

Bubble Soccer Bash raises funds for Home Buyer's Assistance Foundation



"I can confidently say we had no idea what we were getting ourselves into, but for the next week we couldn't stop talking about it!" says REALTOR® Brittney Kusmierski after playing in the first annual Bubble Soccer Bash.

On Thursday, September 8, teams of 5-10 players and spectators gathered at Crosskey Villages Park for a fun-filled evening. Proceeds from the event benefited the Nebraska REALTORS® Association's Home Buyers Assistance Foundation. A hamburger/hotdog meal was provided for \$5. The bubble soccer tournament was followed by a raffle and silent auction.

Congratulations to the first place champions representing CBSHOME: Nico Marasco, TJ O'Leary, Thomas O'Gorman, Jake Grimes, and Greg Haul.

More photos on Page 8.



UPCOMING EVENTS

Code of Ethics Training Course

Friday, October 7; 8:30 am - 12:00 pm
@ OABR Education Center

KIP: Lead Awareness in Omaha

Thursday, October 20; 10:00 am - 12:00 pm
@ OABR Education Center

Blue Jeans @ Bushwackers

Thursday, October 20; 6:00 pm - 9:00 pm
@ Bushwackers Saloon

RPAC Last Chance CE Day

Thursday, October 27; 8:00 am - 5:00 pm
@ DC Centre





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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

Happy Fall!

As we enter the last quarter of the year, I hope you are on track to meet or exceed all of your goals for 2016. I am a firm believer in life-long learning to help you achieve your full potential. In our industry, perpetual learning can definitely help take your career and business to the next level!

The month of October is filled with several exciting continuing education opportunities:

Women's Council of REALTORS®

Business Success Forum, Guest Speaker Krista Clark
Thursday, October 13
10:00 am - 2:00 am
Earn 3 hours of CE

Nebraska REALTORS® Association

CRS 200 Business Planning & Marketing
October 17 - 18
8:00 am - 5:00 pm
Earn 16 hours of CE

RPAC Last Chance CE Day

Thursday, October 27
"Go Forth and Sin No More"
9:00 am - 12:00 pm
"I Don't Give a Twit"
1:00 pm - 4:00 pm
Speaker: Trista Curzydlo

Every fall, on a National level, real estate professionals from across the U.S. and around the world come together for the annual REALTORS® Conference & Expo. This annual four-day event will be held November 4-7 at the Orange County Convention Center West in Orlando, FL and includes:

100 Education Sessions, featuring nationally recognized speakers, trainers, and industry experts, who discuss timely topics and critical issues of value to REALTORS®

Nearly 400 Industry Vendors, who present the latest innovative tools for real estate professionals

Unlimited Networking and referral-building opportunities, including special events, networking lounges, and the expo show floor

This year's theme is *"Educate. Innovate. Celebrate!"* and indeed, the event will help REALTORS® get educated on future market trends and provide them the chance to test out all the new innovations changing real estate, as well as celebrate the industry.

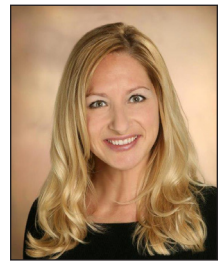
19,000 members and guests are expected to attend this year's event. Since 2008 REALTORS® Conference & Expo attendees reported making twice the average income from real estate as the typical NAR member!

For more information visit: <http://www.realtor.org/convention.nsf>

I hope you will invest in yourself and take advantage of some of these great learning opportunities!

Cheers to an awesome autumn season!

Monica



Monica Lang
2017 President



2016 LAST CHANCE CE

“Go Forth and Sin No More”

#0497R | 9:00 am - 12:00 pm

Designed to meet the **NAR Quadrennial Code of Ethics** training requirements this course is Ethics as only Trista can teach it. Examining how the NAR Code of Ethics intersects with state and federal law, this course provides a new perspective on the Code and risk management in the practice of real estate. Providing adequate time for class participation and discussion this course asks “what would you do?” and applies the answers to current case studies and examples.

“I Don’t Give a Twit”

Social Media Risk Management

#0938 | 1:00 pm - 4:00 pm

Are you in danger of being “dooood”? 90% of homebuyers used the internet in their home search, making the internet and social media an important part of your real estate practice. It is important to understand how the entities regulating the real estate industry view social media. This course examines potential violations of advertising rules, RESPA, the Fair Housing Act, intellectual property laws and anti-trust. Providing practitioners with the tools necessary to create and implement risk reduction techniques in their practices.



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.

Trista Curzydlo



With the knowledge you expect from an attorney and the sense of humor you wish your attorney had, Trista brings a fresh perspective to teaching continuing education classes for real estate licensees. Her career as an attorney both in the courtroom and the Statehouse provides her with a strong grasp on the “why” behind difficult legal topics while her experience as Government Affairs Director and Legal Counsel for a REALTORS® Association allows her to provide the “how” for risk management in a manner that everyone can grasp and enjoy.

