended 1/08) [listen]

- **Standard of Practice 12-1**

REALTORS® may use the term “free” and similar terms in their advertising and in other representations provided that all terms governing availability of the offered product or service are clearly disclosed at the same time. (Amended 1/97)

- **Standard of Practice 12-2**

REALTORS® may represent their services as “free” or without cost even if they expect to receive compensation from a source other than their client provided that the potential for the REALTOR® to obtain a benefit from a third party is clearly disclosed at the same time. (Amended 1/97)

- **Standard of Practice 12-3**

The offering of premiums, prizes, merchandise discounts or other inducements to list, sell, purchase, or lease is not, in itself, unethical even if receipt of the benefit is contingent on listing, selling, purchasing, or leasing through the REALTOR® making the offer. However, REALTORS® must exercise care and candor in any such advertising or other public or private representations so that any party interested in receiving or otherwise benefiting from the REALTOR®’s offer will have clear, thorough, advance understanding of all the terms and conditions of the offer. The offering of any inducements to do business is subject to the limitations and restrictions of state law and the ethical obligations established by any applicable Standard of Practice. (Amended 1/95)

- **Standard of Practice 12-4**

REALTORS® shall not offer for sale/lease or advertise property without authority. When acting as listing brokers or as subagents, REALTORS® shall not quote a price different from that agreed upon with the seller/landlord. (Amended 1/93)

- **Standard of Practice 12-5**

REALTORS® shall not advertise nor permit any person employed by or affiliated with them to advertise real estate services or listed property in any medium.

(e.g., electronically, print, radio, television, etc.) without disclosing the name of that Realtor®’s firm in a reasonable and readily apparent manner either in the advertisement or in electronic advertising via a link to a display with all required disclosures. (Adopted 11/86, Amended 1/16)

- **Standard of Practice 12-6**

REALTORS®, when advertising unlisted real property for sale/lease in which they have an ownership interest, shall disclose their status as both owners/landlords and as REALTORS® or real estate licensees. (Amended 1/93)

- **Standard of Practice 12-7**

Only REALTORS® who participated in the transaction as the listing broker or cooperating broker (selling broker) may claim to have “sold” the property. Prior to closing, a cooperating broker may post a “sold” sign only with the consent of the listing broker. (Amended 1/96)

- **Standard of Practice 12-8**

The obligation to present a true picture in representations to the public includes information presented, provided, or displayed on REALTORS®’ websites. REALTORS® shall use reasonable efforts to ensure that information on their websites is current. When it becomes apparent that information on a REALTOR®’s website is no longer current or accurate, REALTORS® shall promptly take corrective action. (Adopted 1/07)

- **Standard of Practice 12-9**

REALTOR® firm websites shall disclose the firm’s name and state(s) of licensure in a reasonable and readily apparent manner. Websites of REALTORS® and non-member licensees affiliated with a REALTOR® firm shall disclose the firm’s name and that REALTOR®’s or non-member licensee’s state(s) of licensure in a reasonable and readily apparent manner. (Adopted 1/07)

- **Standard of Practice 12-10**

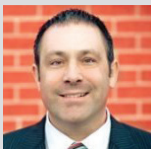
REALTORS®’ obligation to present a true picture in their advertising and representations to the public includes Internet content posted, and the URLs and domain names they use, and prohibits REALTORS® from: engaging in deceptive or unauthorized framing of real estate brokerage websites; manipulating (e.g., presenting content developed by others) listing and other content in any way that produces a deceptive or misleading result; deceptively using metatags, keywords or other devices/methods to direct, drive, or divert Internet traffic; or presenting content developed by others without either attribution or without permission, or to otherwise mislead consumers. (Adopted 1/07, Amended 1/13)

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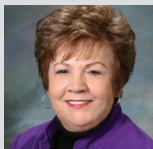
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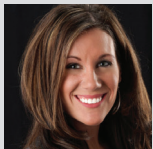
Bill Casey



