

REVIEW

Omaha Area Board of REALTORS®



JUNE

TUE

02

NEW REALTOR® ORIENTATION

9:00AM - 12:30PM

Kickstart your real estate journey at our New REALTOR® Orientation, where you'll gain the tools, knowledge, and connections to build a successful career from day one!

TUE

02

FINANCING THE SALE SHOW ME THE MONEY

6:00PM - 9:00PM

The agent will be able to assist their client on the different financial options that are available so the client can make a sound financial decision based on their individual financial needs.

MON

08

RECHARGE (SERIES 3)

8:00AM - 5:00PM

Get ready to REcharge in 2026! The premier event returns revamped as an exciting three-part series in a new location, with fresh dates and a powerhouse lineup of keynote speakers.

WED

10

BOWLS OF HOPE FOOD TRUCK

8:30AM - 11:00AM

To wrap up the drive, we are hosting a Welcome to Summer Heartland Hope Mission Event on June 10 in the OABR parking lot. Everyone is welcome to attend!



SCAN TO VIEW
THE OABR
CALENDAR

A MESSAGE FROM THE PRESIDENT

FROM THE PRESIDENT'S DESK

Hello OABR Members,

Yesterday was one of those days that really makes you stop and think about life — and how you are living it. As I sat down to write this month's letter, that feeling was still heavy on my heart. It also happens to be June, the month we celebrate Father's Day.

Years before my dad passed away, he went in for what was supposed to be a routine surgery that didn't go as planned. One evening as I sat with him in the hospital, he looked at me and said something I will never forget: "I'm glad you're here because I'm not sure I'm going to make it."

Thankfully, he recovered. But that night we talked about life, family, successes, regrets, and everything in between. During that conversation, he shared one of his biggest regrets: "I regret working so much and not spending more time with my family." I never felt like this. I thought my dad was always there for me. I can't even remember an event or a ball game he wasn't at.

As REALTORS®, many of us live with the fear that if we take a day off, miss a call, or unplug for a vacation, we might miss the next commission check. Recently, I attended the funeral of a good man — a husband, father, grandfather, home builder, and REALTOR®. As I listened to his family speak, not one person mentioned the homes he sold or the money he made.

They talked about the time they spent together.

Sometimes in this business, we become so focused on the next deal that we risk missing the moments that matter most. The commission check will eventually be spent and forgotten. The memories with the people you love will not.

Happy Father's Day, Dad.

BRAD FRICKE,
2026 OABR President



REVIEW

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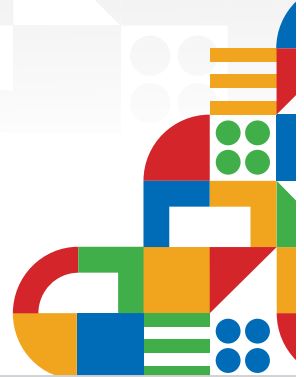
Jaycee Miller

THUR

06

AUG

OABR ANNUAL MEETING & Free Breakfast



📍 THE RELEVANT CENTER

🕒 9:00 AM - 11:00 AM

Register at omaharealtors.com/growth_in_the_city

MON

17

AUG

SRS

SELLER REPRESENTATIVE SPECIALIST
CERTIFICATION



📍 OABR EDUCATION CENTER

🕒 9:00 AM - 4:00 PM

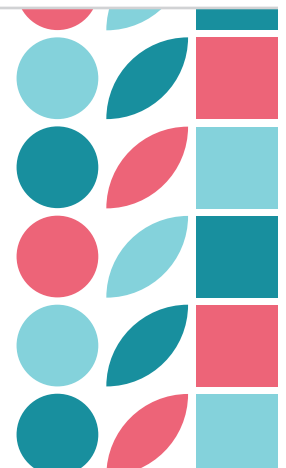
Register at omaharealtors.com/srs-certification

FRI

18

SEP

e-PRO CERTIFICATION



📍 OABR EDUCATION CENTER

🕒 9:00 AM - 4:00 PM

Register at omaharealtors.com/epro-certification

GREEN BOOK EXHIBIT SHEDS LIGHT ON AMERICA'S PAST

Written by **Melissa McElroy**

Embarking on a journey in the Jim Crow era was not a leisurely pursuit for black travelers.

Jim Crow laws were state and local statutes enacted in the eleven southern Confederate states, and the border states of Missouri, Kentucky, Maryland, Delaware, and West Virginia. Many Northern and Western states also had limited segregation laws and other forms of racial discrimination in housing, schools, employment, and public accommodations that were customary, including sundown ordinances and restrictive covenants.

The automobile gave Americans the freedom to travel; however, before the Civil Rights Act, travel was fraught with rampant racism, open hostility, and potentially life-threatening situations as people of color navigated a segregated country. The Negro Motorist Green Book Exhibit at the Durham Museum was a remarkable showcase of the daily realities for black travelers.

In commemorating Fair Housing Month, the Omaha Area Board of REALTORS® Professional Development Committee invited all OABR members to attend the Green Book exhibit in April to better understand the history of segregation and to remind us why the Fair

Housing Act is essential for all Americans to have equal opportunities for homeownership.

Angel Starks, a member of the OABR Board of Directors, helped organize the event. She said, "People think of the historical viewpoint, as though it's not a real-life experience for people today. It is important to remember and acknowledge the past, so we do not repeat it."