CE Day
Thursday, October 27

DC Center
11830 Stonegate Circle
Omaha, NE

\$30 for one class
\$50 for both - Lunch Included!

All proceeds support **RPAC!**

Register online at **ims.oabr.com**. Type in your ID and password, click on “Education Calendar,” then on the specific event. *Payments must be made at time of reservation. 24 hours notice for refunds.*

Name _____ Company _____ License # _____

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Choose class: “Go Forth and Sin No More” (\$30) “I Don’t Give a Twit” (\$30) Both Classes (\$50)

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Registration Deadline: Friday, October 21

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131st Annual OABR Inaugural

The 131st Annual OABR Inaugural was held on Wednesday, August 24 at the Joslyn Art Museum.

The ceremony kicked-off the new leadership term for 2017 OABR President, Monica Lang, and 2017 OABR and MLS Officers and Directors. David Earl of KETV presided as Master of Ceremonies and Deda Myhre conducted the invocation and Pledge of Allegiance. Lisa Ritter, 2015 NRA President, and 2012 OABR President, officiated the installation of Officers and Directors.

The 2017 OABR Officers and Directors installed were Mark Leaders, President Elect; Doug Dohse, Secretary/Treasurer; Megan Bengtson, Nancy Bierman, Susan Clark, Herb Freeman, Lindsey Krenk, and Bill Swanson, Directors; Andy Alloway, Vince Leisey, Erin Trescott, and Darla Bengtson, Ex-Officio Directors.

The 2017 MLS Officers and Directors installed were Vince Leisey, Chair; Andy Alloway, Vice-Chair; Susan Clark, Secretary/Treasurer; Herb Freeman, Henry Kammandel, Monica Lang, Shawn Maloy, and Gregg Mitchell, Directors.

SPECIAL AWARDS: The 2016 REALTOR®-of-the-Year Award went to Deda Myhre; Erin Trescott received the 2016 Outstanding Affiliate Award. Trudy Meyer was the recipient of the 2016 Outstanding OABR Service Award. Andy Alloway was recognized for his outstanding service to the Nebraska REALTORS® Association.

A special thank you was given to 2016 President, Andy Alloway, for his hard work and dedication to the Board. It has been a great year!

We look forward to the 2017 elective year with 2017 President of the Omaha Area Board of REALTORS®, Monica Lang.



Monica Lang is installed as 2017 OABR President.



Monica Lang and family.



Lisa Ritter installs the 2017 OABR Officer and Directors.



Deda Myhre receives the 2016 REALTOR®- of-the-Year award from David Matney, 2014 award winner.



Monica Lang recognizes Andy Alloway with the 2016 Distinguished Service to NRA award.



Trudy Meyer earns the 2016 Outstanding OABR Service Award, presented by 2015 recipient, Susan Clark.



David Earl of KETV presides as the Master of Ceremonies for the evening's festivities.



2016 Present Andy Alloway gives his farwell remarks and reflects back on the 2016 year.



Erin Trescott receives the 2016 Outstanding Affiliate Award, from 2015 recipient, Deb Martin.

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

AFFILIATE MEMBERS ATTENDING THE AUGUST 2016 MEETING:

Erin Trescott (President) – Pulaski Bank Home Lending
 Lisa Powell (Vice President) - Farmers Ins/Powell Ins
 Laura Longo (Secretary) – Centris Federal Credit Union
 Brenda Stuart (Treasurer) – ServiceOne Inc
 Jerad Berry – Centris Federal Credit Union
 Jessica Blake – Security National Bank
 Lori Bonnstetter – 2-10 Home Buyers Warranty
 Lou Bozak – Paul Davis Restoration
 Jeff Bybee – CKB Custom Creations
 Kayla Cunningham – JH Willy
 Mindy Curington – Central National Bank
 Theresa Dein – Franklin American Mortgage Co
 Joe Dobrovolny – Equitable Bank
 Melanie Doeschot – Ambassador Title Services
 Amy Dritley – People Mortgage Company
 Gabe Kopun – Metro Credit Union Mortgage
 PK Kopun – Centris Federal Credit Union
 Laura Longo – Centris Federal Credit Union
 Deb Martin – Great Western Bank
 Jen Molina – My Insurance LLC
 Sue Owen – TitleCore National
 Brent Rasmussen – Mortgage Specialists LLC
 Kayla Shafer – Home Warranty of America
 Mary Sladek – My Insurance LLC
 Ruth Smith – Norms Door Service
 Matt Thiel – DRI Title & Escrow
 Christina Undem – Radon Pros LLC
 Bridget Vacha – Home Standards Inspection Service
 Wendy Walker – Nebraska Title Company
 Dani Zeigler – My Insurance LLC

UPCOMING MEETINGS:

Tuesday, October 18 - 9:00 a.m.
 Tuesday, November 15 – 9:00 a.m.
 Tuesday, December 20 - 9:00 a.m.