Katie Clemenger



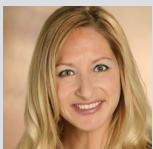
Mike Connell



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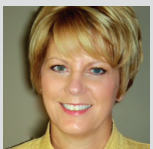
Mike McGlynn



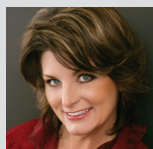
Sherri Montgomery



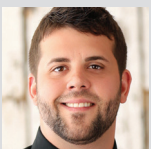
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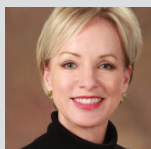
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Sheila Irish

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Shelli Klemke

Susan Clark

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Andrea Cavanaugh (3)

Deb Ellis (3)

Ian Ziegler (3)

Jennifer Chinn (3)

Shari Thomas (3)

Travis Thomas (3)

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Anne Putnam (2)

Casey Haflett (2)

Chuck Burney (2)

Debbie Boganowski (2)

Deborah Nelson (2)

Del Andresen (2)

Devon Stevens (2)

Jan Lasiter (2)

Jennifer Morgan (2)

Kathy Sledge (2)

Kim Stephens (2)

Matt Beers (2)

Meredith Klein (2)

Rosalie Gish (2)

Ryan Schwarz (2)

Sarah Guy (2)

Tammy Nicola (2)

Valerie Bokowski (2)

Tamara Adams

Tammy Murphy

Ted DiGiacomo

Therese Wehner

Tiffany Andersen

Tiffany Stanton

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Diversity Scholarship Recipient

Raquel Horton



The OABR Diversity Committee is working hard to heighten awareness and increase diversity in the real estate profession. They have the privilege to offer an Ethnic Minority Outreach Scholarship to qualified candidates and help mentor them during their classes, exams, and into their OABR membership.

The Committee has a vision of REALTORS® being the leaders in a culturally diverse real estate market. REALTORS® who are able to effectively reach out to all diverse groups in their community are not only positioned for success but can take pride in knowing that they have participated in the expansion of homeownership to all Americans.

The Diversity Committee would like to share with you a past winner who has made a commitment to be successful, Raquel Horton.

Where did you grow up?

I was born in South Omaha and my family lived on 13th street across from Rosenblatt Stadium. Great memories!

What Brokerage do you work for? Are you a member of any other organizations in your community?

The broker I work for is Berkshire Hathaway Home Services Ambassador Real Estate. I am not a member of any other organizations or networking groups currently, but there are several that I am considering joining.

What did you do before you became a REALTOR®?

For the past sixteen years before I became a REALTOR®,

I was employed at Metropolitan Utilities District as a Credit Services Clerk, which involved assisting customers in a face-to-face environment on a daily basis.

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

I passed my exam in November 2015 and became licensed January 1, 2016. Real estate has always been a strong interest of mine, even as a young girl I can remember having an appreciation of design and craftsmanship in homes. As I got older the desire to work in the Real Estate sector just continued to grow stronger until two years ago when I knew without any doubts this was what I wanted to do.

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

All of it! But truthfully, there are so many rewarding aspects of being a REALTOR®. From planning my own schedule, to the feeling of knowing you are truly helping people during one of the biggest decisions of their lives. Those two stand out the most.

What else would you like us to know about you?

Making the decision to jump into real estate full-time and leave my job of 16 years was the best decision I could have ever made. I have not had one moment of regret and plenty of days where I almost pinch myself just to remind me that I am now working in the career of my dreams. A huge, huge thank you to the OABR Diversity Committee for helping make that possible. This has truly been life-changing!

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Equal Opportunity Cultural Diversity Task Force
402-619-5558

Word Search: Win a \$50 Gift Certificate

OABR members locating all the words will be entered in a drawing to win a \$50 gift certificate to Focus Printing. Submit answers by July 20, to Donna Shipley at Donna@OmahaREALTORS.com, 402-619-5559 (fax), or mail to 11830 Nicholas St, Omaha, NE 68154. The winner will be published in the August FOCUS.