"The Green Book exhibit showed the lack of power of choice at that time for black people. It is important to inform and educate people about it. It is our duty as REALTORS® to uphold rights."

Before there were legal protections for protected classes, African Americans had to navigate America's roadways with resilience and ingenuity. The Green Book encapsulated that spirit of innovation. Published from 1936 to 1967, the publication listed which businesses welcomed black travelers. Their safety and lives depended on that information during times of racial segregation.

Victor Green, a black postal worker from Harlem, recognized the dangers faced by black travelers and published The Negro Motorist Green Book in 1936, listing restaurants and hotels that accepted black customers. It was compiled from information gathered by black postal workers across the country and updated annually.

After he died in 1960, his wife Alma Green continued to publish The Green Book. In later editions, it embraced the Civil Rights movement. The Civil Rights Act made racial segregation unlawful in 1964. The final edition of the book was published in 1967. The Fair

Housing Act was passed in 1968.

Professional Development Chair Nicole Riddle said, “As real estate professionals, we don’t just work in the present—we operate within systems shaped by the past. Understanding the history of civil rights, including tools like the Green Book and the impact of redlining, gives important context to why Fair Housing laws exist and why they still matter today. Events like the exhibit at The Durham Museum create a powerful opportunity for our members to connect history to their daily work and better serve their clients and communities.”

She added, “I’ll be honest, Fair Housing education hits differently when you actually understand the history behind it. As REALTORS®, we’re not just checking a box, we’re stepping into a responsibility that’s been shaped by very real experiences and very real inequities.”

Riddle said, “Experiencing the Green Book exhibit at The Durham Museum was spectacular because it made that history tangible. And when you feel it—not just learn it—you show up differently—for your clients, your business, and your community. That’s the kind of education that sticks—and the kind that matters.”

The Durham Museum had an interactive portion of the exhibit that offered a visceral experience, allowing visitors to explore different scenarios while traveling.

The exhibit provided a historical perspective on the realities of black travelers. They were often denied service for essentials at restaurants, hotels, and gas stations. Stopping

for gas or food could be extremely dangerous. Before embarking on a trip, black travelers had to pack additional supplies, such as food, water, and even extra blankets, in case they needed to sleep in their car. Sundown towns posed another threat where Black people experienced forced expulsion after dark. Violent harassment, physical harm, and lynchings were well-documented results of sundown ordinances.



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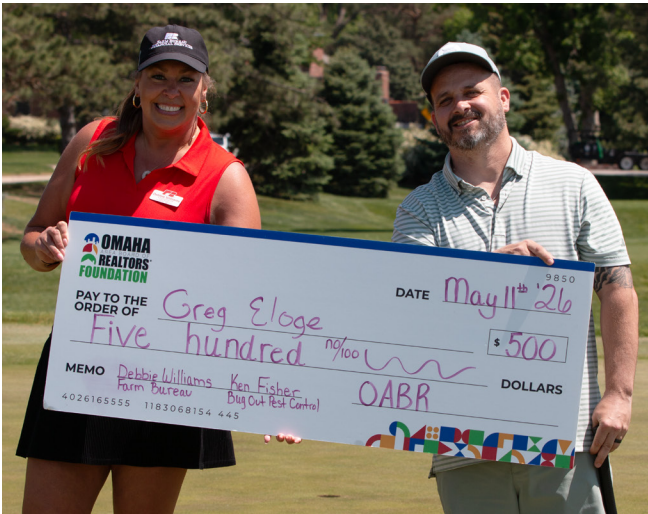
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Weapons of Grass Destruction

Written by **Melissa McElroy**



The day after Mother's Day, the mother of all golf events unfolded at Oak Hills Country Club.

Mom always said you needed more greens!

The Annual OABR Golf Day, hosted by the Affiliate Committee, started with a bang! An afternoon shotgun start, when 29 teams teed off for the 18-hole challenge on May 11th.

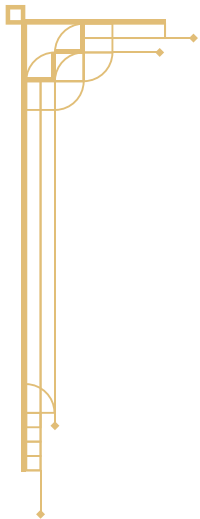
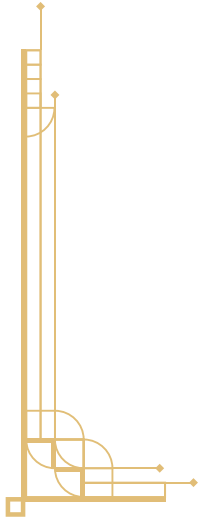
Affiliate member, golf enthusiast, and co-organizer of the yearly golf event, Jonathan Jameson, said, "As Chair of the event for the fourth year, I'm proud that this year's outing was the best yet. Each year, we continue to build on our success, enhancing the experience for our golfers and sponsors, while increasing our financial support for Heartland Hope Mission."

He added, "With beautiful weather and an outstanding turnout, the day was truly a success. I want to extend my sincere thanks to everyone who attended, sponsored, and volunteered. Events like this require a tremendous amount of planning and teamwork, and I'm incredibly grateful to have such a dedicated committee and group of volunteers who make it all possible."