Bubble Soccer Bash





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New Home Consultant

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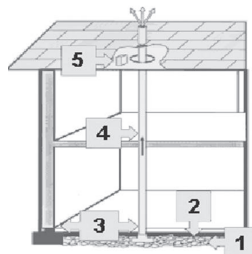
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100% RPAC Participation: **Celebrity Homes**

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

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Gehrki, Joe
Jennings, Karen
Lang, Monica
Leisey, Vinc
Marasco, Ralph
Meyer, Trudy
Myhre, Deda
Rasmussen, Matt
Rauth, Susan
Riedmann, Michael
Ritter, Dennis
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Rotthaus, Doug
Vogt, Scott
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GOVERNOR'S CLUB (\$500+)

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May, Angela
Neilan, Perre

\$1 - A - DAY CLUB (\$365)

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Lichter, Patrick
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\$100,000

12-31-16

\$96,651

9-26-16

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SENATOR'S CLUB (\$150+)

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Sherman, Julie, United Distributors Inc

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Smith, Ruth, Norms Door Service

50 CLUB (\$50+)

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Bartlett, Rachele – Nebraska Realty – Burt
Beckman, Kenneth – BHHS Ambassador Real Estate – Village Pointe
Bouge, Terry – BHHS Ambassador Real Estate – Village Pointe
Bridges, Michael – Nebraska Realty – Burt
Carroll, Vincent – Nebraska Realty – Burt
Cushine, Alan – Nebraska Realty – Burt
Dantzler, Shannel – Nebraska Realty – Burt
Downing, Deborah – BHHS Ambassador Real Estate – Village Pointe
Evans, Kenneth – Keller Williams Greater Omaha – 119 #1
Fleming, Colette – Nebraska Realty – Burt
Fries, Dana – CBSHOME Real Estate – Papillion
Gehrki, Karen – CBSHOME Real Estate – 159 Dodge #200
Gilbreath, Hollis – NP Dodge Real Estate Sales Inc – 148 Dodge
Hallgren, Andrea – NP Dodge Real Estate Sales Inc – 204 Dodge
Kawacz, Linda – NP Dodge Real Estate Sales Inc – 204 Dodge
Kosmicki, Antoinette – GTR Sales
Leach, Christopher – BHHS Ambassador Real Estate – Village Pointe
Loges, Mickey – NP Dodge Real Estate Sales Inc – Sarpy
Mahoney, Melinda – BHHS Ambassador Real Estate – Village Pointe
Marasco, Nico – CBSHOME Real Estate – 159 Dodge #200
Martz, John – Hike Real Estate PC – Weeping Water
McDowell, Brittany – CBSHOME Real Estate – 159 Dodge #200
McKenzie, Kaylie – BHHS Ambassador Real Estate – Village Pointe
Muckey-Shirk, Jeremy – CBSHOME Real Estate – 159 Dodge #200
Nelson, Carole – NP Dodge Real Estate Sales Inc – 148 Dodge
Perchal, April – BHHS Ambassador Real Estate – Village Pointe
Platisha, Taylor – Redfin Corporation
Reinhart, Jalayna – NP Dodge Real Estate Sales Inc – 204 Dodge
Royuk, Joanne – CBSHOME Real Estate – 159 Dodge #200
Stokes, Jeffrey – NP Dodge Real Estate Sales Inc – 204 Dodge
Suedmeier, Victoria – Keller Williams Greater Omaha – 119 #1
Weaver, Christina – Keller Williams Greater Omaha – 119 #1
Wise, Alexander – PJ Morgan Real Estate

NEW AFFILIATES

Duran, James – KreativElement
Franck, Anthony – Integrity Termite
May, Sarah – SAC Federal Credit Union
Norquest, LeAnna – AmeriSpec Home Inspection Serv
Walker, Levi – Skyline Home Loans

REALTOR® CANDIDATES

Amanda Aufenkamp – Nebraska Realty – Burt
Beatus, Brian – Rainbow Realty
Case, Bambi – Nebraska Realty – Burt
Cheek, Bobbi – Better Homes and Gardens RE – Underwood
Eadie, Chadwick – CBSHOME Real Estate – 159 Dodge #200
Elftmann, Karen – Nebraska Realty – Burt
Ellis, Scott – NP Dodge Real Estate Sales Inc – 148 Dodge
English, Shawn – NP Dodge Real Estate Sales Inc – 204 Dodge
Gell, Lisa – CBSHOME Real Estate – 159 Dodge #200
Haase, Wanda – Hike Real Estate PC – Fairbury
Healy, Patti – NP Dodge Real Estate Sales Inc – 148 Dodge
Heavrin, Mary Beth – CBSHOME Real Estate – 159 Dodge #200
Hellerich, Kim – Nebraska Realty – Burt
Hendry, Carol – CBSHOME Real Estate – 159 Dodge #200
Holcomb, David – NP Dodge Real Estate Sales Inc – 204 Dodge
Hurley III, Joseph – NP Dodge Real Estate Sales Inc – 148 Dodge
Kohl, Sara – BHHS Ambassador Real Estate – Village Pointe
Kozycz, Andrew – Better Homes and Gardens RE – Underwood
Labeled, Rachel – Nebraska Realty – Burt

