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REALTOR®

FOCUS

OMAHA AREA
BOARD OF REALTORS®

(402) 493-2995
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11830 NICHOLAS STREET
OMAHA, NEBRASKA 68154

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A Great Time To Buy!

OABR and MLS in conjunction with MOBA are sponsoring an advertising campaign to promote the metro area real estate market conditions.

It is called ***A Great Time To Buy!***

Starting February 18, 2008 there will be Radio, TV, Billboards and Print Media promoting a positive spin on purchasing a home in the Omaha metro area.

Watch and Listen!
More Information to Come!

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Ex-Officio

Mark Hart

Editor: Jim Patton

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Omaha Area Board of REALTORS®
 11830 Nicholas Street
 Omaha, NE 68154
 (402) 493-2995 tel
 (402) 493-7189 fax
 Office Hours:
 Mon., Tues., Thur., Fri. 8am-5pm
 Wednesday 9am-5pm



PERSONALS



HAPPY BIRTHDAY WISHES to OABR Print Shop Coordinator Jim Homes who will celebrate his birthday in March.

CONGRATULATIONS to Troy Trumm of Alliance Real Estate for being named listing agent of the year for the third year running.

CONGRATULATIONS to Mark Taylor of Alliance Real Estate for being named selling agent of the year for the second year running.

CONDOLENCES to Scott Frohm of Keller Williams Greater Omaha on the loss of his father-in-law.

CONDOLENCES to the family of Sally McMahon of Century 21 Wear Company who recently passed away.

CONDOLENCES to Mark Renner of N P Dodge Company on the loss of his mother.

CONDOLENCES to Therese Wehner, Mark Wehner and Kirtin Wehner of N P Dodge Company on the loss of their father, father-in-law and grandfather.

CONDOLENCES to the family of Jody Schott of N P Dodge Company who recently passed away.

CONDOLENCES to the family of Sharon Justsen, formerly of Real Estate Associates who recently passed away.

SEND US YOUR NEWS!

Fax (402) 493-7189, Email dshipley@oabr.com,
 Phone: (402) 493-2995 x 307

or Snail Mail to 11830 Nicholas St., Omaha, NE 68154.

We want to share in your professional and personal accomplishments, but we don't know if you don't tell us!

The Nebraska Real Estate Commission meeting will be held on April 3-4, 2008 at the Staybridge Rooms at the Staybridge Suites, located in Lincoln, Nebraska.

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Thanks to the February 2008 Sponsors

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John Eggenberg – SureHome Inspection Co
Bob Correa – Rels Title

Thanks to the March 2008 Sponsors

Shirley Stewart – omahahomesonline.com
Alan Stoltenberg – SAC Federal Credit Union
Cheri Casey – The Home Buyers Protection Co
Chip Monahan – Asset Strategies
Dennis Meyer – TierOne Bank
Jim Murphy – Bank of the West
Brenda Stuart – ServiceOne Inc

ORIENTATION

The upcoming New Member Orientation is scheduled for Tuesday, April 1, 2008 from 8:30 a.m. to 4:00 p.m., Wednesday, April 2, 2008 from 8:30 a.m. to 4:00 p.m. and Thursday, April 3, 2008 from 8:30 a.m. to 12:00 p.m.

The OABR Bylaws require that every new member attend an Orientation Program upon application for membership in the Omaha Area Board of REALTORS®.

Would You Trust Your Paycheck to A Novice?