Affiliate and co-organizer Debbie Williams, who uses her tee-riffic organizational skills to help coordinate the event, said, "The OABR Golf Outing proves year after year that this industry knows how to show up — not just for networking and fun, but for our community too! I'm already looking forward to next year!"

The event benefited Heartland Hope, a local charity that provides essential resources to community members in need, including food, diapers, and disaster relief.

It concluded with a banquet dinner and raffle. All in all, another un-fore-gettable event -- the best golf outing by par!



ETHICS & HOT LEGAL ISSUES IN REAL ESTATE

Written by **Melissa McElroy**

Real estate used to be the Wild West of industries- an unregulated dystopia devoid of ethics, riddled with client exploitation. That is, until a group of men met in Chicago in 1908, determined to revolutionize the American real estate industry. By 1913, the first Code of Ethics was adopted, setting the first professional standard for real estate professionals. The Omaha REALTORS® were part of that meeting.

In May, Kansas-based attorney Trista Curzydlo explored the evolution and interpretations of the NAR Code of Ethics in two separate, CE-approved courses in the OABR Education Center. *Go Forth & Sin No More: The Code of Ethics* explored real examples of ethical violations and how ethics complaints are processed.

Anybody can file an ethics complaint against a REALTOR®: a member of the public, a client, or another REALTOR®. Once a complaint is filed, it is presented to a Grievance Committee. The role of the Grievance Committee is similar to a grand jury in a criminal complaint. If the Grievance Committee determines that an ethics violation might have occurred, it is forwarded to the Professional Standards process, where an ombudsman is offered. Witnesses are called. Sworn testimony is given. Evidence is presented. The Panel determines if a violation occurred and the appropriate disciplinary action.

Today, the Code of Ethics comprises a

Preamble and 17 Articles. Each Article has a corresponding Standard of Practice that clarifies its implementation. NAR's Professional Standards Committee develops Interpretations of the Code of Ethics to help REALTORS® better understand their ethical responsibilities.

It is worth noting that there are two distinct types of cases: ethics cases and arbitration requests. Ethics cases involve conduct alleged to violate at least one Article of the Code of Ethics. Arbitration cases involve disputes between REALTORS®.

There is an ombudsman program available, but not if the complaint alleges a violation of public trust, such as misappropriation of funds or property, discrimination against a protected class under Article 10, or fraud resulting in substantial economic harm.

POTENTIAL DISCIPLINE

1. Letter of warning
2. Letter of reprimand
3. Require additional educational classes
4. Fine not to exceed \$15,000
5. Suspension for not less than 30 days nor more than one year
6. Expulsion from membership for one to three years
7. Suspension or termination of MLS privileges

A probationary period of one year or less is also available. An administrative process fee of up to \$500 may also be assessed.

Curzydlo used an example of putting your shopping cart away after you are done using it to explore the concept of a societal contract. You return the cart so that it will not hit a car or cause property damage. She compared this societal

contract to general business ethics. Just as there are inconsiderate individuals who do not return their carts, there are individuals who might intentionally commit ethics violations and deem it the “cost of doing business.”

The course explored the pathways to professionalism. Professional standards center on three fundamental principles: Respect for the Public, Respect for Property, and Respect for Peers. Following the “Golden Rule” is essential. Treat others as you would want to be treated.

Curzydlo provides a detailed outline of those standards:

RESPECT FOR THE PUBLIC | Respond promptly to inquiries. Communicate promptly if you are delayed or must cancel an appointment. Always knock or ring the doorbell when showing a home and announce yourself loudly before entering. Make sure pets are handled appropriately. Never criticize property in the presence of the occupant. Be mindful that many homes have video surveillance systems. Present a professional appearance. Communicate clearly. Be aware and respectful of cultural differences. Meet deadlines. Only promise what you can deliver.

RESPECT FOR PROPERTY | You are responsible for your clients and for making reasonable, timely requests to provide access to listed properties. You should leave the property as you found it, including the thermostat, lights, and drapes. If something is amiss, contact the listing broker immediately. Be considerate of the seller’s property. Do not allow anyone to eat, drink, smoke, dispose of trash, use the bathing or sleeping facilities, or bring pets. Always

obtain permission before photographing, videoing, or streaming the interiors or exteriors of properties or allowing others to do so.

RESPECT FOR PEERS | show courtesy, trust, and respect to other real estate professionals. Respond promptly and courteously to other professionals’ communications. Contact the listing broker if there appears to be a discrepancy in the listing information. Share important information with anyone accessing the property, such as whether there are pets present. Secure the property and lockbox, and do not prospect at other agents’ open houses.



Trista Curzydlo

The afternoon course, *How’s That Working Out for You?*, delved into case studies of hot legal issues, including ADA compliance for websites and apps, new FAA rules for drones, property showing recordings, Fair Housing Act implications for technology, and the intersection of state cannabis decriminalization and federal Controlled Substances Act enforcement in real estate.

WHAT YOU NEED TO KNOW ABOUT ARTICLE 10

Written by **Melissa McElroy**

Instructor Matt Meister studied the sea of faces looking up at him in the OABR Education Center. There were people of different races, ages, and backgrounds, all eager to learn more about Article 10 of the NAR Code of Ethics from the Nebraska expert on Article 10 in the latest Empower Hours, hosted by YPN.