Lowens, Katherine – Realcorp
Petersen, Jeffrey – NP Dodge Real Estate Sales Inc – 148 Dodge
Roberts, Dylan – Nebraska Realty – Burt
Roy, Michelle – BHHS Ambassador Real Estate – Village Pointe
Schroder, Debbie – RE/MAX Professionals
Simmonds, Amanda – BHHS Ambassador Real Estate – Village Pointe
Thiessen, Adam – Keller Williams Greater Omaha – 119 #1
Vaughn, Barry – Nebraska Realty – Burt
Walker, Chad – GreenSlate Management LLC
Waller, Sarah – Nebraska Realty – Burt
Walsh, Patrick – CBSHOME Real Estate – 159 Dodge #200

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Cullin, Shane – First American Title
Herold, Andy – Mutual of Omaha Mortgage
Himberger, Jason – Smart Tour Media
Johann, Fry – Advantage Pest Solutions
Jones, Patrick – Hand Electric LLC
Koel, James – Signature Property Inspections LLC
Luhr, Kathy – First American Title
Rosenbohm, Jeff – Pratt Pest Control Inc
Schmitt, Nick – Midwest Title

MEMBER TRANSFERS

Bettin, Barbara from NP Dodge Real Estate Sales Inc – 204 Dodge to CBSHOME Real Estate – 159 Dodge #200
Borer, Tony from BHHS Ambassador Real Estate – Village Pointe to NP Dodge Real Estate Sales Inc – 35 Dodge
Contreras, Veronica from BHHS Ambassador Real Estate – Village Pointe to Nebraska Realty – Burt
den Hoed, Danielle from CBSHOME Real Estate – Papillion to Nebraska Realty – Burt
Dethlefs, Nickolas from Hike Real Estate PC – Bellevue to TNT Realty Inc
Fleissner, Randall from Keller Williams Greater Omaha – 119 #1 to BHHS Ambassador Real Estate – Village Pointe
Fonda, Jerrie from BHHS Ambassador Real Estate – Village Pointe to Sandi Downing Real Estate
Ginter, Jennifer from Hike Real Estate PC – Bellevue to Keller Williams Greater Omaha – 119 #1
Gregath, Kristy from NP Dodge Land Development to NP Dodge Real Estate Sales Inc – California #300
Grummons, Christopher from BHHS Ambassador Real Estate – Village Pointe to Keller Williams Greater Omaha – 119 #1
Howell, Kristy from BHHS Ambassador Real Estate – Village Pointe #201 to Better Homes and Gardens RE – Underwood #201
Kozycz, Paulina from DVG Realty LLC to Better Homes and Gardens RE – Underwood
Miller, Aaron from NP Dodge Real Estate Sales Inc – 108 Dodge to NP Dodge Real Estate Sales Inc – 148 Dodge
Renner, Mark from NP Dodge Real Estate Sales Inc – 148 Dodge to BHHS Ambassador Real Estate – Village Pointe
Sleddens, Jill from NP Dodge Real Estate Sales Inc – 108 Dodge to Better Homes and Gardens RE – Underwood
Thompson, Sondra from CBSHOME Real Estate – 159 Dodge #200 to NP Dodge Real Estate Sales Inc – Blair
Voycheske, Christina from BHHS Ambassador Real Estate – Village Pointe to Better Homes and Gardens RE – Underwood
Williams, Justin from Keller Williams Greater Omaha – 119 #1 to NP Dodge Real Estate Sales Inc – Co Bluffs
Yrkoski, Calissa from Keller Williams Greater Omaha – 119 #1 to BHHS Ambassador Real Estate – Village Pointe
Zach, Emily from Access Bank to Peoples Mortgage Company

REACTIVATED MEMBERS

Allen, Gloria – NP Dodge Real Estate Sales Inc – 35 Dodge
 Cerny, Michael – United Country Land Home & Auction
 Cieslik, Margaret – Keller Williams Greater Omaha – 119 #1
 McGill, Kelly – Nebraska Realty - Burt