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FOOD
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HOT
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SAND
SANDALS
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SUMMER
SUNGLASSES
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TOWEL
WATER

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Laura Larsen

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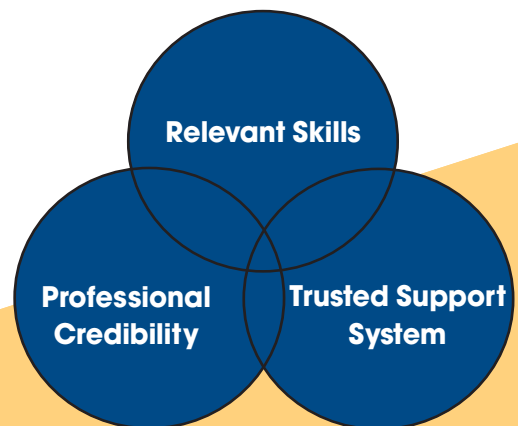
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Personals

CONGRATULATIONS to **Kathy Miller** of NP Dodge Real Estate on earning the SRES designation.

CONGRATULATIONS to **Ervin Youmans** of Nebraska Realty on earning the GRI designation.

CONGRATULATIONS to **Hike Real Estate** for receiving the Silver Arrow Award from the Bellevue Chamber of Commerce. The Silver Arrow Award is presented to a business in recognition of exceptional contributions to the economic growth of Bellevue.

CONGRATULATIONS to **Kylie Caniglia** of NP Dodge Real Estate and her husband, Joey on the birth of their son, Becket Dean Larsen born on May 19. Beckett is the grandson of **John and Cindy Caniglia** of NP Dodge Real Estate.

CONGRATULATIONS to **Doug Todd** of NP Dodge Real Estate and his wife, Katie on the birth of their daughter, Amelia Kay Todd born on May 16.

CONDOLENCES to the family and friends of **Harry Morris** of BHHS Ambassador Real Estate who recently passed away.

CONDOLENCES to **John Powley** of NP Dodge Real Estate and his wife, **Sarah** on the recent loss of her mother/his mother-in-law.

CONDOLENCES to **Kevin Kroeger** of Valuation Services and on the recent loss of his father, Bob Kroeger, a thirty year member of OABR.

CONGRATULATIONS to the following members for earning Emeritus status:

- **Charles Bode** - NP Dodge Real Estate
- **Gary Davis** - Five Star Real Estate
- **Lavina Goracke** - BHHS Ambassador Real Estate
- **Don Keeton** - RE/MAX The Producers
- **Brian Lens** - Brian R. Lens Appraiser
- **Jody Renner** - Fortune Real Estate
- **Mike Riedmann** - NP Dodge Real Estate
- **Walt Slobotski** - NP Dodge Real Estate
- **Joe Valenti** - CBSHOME 159 Dodge

Send us your news!

Donna Shipley

Donna@OmahaREALTORS.com
402-619-5551

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Lot	Style	Address	Price
3	Flat	Skyhawk Ave	\$44,000
4	Flat	Skyhawk Ave	\$44,000
5	Flat	Skyhawk Ave	\$44,000
6	Flat	Skyhawk Ave	\$44,000
7	Flat	Skyhawk Ave	\$44,000
8	Flat	Skyhawk Ave	\$44,000
9	Flat	Skyhawk Ave	\$44,000
10	Flat	Skyhawk Ave	\$44,000
11	Flat	Skyhawk Ave	\$44,000
12	Flat	Skyhawk Ave	\$44,000
13	Flat	Skyhawk Ave	\$44,000
14	Flat	Skyhawk Ave	\$44,000
15	Flat	Skyhawk Ave	\$44,000
16	Flat	Skyhawk Ave	\$44,000
17	Flat	Skyhawk Ave	\$44,000
18	Flat	Skyhawk Ave	\$43,000

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Lot	Style	Address	Price
158	Flat	11503 Read St	\$39,000

EAGLE HILLS VILLA LOTS

South of Cornhusker at Eagle Hills Drive ■ Papillion/LaVista Schools

Lot	Style	Address	Price
16 A&B	Flat	322-324 Inglewood Cir	\$75,000

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