Meister is from Kearney, Nebraska, and is a former President of the Nebraska REALTORS® Association. Meister served on the National Association of REALTORS® Professional Standards committee that crafted the language of the updated Article 10, with a particular focus on Standard of Practice 10-5.

He asked if anyone knew what Article 10 stated. “It’s the one about equal service,” one brave soul answered.

Someone else in the class read the definition.

“REALTORS®, in their capacity as real estate professionals, in association with their real estate businesses, or in their real estate-related activities, shall not harass any person or persons based on race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity.”

REALTORS® understand that they are legally required to treat all clients equally. The instructor pushed the class to go beyond mere memorization of the protected classes. He wanted people to consider the nuances of language.

“What does equality mean?” he asked. He

explained that in math, equal means the same. The problem with this definition, according to him, is that no two people are “the same.” He said a more accurate word would be “equivalent,” or of the same value.

Meister said his upbringing heavily influenced him. His father worked on JFK and RFK’s campaigns. He was born in the 1960s, a time of social upheaval, and he idolized Mahatma Gandhi and Martin Luther King Jr., both champions of civil rights. He said, “LBJ gets the credit for the Fair Housing Law being passed, but it was MLK who championed that movement. His death pushed LBJ to sign that bill into law.”

He asked the class if they were prejudiced. Then he said that all people are prejudiced. They “pre-judge” people and situations without being cognizant of it. He said we should all work to be less prejudiced. You must first acknowledge that there is an issue before you can work to resolve it.

“Omaha used to be one of the most highly segregated cities in America,” he said matter-of-factly. There is still room for improvement, despite the progress achieved in desegregation.

“If we follow Article 10, we as REALTORS® have a huge effect on it.”

Real estate agents actively steered people to specific neighborhoods before Fair Housing laws were passed. By 1947, NAREB was formed. It is the oldest minority professional trade association in America. By 1964, the Federal Fair Housing bill was drafted, and in 1968, it was passed by Congress, shortly after MLK was assassinated.

In 1974, a law was passed that made it illegal to discriminate against women in attaining bank accounts, credit cards, and mortgages without a man. Prior to that law being passed, women commonly needed husbands or fathers to cosign on an account for them. In 1989, familial status and handicap status were added as protected

classes. The verbiage “handicapped” was later changed to “people with disabilities.” In 2010, sexual orientation was added as a protected class. In 2014, gender identity was added. In 2020, Article 10 was also updated to prohibit harassing speech, hate speech, epithets, and slurs based on protected classes in all activities.

Meister reminded everyone that there is always someone watching and listening to you, even when you are not in your role as a REALTOR®. Article 10 cannot override the First Amendment when someone is not identifying as a REALTOR®; however, you are responsible for upholding the Code of Ethics when you are acting in the capacity of a real estate professional, under the brand of your real estate businesses, or in real estate-related activities. If someone is wearing a shirt that displays their brokerage or a REALTOR® pin, it would be wise to uphold the

Code of Ethics in person and online.

The updated Code of Ethics defines harassment as unwelcome behavior directed at an individual or group based on one or more of the protected characteristics, where the purpose or effect of the behavior is to create a hostile, abusive, or intimidating environment that adversely affects their ability to access equal professional services or employment opportunities. It was originally adopted and effective November 13, 2020, and amended and effective June 5, 2025.

He left the class with one final thought. “Enrich lives by making friends with people who are different from you.” Befriending people of different races and backgrounds helps you better see the people behind the protected classes. It is an important step in combating prejudice.

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RAISE THE ROOF

Written by **Melissa McElroy**

Real estate professionals eagerly packed into the OABR Education Center on April 17th for “Raise the Roof,” a panel of local experts who discussed recent, monumental changes to roof insurance claims and how those changes have impacted real estate transactions and the real estate industry.

The panel qualified for two hours of CAT and included Ben Wanninger, Red Rhino Roofing; Cyrus Jaffery, President of NR Insurance; Debbie Williams, Senior Account Executive from Farm Bureau Financial Services; John Harrison, Certified Professional Inspector, and owner of Bluffs Inspection Services; and was moderated by Brent Rasmussen, owner of Mortgage Specialists LLC.

With a surge in catastrophic storms and building material costs, insurance companies have changed how they cover roofs. The days when a homeowner could automatically have a brand-new roof fully covered by insurance after a weather-related event are gone. Much like a car insurance claim, the consumer typically receives the roof’s depreciated value. The new methodology leaves many scrambling to cover the remaining out-of-pocket cost, which amounts to thousands of dollars.

Brent Rasmussen said the condition of a roof will matter to lenders. “There is no such thing as a free lunch, and there is no such thing as a free roof,” he said.

Debbie Williams explained how her company calculates roof replacement cost. “It is each independent agent’s responsibility to make sure a property is insured sufficiently.” She is a big believer in open-door communication. She noted

that underwriters audit agents, but the responsibility falls onto the agent.

Jaffery said, “Every insurance company calculates risk.” He explained that some consumers might be underinsured if the insurance doesn’t keep up with inflation.

For prospective buyers hunting for the perfect new place to call home, “When was the roof last replaced?” is a critically important question, along with the type of shingles used.