RESIGNATIONS

Ahmann, Carol – NP Dodge Real Estate Sales Inc – WA Cty
 Baker, Allura – BHHS Ambassador Real Estate – Village Pointe
 Barrett, Gregory – Pro Line Real Estate
 Belgrade, Rebecca – Hike Real Estate PC – Bellevue
 Bolduc, Holly – BHHS Ambassador Real Estate – Village Pointe
 Bruhn, Robert – BHHS Ambassador Real Estate – Village Pointe
 Casey, Cherie – Home Buyers Protection
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 Dantzer, Denise – Nebraska Realty – Burt
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 Elkjer, Bradley – CBSHOME Real Estate – Papillion
 Epperson, Lisa – CENTURY 21 Century Real Estate
 Ferrante, Shelly – CBSHOME Real Estate – Papillion
 Filippi, Amanda – Flip Marketing
 Fink-Arney, Joan – Nebraska Realty – Burt
 Gadberry, Lindsey – CBSHOME Real Estate – Papillion
 Gilbreath, Hollis – NP Dodge Real Estate Sales Inc – 148 Dodge
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 Mayorga, Julio – RE/MAX Professionals
 McCann, Beverly – Nebraska Realty – Burt
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 McGuire, Dennis – CBSHOME Real Estate – 159 Dodge #200
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 Oerman, Kelli – NP Dodge Real Estate Sales Inc – Sarpy
 Olson, Nicholas – NP Dodge Real Estate Sales Inc – 148 Dodge
 Packett, Elizabeth – CENTURY 21 Century Real Estate
 Parrish, Valerie – PJ Morgan Real Estate
 Petersen, Laura – Nebraska Realty – Burt
 Roach, Patrick – Southwestern Real Estate Inc
 Rowe, Gloria – Nebraska Realty – Burt
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 Savery, Mindy – BHHS Ambassador Real Estate – Village Pointe
 Scott, Lynette – BHHS Ambassador Real Estate – Village Pointe
 Sinnott, Thomas – Home Standards Inspection Serv
 Sparks, Cynthia – CBSHOME Real Estate – 159 Dodge #200
 Steinbock, Joseph – Keller Williams Greater Omaha – 119 #1
 Stenger, Delores – BHHS Ambassador Real Estate – Village Pointe
 Stenger, Glenn – BHHS Ambassador Real Estate – Village Pointe
 Suarez, John – Nebraska Realty – Burt
 Svoboda, Kathleen – Nebraska Realty – Burt
 Temme III, Joseph – CBSHOME Real Estate – 159 Dodge #200
 Svoboda, Kathleen – Nebraska Realty – Burt
 Temme III, Joseph – CBSHOME Real Estate – 159 Dodge #200
 Terry, Robyn – CBSHOME Real Estate – 159 Dodge #200
 Thompson, Lyn – CBSHOME Real Estate – 159 Dodge #200

REALTOR® FOCUS

MEMBERSHIP STATISTICS

OABR

	Aug 2016	Aug 2015
Designated REALTOR®	197	197
Des. REALTOR® - Secondary	2	1
REALTOR®	2329	2213
REALTOR® - Secondary	11	7
Emeritus	49	41
TOTAL	2588	2459

Institute Affiliate	64	59
Affiliate	409	351
Public Service	7	5
TOTAL	3342	3129

	Aug 2016	YTD
New REALTOR® Members	39	299
Reinstated REALTOR® Members	4	40
Resignations	69	207

GPRMLS

	Aug 2016	Aug 2015
Participants (OABR)	191	190
Participants (MLS only)	63	65
Subscribers (OABR)	2340	2213
Subscribers (MLS only)	211	193
Exempt	29	32
TOTAL	2834	2690

Tierney, Jaimie – BHHS Ambassador Real Estate – Village Pointe
 Von Gillern, Mary – BHHS Ambassador Real Estate – Village Pointe
 Wehling, Anastasia – NP Dodge Real Estate Sales Inc – 148 Dodge
 Weis, Galen – Nebraska Realty – Burt
 White, Vicky – BHHS Ambassador Real Estate – Village Pointe
 Williams, Robin – Arbor Bank
 Wolf, Dexter – Wolf Professional PC
 Wolf, Patricia – Wolf Professional PC
 Wolf, Scott – Wolf Professional PC
 Woodworth, Ronald – NP Dodge Real Estate Sales Inc – 108 Dodge
 Wunschel, Daniel – CBSHOME Real Estate – 159 Dodge #200

COMPANY UPDATES

Bliss Promotions – 15933 Nottingham Dr, Omaha, NE, 68118
 First National Bank – 8418 Frederick St – Omaha, NE, 68124
 Phone: 402-602-2803
 HomeTeam Inspection Service – (formerly HomeBiz Inspection Team)
 Moore Appraisal Education LLC – 3460 S 17th St, Lincoln, NE, 68502
 Omaha Buyers Broker LLC – 13750 Millard Ave Ste 200, Omaha, NE, 68137

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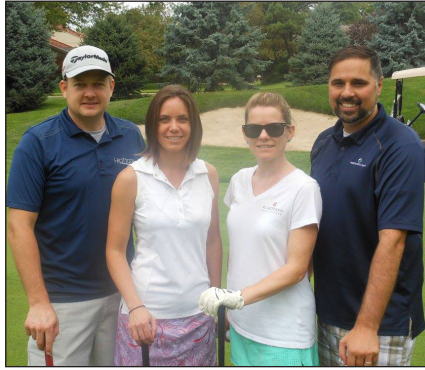
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 Monica Gartner – Nebraska Land Title & Abstract
 Erin Moran – Home Buyers Protection

OABR Golf Outing

The 2016 OABR Golf Outing was held at the Oaks Hills Country Club on Monday, August 29. OABR members who attended enjoyed a round of golf, beautiful weather, networking, lunch, and a reception to follow, complete with appetizers and prizes!