Roofing expert Ben Wanninger said impact-resistant shingles definitely help prevent roof damage. So much so that if a seller needs to pay for a new roof for a sale to go through, the buyer should consider covering the additional cost for impact-resistant shingles if necessary. Having that feature not only protects the roof, but it also substantially lowers insurance premiums.

Buyers should consider having a roof inspected by a qualified local roofer before making an offer. Roof damage is often missed in a general inspection, especially hail damage. Most roofing companies offer a no-obligation inspection.

John Harrison said that inspectors will look for issues such as missing shingles, caving, and leaks when inspecting a roof.

The panel reminded attendees that a roofer has the client’s best interests in mind. An adjuster has the best interest of the insurance company. It is possible to get a third-party adjuster if necessary. For example, if the roof has wood shingles, the seller should be prepared to replace the roof before closing, unless selling to an investor.

Real estate professionals need to ask sellers questions and dig. Have there been any insurance claims? Any permits filed? Are the shingles impact-resistant? Technology makes information more readily available. Appraisers have access to massive amounts of data and imaging, which

helps to catch issues with a property earlier.

In practice, sellers often state “I don’t know” for the roof on the required Nebraska disclosure, earning collective groans from the panel of experts. Shingles are stamped with a manufacturer date, which will help narrow down the installation date to within five years.

Williams said that an agent can sit down with a client to figure out different insurance options. The client could save money by bundling, which also simplifies claims if a hailstorm damages their house, car, and other property. Instead of calling multiple insurance companies, you only need to reach out to one person. A client could also have a separate deductible for hail damage from other insurance.

Some other key takeaways: manufacturer warranties don’t protect against Mother Nature.

Roofs need proper ventilation, and blistering could occur when ventilation is insufficient. Roof leaks can also occur when there is not enough airflow under the shingles. Simple measures like cleaning vents once a year and turning down the humidifier during the winter can help mitigate that.

More and more roofers are offering financing. According to Williams, a roof depreciates on average three to four percent each year. If the roof is older, you might end up having to pay for most or even all of a new roof out-of-pocket if you are not properly insured.

Deals can quickly go off the rails when a property has roof issues. Addressing roof and insurance issues now might save you headaches later on.



Home Standards Expands to offer New Termite Inspection Service

Termite expert Michael Ludvigsen joins Home Standards to lead expansion.

Pictured: Jon Vacha (Vice President), Ludvigsen, Steve Vacha (President)

Termites are real, they cause real damage, and they’re one of the hardest issues to spot during the home-buying process. In many cases, termite activity and the damage it leaves behind can stay hidden inside walls, crawl spaces, and framing for years. By the time signs are visible, repairs can be expensive, and the conversation gets a lot harder for everyone involved.

That’s why having an experienced termite inspector matters. Michael has lived in Omaha for years and brings

over 10 years of termite inspection experience to Home Standards, along with a strong background in client service and clear communication. His job is simple: help buyers, sellers, and agents understand what’s happening, what it means, and what the next step should be.

Termite inspections add another layer of confidence during due diligence, protect a buyer’s investment, and help avoid surprises after closing.

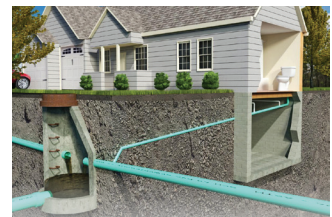
Convenience!

Our job is to make the inspection process as

convenient as possible - and with us now offering it, the agent doesn’t need to call two different companies!

Home Standards is already known for thorough, reliable inspections and a smooth process that agents trust. Adding termite inspections is one more way we’re expanding that same high standard of service, giving you a stronger toolkit for protecting your clients and supporting a clean, informed transaction.

To schedule a termite inspection call 402-392-2020 or visit HomeStandards.com



Sewer Scoping

We also now offer the service of scheduling a sewer scope inspection. One call to us and we will do the rest and get a plumber scheduled to make sure your client can avoid an expensive surprise post close.



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June ushers in National Homeownership Month, shining a spotlight on the important role that homeownership plays in elevating individuals, families, and communities across the nation.

Homeownership is the cornerstone of the American Dream, and REALTORS® play a pivotal role in helping consumers achieve it.

In some ways, real estate professionals are like the fellowship of The Lord of the Rings. They're the heroes who set out on a journey to fight evil and be harbingers of good.

Every hero has at least one formidable adversary. In The Lord of the Rings, Sauron and his army of orcs terrorized Middle-Earth. In the real estate world, high interest rates, rising raw material costs, and a limited housing inventory all vex the heroes of real estate.

To conquer the villain, the hero acquires wisdom from Gandalf the Grey to battle the nefarious nemesis. Pursuing continuing education, including staying current up with Ethics and Fair Housing laws, will embolden you to navigate a challenging market.

Omaha Area Board of REALTORS® 2026 President Brad Fricke has been a fierce advocate for education and encourages members to continue expanding their knowledge. Much like the hero Frodo, a savvy REALTOR® can learn from wise counsel, colleagues, and instructors. Attending conventions, staying up to date on real estate news, and attending committee meetings and educational functions can set you apart from other agents.

LESSONS FROM LORD OF THE RINGS

It is not the strength of the body, but the strength of the spirit. **-Gandalf**

A strong spirit will take you far in real estate.

Even the smallest person can change the course of the future. **-Galadriel**

Even if you are new in your career, don't underestimate your ability to impact those around you.

All we have to decide is what to do with the time that is given us **-Gandalf**

Mastering time management is a must.

faithless is he that says farewell when the road darkens. **-Gimli**

Stay the course, even when things seem bleak.

A wizard is never late, Frodo Baggins. Nor is he early. He arrives precisely when he means to. **-Gandalf**

Perfect line to say the next time you are running late to a meeting.

There's some good in this world, Mr. Frodo, and it's worth fighting for. **-Samwise Gamgee**

Promoting homeownership for all is a worthy cause worth fighting for.

It's the deep breath before the plunge. **-Gandalf**

Take a deep breath before taking the plunge.

This task was appointed to you. And if you do not find a way, no one will. **-Galadriel**

Your clients rely on you to find a way.

The wise speak only of what they know **-Gandalf**

If you do not know the answer, seek out wise counsel such as a manager or your broker.

It's the job that's never started as takes longest to finish. **-Samwise Gamgee**

Time management will help stave off procrastination.

None knows what the new day shall bring him. **-Aragorn**

Seize each day.

It's a dangerous business, Frodo, going out your door. You step onto the road, and if you don't keep your feet, there's no knowing where you might be swept off to. **-Bilbo Baggins**

Use your safety training when out in the field to stay safe on the job.

Even darkness must pass. A new day will come. And when the sun shines, it will shine out the clearer. Those were the stories that stayed with you, that meant something, even if you were too small to understand why. **-Samwise Gamgee**

Throughout June and beyond, remember that you are the hero of your own journey who will lead the way for your clients. If you listen to wise counsel and surround yourself with a trusted fellowship, you will emerge victorious.

WCR

MUSIC TRIVIA

RAISES FUNDS

FOR CHARITY

 WRITTEN BY
MELISSA MCELROY
T

he big barn at the top of the hill served as a beacon, beckoning partygoers closer. Hordes of costume-bedecked revelers made their way into the Bennington venue. Ladies covered in glitter, cool cats in snazzy tracksuits, and over a dozen ladies dressed as characters from A League of Their Own grooved on down to The Barn at the Ackerhurst Dairy Farm.

Lively chatter punctuated by bursts of laughter echoed across the vaulted ceilings. The annual WCR Spring Event was officially underway. An explosion of cheers erupted with four fateful words: "Music Trivia is back!"

People swayed to the beat and belted out the lyrics to familiar songs from yesteryear. The theme of the party was a celebration of everything '90s, but the DJ played music spanning from the '60s to modern-day hits.





Every year, the costume competition inspires creativity. This year, one group reenacted Bad Bunny's Super Bowl performance, with one person dressed as Bad Bunny, and the rest as the plant-like backup performers. Another group wore grunge and Nirvana-themed attire. One table was dressed in fancy sequined costumes that would rival Elton John.

Andrea Lane won one-half of the \$3,470 split-the-pot raffle. The other \$1,735 benefited the sponsored charity partner, The Set Me Free Project®, a nonprofit organization whose mission is to stop human trafficking before it starts by providing prevention education for all ages. Their trauma-informed approach equips individuals with the tools to recognize trafficking and empowers them to respond.

WCR Omaha Network pulled off yet another successful event this year. They raised money for an amazing charity while raising the roof, proving that not all heroes wear capes. Some wear groovy costumes and body glitter. Brava, WCR!

COSTUME CONTEST WINNERS

1ST PLACE | Debbie Williams, Farm Bureau Financial Services, Team Rockford Peaches

2ND PLACE | Virtue Group, exp Realty, Team Super Bowl Halftime Performance

3RD PLACE | Better Homes and Gardens, Team Spice Girls



SPONSORS

BAR SPONSORS | Trio Lending Group powered by Rate, Jaffrey Insurance, Nebraska Realty, Apex Title

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GRAND PRIZE SPONSOR | Omaha Area Board of REALTORS®

HOST SPONSOR | The 1867 Collective



BUILDING RELATIONSHIPS THAT MATTER IN REAL ESTATE

As we head into Omaha's busy summer real estate season — otherwise known as “Where did my weekends go?” season — it feels like the perfect time to talk about something that still matters more than algorithms, interest rates, and social media reels: relationships.

Real estate has always been, and probably always will be, a people business. Yes, technology helps. Online marketing matters. AI exists. But at the end of the day, buyers and sellers still want someone they trust to answer the phone, solve problems, calm nerves, and occasionally explain for the fifth time why what they see online is not always accurate.

WCR will be heading to Washington, D.C., for the annual Mid-Year Meeting, which coincides with the NAR Political Action days. We share a little “Nebraska Nice” with the rest of the nation when we represent Omaha and build relationships with other boards.

The Omaha Network builds relationships and leaders who truly make a difference in this industry. WCR brings professionals together who understand that success is not just about numbers. It is about supporting each other, learning from one another, and building a community that makes all of us better.

In real estate, we spend a lot of time competing for listings, buyers, attention, and let's be honest, sometimes even decent parking spots at events. But one of the things I appreciate most about the Omaha REALTOR® community is that when it really matters, people show up for each other.

Behind every smooth transaction is usually a long chain of professionals working together while pretending everything is completely under control. REALTORS®, lenders, title reps, inspectors, contractors, photographers, and office staff all play a role in helping clients navigate one of the biggest decisions of their lives. It feels like organized chaos, but somehow we make it work.