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MOBA events continue to promote new home building and home sales.

The Street of Dreams which showcased high end homes at Bluewater in Valley saw thousands of potential homebuyers in attendance. Each home was built, decorated and landscaped exclusively by MOBA member firms.

THANK YOU to the 2016 Street of Dreams Builders:

G Lee Homes, Grace Custom Homes, Jordan Michael Signature Homes, Landmark Performance Homes, Luxe Collective, Majestic Homes and Platinum Builders.

Up next is the **2016 Fall Parade of Homes Oct 08-09 & 12-16**. Don't miss out on this city wide home touring event. It's FREE to the public!

The Metro Omaha Builders Association provides a place for 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.

MOBAcalendar

Metro Omaha Builders Association

OTHER UPCOMING EVENTS

Oct 06, 2016 Contract License CEU Class and Builder Appreciation Event at MOBA 4:00pm

Oct 08-09 & 12-16 Fall Parade of Homes

Oct 20, 2016 MOBA Professional Womens Council meeting at MOBA 4:00pm

Oct 25, 2016 MOBA Membership Luncheon at Anthony's 72nd & F 11:30am

Details on these events and more....

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Q&A

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By Patrick Casey, President
The Home Buyers Protection Company
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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: The home we are considering purchasing is on a lot with many mature trees. We are concerned about tree roots damaging our sewer line. Does your home inspection inspect sewer lines?

Answer: You are correct to be concerned about tree roots damaging your sewer line. This is a fairly common occurrence with older homes located on lots with mature trees. A typical home inspection will check the interior plumbing in your home including the drainage of the plumbing system. The inspection does not include an evaluation of the underground sewer line.

Although the plumbing system may be draining properly during the inspection, there still could be problems with the sewer line. We offer, and recommend, a sewer camera inspection especially for homes on treed lots. This inspection includes placing a video camera inside the sewer line and running it through the pipe. This inspection will be able to determine if there is any damage to the pipe including tree root damage. You will receive a copy of the video verifying the condition of the pipe.

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

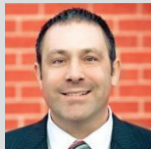


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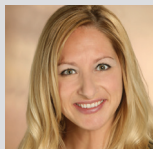
Mike Connell



Ericka Heidvogel



Don Igo



Monica Lang



David Lee



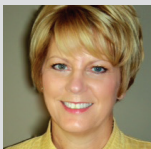
Luke Lofgren



Mike McGlynn



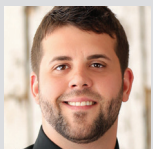
Sherri Montgomery



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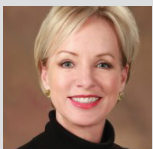
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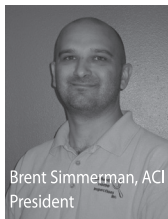
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The Insurability of Roofs

By Tim Krof

Home Standards Inspection Services

Just recently, I had a situation arise from an inspection I completed a few weeks ago. The house was located in Millard and the entire neighborhood was hit by the 2013 hail storm.

As I looked up and down the streets, I could see new roofs on all the houses, except this one. The roof was over 10 years old and did show some signs of possible storm damage, so I called it out to be evaluated by roofer or adjuster. The seller did have the roof looked at by an insurance adjuster, who found no significant damage present and therefore, did not file a claim.

The buyer's insurance company said they would not insure the roof because the entire neighborhood was hit by hail and that the roof should have been replaced. The seller did not replace the roof and the buyer walked away from the deal.

I later found out that this was the 2nd buyer for this particular home that had walked away from the deal due to their insurance company refusing to insure this roof.

Unfortunately, this was also the second time I have run into this situation in the past few years. I'm not sure why one insurance company finds no damage and provides no repair, but another insurance company says if no repair, then no insurance. In any case, we cannot guarantee the insurability of roofs, and have no way of knowing how an individual insurance company will rate the damage. As a home inspector, what we can do is call out possible damage and recommend further evaluation.

In summation, when purchasing a new home, you want to make sure there are no major structural defects that will end up being a large out of pocket expense – such as roof or foundation replacement/repairs.



Past damage to shingles can become an issue when a seller does not have the roof inspected by their insurance company after a major hail storm. Some owners think that there was not enough hail to cause any damage, or that there was no hail in their neighborhood. In either case, the insurance company does not charge a fee to come out and inspect for storm damage, so if there is any chance that hail damage might have occurred, the homeowner should always make a call to the insurance adjuster.



Tim Krof
Inspector



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Code of Ethics: Article 17

ARTICLE 17

In the event of contractual disputes or specific non-contractual disputes as defined in Standard of Practice 17-4 between REALTORS® (principals) associated with different firms, arising out of their relationship as REALTORS®, the REALTORS® shall mediate the dispute if the Board requires its members to mediate. If the dispute is not resolved through mediation, or if mediation is not required, REALTORS® shall submit the dispute to arbitration in accordance with the policies of their Board rather than litigate the matter.