Women's Council cultivates leaders who serve with professionalism, integrity, and authenticity. Leadership does not always mean standing at a podium or having a title. Sometimes leadership looks like mentoring a new agent, helping a colleague through a difficult transaction, volunteering in the community, or simply being the calm person in the group text when everyone else is spiraling over an appraisal issue.

Relationships are still our greatest asset. Markets change. Interest rates change. Contracts change every other Tuesday. But trust, connection, and community are what keep this industry moving forward.

The Women's Council of REALTORS® Omaha is proud to support the mission while continuing to invest in the leaders of tomorrow. We might even remember to drink water, answer our emails, and enjoy at least part of summer.

Wishing you an amazing season!

ANGIE THIEL
2026 President
Women's Council of REALTORS®





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Co-Owner & Broker



SHAYNE MCGUIRE
Co-Owner & Broker



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MEMBERSHIP REPORT

April Activity	MO	YTD
New REALTOR® Members	24	130
Resignations	17	99

Membership (As of May 1)	2026	2025
Designated REALTORS®	186	194
REALTOR®	3054	3009
REALTOR® Emeritus	116	93
TOTAL REALTORS®	3356	3296
Institute Affiliate	86	82
Affiliate Members	155	142
Key-Only Affiliates	149	123

Full membership report at OmahaREALTORS.com/membership-report

DESIGNATIONS

Graduate REALTOR® Institute (GRI)

- Ashley Nicole Fowler, NP Dodge RE Sales
- Sarah Guy, Nebraska Realty

Seniors Real Estate Specialist (SRES)

- Julie Thurston, Better Homes and Garden RE

CERTIFICATIONS

Military Relocation Professional (MRP)

- Crystal Kosnjek, eXp Realty

PERSONALS

Our Condolences

- To the family and friends of Michael Bennett, NP Dodge RE, who recently passed away
- To Treasure Ballard, Toast Real Estate, on the passing of her mother
- To Pat Bittner, BHHS Ambassador RE, on the passing of her brother

ALLYSA AH LOY

DIVERSITY SCHOLARSHIP RECIPIENT

Where did you grow up (if not from the Omaha, what were the circumstances that brought you to Omaha and how long have you lived here)?

I was born and raised in Omaha, Nebraska. Throughout college I lived in Northern California, Virginia and Hawaii, but I am happy to be back home.

What Brokerage do you work for and are you a member of any other organizations in your community or networking groups?

Berkshire Hathaway HomeServices Ambassador Real Estate.

What did you do before you became a REALTOR®?

I worked as an executive assistant at Aveyo Solar.

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

At the beginning of the year, I was encouraged by a friend of mine to get my real estate license so that I may independently build a successful career without sacrificing time with my son. I passed my exam and received my license in April 2026.

I wanted to become a REALTOR because of the various resources, networking opportunities, and educational tools offered to real estate agents.



What do you think will be the most rewarding part of your job as a REALTOR®?

I believe the most rewarding part of my job as a REALTOR will be building meaningful relationships and helping others within my community achieve their goal of homeownership.

What else would you like us to know about you?

As a single parent and member of the Omaha Tribe of Nebraska, community is foundational for me. I am incredibly grateful for the unique opportunity I have to assist people in gaining financial stability, equity, security, and of course, a place they can call their home.



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REALTORS® Make the Market

Omaha Area Residential Snapshot

APRIL 30	2025	2026	%
NUMBER ON MARKET	2,194	2,217	+1.0% ▲
NUMBER UNDER CONTRACT (MONTH)	1,226	1,205	-1.7% ▼
NUMBER OF SALES CLOSED (APRIL)	3,376	3,520	+4.3% ▲
EXISTING SALE PRICE (MEDIAN APRIL)	\$290,000	\$299,000	+3.1% ▲
NEW SALES PRICE (MEDIAN APRIL)	\$414,990	\$427,960	+3.1% ▲

AFFILIATES Add Value!



NOTICE OF ELECTION

The Omaha Area Board of REALTORS® Nominating Task Force hereby submits to all REALTOR® members the following slate of candidates for open positions on the OABR Board of Directors for 2027.



CHARLES CHADWICK
President-Elect



SARINA MCNEEL
Secretary-Treasurer



DARLA BENGTON
2029 Director



MANDI LACKAS
2029 Director

The following individuals will continue their service on the 2027 Board of Directors or will be appointed by virtue of their current positions.

2027 PRESIDENT Jill Anderson
2027 DIRECTOR Angel Starks
2027 DIRECTOR Sarina McNeel
2027 DIRECTOR Kyle Schulze
2028 DIRECTOR Mike McGlynn
2028 DIRECTOR Nicole Riddle

2027 IMMEDIATE PAST PRESIDENT Brad Fricke
2027 GPRMLS, INC. CHAIR Tom Simmons
2027 AFFILIATE COMMITTEE CHAIR TBD
2027 WCR OMAHA CHAPTER PRESIDENT Jen Pagel



*Additional candidates for the open positions may be placed in nomination by petition signed by a least ten percent of the REALTOR® members and filed with the Omaha Area Board of REALTORS® office by July 09, 2026 for election. If the open positions are uncontested, the published slate will take office September 1, 2026

OABR ANNUAL MEETING & Free Breakfast

AUG 06 THU



Free Event No-Shows will be billed \$25	9:00 AM Registration, Breakfast & Program	The Relevant Center 20220 Elkhorn Dr
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Registration Required | omaharealtors.com/pathway_to_homeownership

NOTICE OF BYLAW CHANGES

Omaha Area Board of REALTORS®

THE BOARD OF DIRECTORS OF THE OMAHA AREA BOARD OF DIRECTORS, IN ACCORDANCE WITH ARTICLE 16 OF THE BYLAWS, PROPOSES THE FOLLOWING AMENDMENT TO ARTICLE 11, SECTION 3:

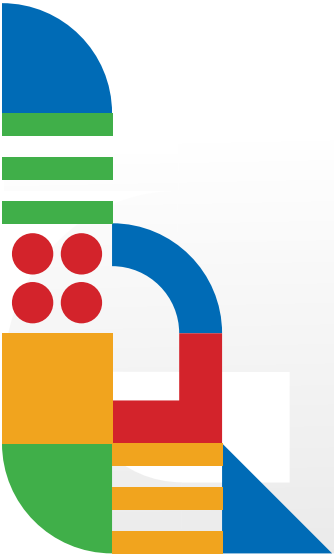
The governing body of the Board shall be a Board of Directors consisting of the Elected Officers, seven elected REALTOR® Members of the Board, the immediate Past President of the Board, President of the MLS, the National Association of REALTORS® Large-Board Director Representative, Chair of the Affiliate Committee, and the current President of the local chapter of the Women’s Council of REALTORS®, who shall serve as ex-officio members of the Board of Directors, if not already serving as a Director.

RATIONALE | The Board feels the one-year term was too short for the NAR Large-Board Director representative to become effectively engaged at the NAR level. Previously, the sitting OABR President-Elect was appointed to represent Nebraska for a one-year term as an NAR Large Board Director. The Board amended that policy and will now elect an individual member to a three-year term, who may or may not sit on the OABR Board of Directors. The proposed bylaw change ensures that the individual appointed will always have a seat on the local OABR Board of Directors.

If you have any questions, don't hesitate to contact the OABR office.
Thank you!

Bylaw changes will be voted on at the OABR Membership Breakfast on Thursday **August 6, 2026, from 8:30 am – 11:00 am** at The Relevant Center, 20220 Elkhorn, NE 68022. (Alternatively, you may also vote on Wednesday, **August 5, 2026, from 8:00 am – 4:00 pm** at the OABR Office, 11830 Nicholas Street, Omaha, NE 68154.)

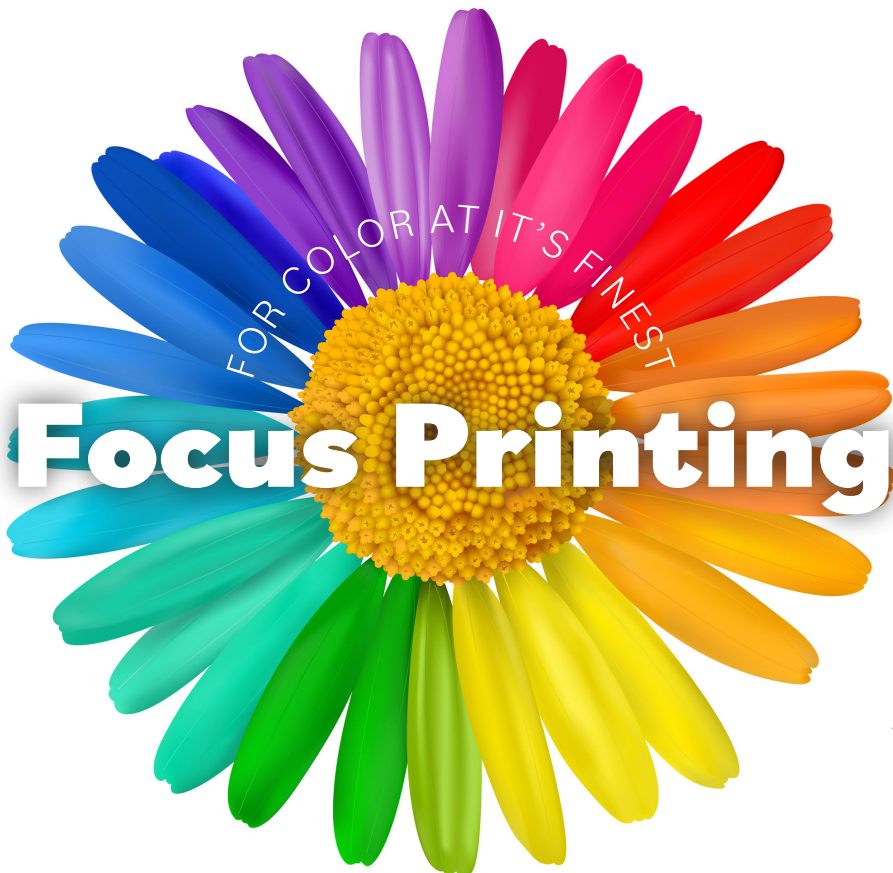
A COMPLETE COPY OF THE CURRENT BYLAWS IS AVAILABLE AT OABRDOCS.COM/1/DOCS/OABRBYLAWS.PDF



REVIEW

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