In the event clients of REALTORS® wish to mediate or arbitrate contractual disputes arising out of real estate transactions, REALTORS® shall mediate or arbitrate those disputes in accordance with the policies of the Board, provided the clients agree to be bound by any resulting agreement or award.

The obligation to participate in mediation or arbitration contemplated by this Article includes the obligation of REALTORS® (principals) to cause their firms to mediate or arbitrate and be bound by any resulting agreement or award. (Amended 1/12)

• **Standard of Practice 17-1**

The filing of litigation and refusal to withdraw from it by REALTORS® in an arbitrable matter constitutes a refusal to arbitrate. (Adopted 2/86)

• **Standard of Practice 17-2**

Article 17 does not require REALTORS® to mediate in those circumstances when all parties to the dispute advise the Board in writing that they choose not to mediate through the Board's facilities. The fact that all parties decline to participate in mediation does not relieve REALTORS® of the duty to arbitrate.

Article 17 does not require REALTORS® to arbitrate in those circumstances when all parties to the dispute advise the Board in writing that they choose not to arbitrate before the Board. (Amended 1/12)

• **Standard of Practice 17-3**

REALTORS®, when acting solely as principals in a real estate transaction, are not obligated to arbitrate disputes with other REALTORS® absent a specific written agreement to the contrary. (Adopted 1/96)

• **Standard of Practice 17-4**

Specific non-contractual disputes that are subject to arbitration pursuant to Article 17 are:

1. Where a listing broker has compensated a cooperating broker and another cooperating broker subsequently claims to be the procuring cause of the sale or lease. In such cases the complainant may name the first cooperating broker as respondent and arbitration may proceed without the listing broker being named as a respondent. When arbitration occurs between two (or more) cooperating brokers and where the listing broker is not a party, the amount in dispute and the amount of any potential resulting award is limited to the amount paid to the respondent by the listing broker and any amount credited or paid to a party to the transaction at the direction of the respondent. Alternatively, if the complaint is brought against the listing broker, the listing broker may name the first cooperating broker as a third-party respondent. In either instance the decision of the hearing panel as to procuring cause shall be conclusive with respect to all current or subsequent claims of the parties for compensation arising out of the underlying cooperative transaction. (Adopted 1/97, Amended 1/07)

2. Where a buyer or tenant representative is compensated by the seller or landlord, and not by the listing broker, and the listing broker, as a result, reduces the commission owed by the seller or landlord and, subsequent to such actions, another cooperating broker claims to be the procuring cause of sale or lease. In such cases the complainant may name the first cooperating broker as respondent and arbitration may proceed without the listing broker being named as a respondent. When arbitration occurs between two (or more) cooperating brokers and where the listing broker is not a party, the amount in dispute and the amount of any potential resulting award is limited to the amount paid to the respondent by the seller or landlord and any amount credited or paid to a party to the transaction at the direction of the respondent. Alternatively, if the complaint is brought against the listing broker, the listing broker may name the first cooperating broker as a third-party respondent. In either instance the decision of the hearing panel as to procuring cause shall be conclusive with respect to all current or subsequent claims of the parties for compensation arising out of the underlying cooperative transaction. (Adopted 1/97, Amended 1/07)

3. Where a buyer or tenant representative is compensated by the buyer or tenant and, as a result, the listing broker reduces the commission owed by the seller or landlord and, subsequent to such actions, another cooperating broker claims to be the procuring cause of sale or lease.

In such cases the complainant may name the first cooperating broker as respondent and arbitration may proceed without the listing broker being named as a respondent. Alternatively, if the complaint is brought against the listing broker, the listing broker may name the first cooperating broker as a third-party respondent. In either instance the decision of the hearing panel as to procuring cause shall be conclusive with respect to all current or subsequent claims of the parties for compensation arising out of the underlying cooperative transaction. (Adopted 1/97)

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)

5. Where a buyer or tenant representative is compensated by the seller or landlord, and not by the listing broker, and the listing broker, as a result, reduces the commission owed by the seller or landlord and, subsequent to such actions, claims to be the procuring cause of sale or lease. In such cases arbitration shall be between the listing broker and the buyer or tenant representative and the amount in dispute is limited to the amount of the reduction of commission to which the listing broker agreed. (Adopted 1/05)

• **Standard of Practice 17-5**

The obligation to arbitrate established in Article 17 includes disputes between REALTORS® (principals) in different states in instances where, absent an established inter-association arbitration agreement, the REALTOR® (principal) requesting arbitration agrees to submit to the jurisdiction of, travel to, participate in, and be bound by any resulting award rendered in arbitration conducted by the respondent(s) REALTOR®'s association, in instances where the respondent(s) REALTOR®'s association determines that an arbitrable issue exists. (Adopted 1/07)

CODE OF ETHICS TRAINING REQUIREMENT

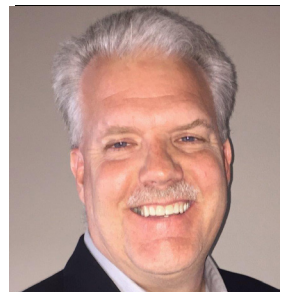


REALTORS® are required to complete ethics training of no less than 2 hours, 30 minutes of instructional time within four-year cycles. The training must meet specific learning objectives and criteria established by the National Association of REALTORS®.

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

Training may be completed through the Omaha Area Board of REALTORS® or through another method, such as home study, correspondence, classroom courses, or online courses.

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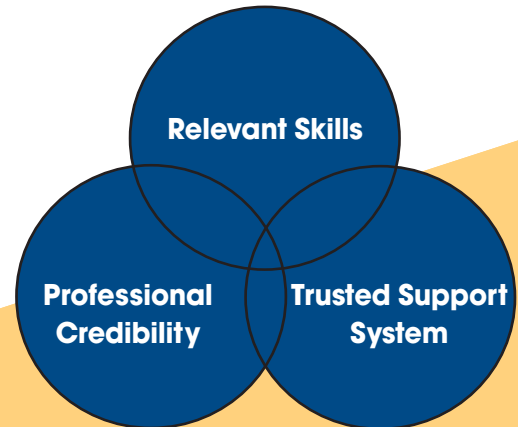
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Word Search: Win a \$50 Gift Certificate

OABR members locating all the words will be entered in a drawing to win a \$50 gift certificate to Focus Printing. Submit answers by October 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 November FOCUS.

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CHESTNUTS
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FARMING
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HARVEST
HAYSTACK
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CONDONENCES to **John and Amanda Clark** of WHY USA Independent Brokers Realty on the recent loss of his wife/her mother.

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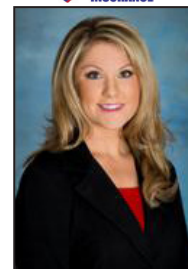
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Somerset has a beautiful neighborhood park. It is situated in northwest Omaha close to Lake Cunningham, 90th & Blair High Road shopping and Interstate 680.

Lots are non-builder attached and are priced at just \$34,000! Home prices average around \$150,000, making this one of Omaha's more affordable neighborhoods. Take a drive through the neighborhood and see for yourself. From Sorenson Parkway go north approximately 14 blocks on 78th Street to Sheffield Street.



Get in on the action. **It's your call.** Make it today to

Walt at 402.709.1244

Wslobotski@npdodge.com

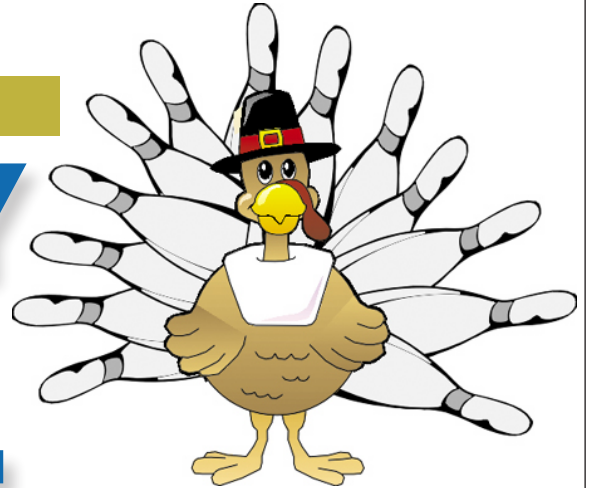




AFFILIATES
a council of the
Omaha Area Board of REALTORS®

Attention REALTORS® & Affiliates ONLY

2016 TURKEY BOWL & TOYS FOR TOTS



- **Wednesday, Nov. 9**
- **Check-in:** 11:00 am
- **Bowling:** 12:00 pm
- **The MARK**
- **20902 Cumberland Dr.**
- **Elkhorn, NE 68022**
- **\$25/Person**
(Includes lunch buffet and 2 games with shoes)
- **\$20** Spectator and/or lunch only

Bring *new, unwrapped toys* or *cash donations* for **Toys for Tots**

Bowl 3 strikes in a row, you'll be entered to win a *free turkey!*

Join us after bowling for **Awards & Networking!**

Register early before lanes fill up! *40 lanes available.*
(Each bowler's name will be pre-entered based on registration.)

This event is for **REALTOR® & Affiliate members only!**

Team of 8: Bowling at The MARK Bowling & Entertainment

Name _____	Company _____
Name _____	Company _____
Name _____	Company _____
Name _____	Company _____
Name _____	Company _____
Name _____	Company _____
Name _____	Company _____
Name _____	Company _____
Team Captain's Email _____ Phone _____	

☐ Spectator and/or Lunch Only (\$20.00)

☐ Check payable to: OABR Affiliates, 11830 Nicholas St, Omaha, N3 68154, ATTN: Lisa

☐ Credit Card - VISA, MC, DISC, AmX _____ - _____ - _____ Exp. _____

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