Dennis Ritter is a mortgage professional with experience. His experience allows him to offer the following value added services to REALTORS® and home buyers/sellers in the Omaha metro:

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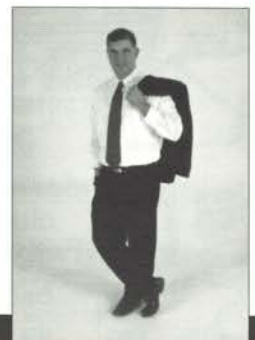
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AFFILIATE ADVOCATE

Submitted By: Jody Smythe
Reverse Mortgage Sales Supervisor — Wells Fargo Home Mortgage



Help One Another

I was listening to a reverse mortgage customer one day (with my clients you do more listening than talking). He made an observation that was very thought provoking. He said that when he was growing up on the farm things were different. People looked out for each other. If you fell on hard times, people would help you out. If you were injured the neighboring farmers would come plow your fields and make sure you were O.K. If you had a bad crop, people would band together and bring food and chip in to help you keep the lights on. "Now-a-days" he observed, "you don't even know who lives next door. If you don't have any money, everybody expects you to go on welfare or get some kind of public assistance." He said his generation wasn't raised to accept public assistance but he didn't want to tell his children that he couldn't pay his bills. "They have a mortgage, kids and bills of their own." With a reverse mortgage he was going to pay off his home equity loan, fix things around the house that had been neglected and just live with less stress.

Do you know the people on your block? Do you have an elderly neighbor? Do you assume that he or she is doing just fine because you never see them or they never say they are in need? If you ask them, they will prob-

ably tell you they are fine. Take some cookies or better yet, make an extra portion of a casserole in a separate dish and take it over. They won't refuse it. When they ask you in GO IN. Take a dish that has to be returned. Ask them in when they return it. They would love to talk to someone. You can only have so much conversation with Alex Trebek. I never know those Jeopardy answers either. Listen to their stories. They have great ones. Their kids are tired of hearing them.

Reach out to a senior. You'll be filled with joy if you do.

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Kalina
President

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WHAT IS... THE AFFILIATE COUNCIL?

The role of the Omaha Area Board of REALTORS® Affiliate Council 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.

President – Debbie Kalina –
Radon Protection Technologies LLC
Vice-President – Alan Stoltenberg –
SAC Federal Credit Union

Secretary – Bob Correra – Rels Title
Treasurer – Brenda Stuart – ServiceOne Inc
John Eggenberg – SureHome Inspection Co
Sara Kelley – TierOne Bank
Dennis Meyer – TierOne Bank
Chip Monahan – Asset Strategies
Jim Murphy – Bank of the West
Doug Otteman – HomeBiz Inspection Team
Regi Powell – Farmers Insurance –
Powell Insurance
Cami Saathoff – State Farm Insurance
Kathy Sell – Rels National Sales
Jody Smythe – Wells Fargo Home Mortgage
North Witcher –
Above-The-Best Property Inspection

Monthly meeting agendas, minutes, and financials can be found on the Affiliate website. The web address is www.oabraffiliates.com. The council is also requesting email addresses. Please email your address to sstewart@moneytreesystems.com.

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(Doors open at 11:15 a.m.
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Reservations can be made in 4 ways:

- 1) respond online to your "Evite" invitation (see below)
- 2) call Becky Sandiland at First National Bank 997-1528
- 3) email Becky at bsandiland@fnni.com
- 4) on-line at www.wcromaha.com (temporarily under construction)



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Unscramble Words!!!

Win A \$50 Gift Certificate

From the following letters, unscramble the word. The OABR Member whose name will be drawn for all correct guesses will win a \$50 Gift Certificate to the OABR Print Shop. Fax your answers to Donna at the OABR, 493-7189 or mail to 11830 Nicholas St, Omaha, NE 68154. All correct guesses must be submitted to the OABR Office no later than March 17, 2008. Winner and answers will be in April 2008 Focus. Good luck!!!!

1. ARRTOP _____
2. AFCOLN _____
3. EGLAE _____
4. NDLRACIA _____
5. ROPWSRA _____
6. WOL _____
7. UCDK _____
8. KEPRWOOCDE _____
9. ILAPNCE _____
10. WDEAAMKOLR _____
11. RBNIO _____
12. EBUL AYJ _____
13. UAQLI _____
14. FCIHN _____
15. NLMAIGFO _____
16. COPKCEAS _____
17. NURADOERRSN _____
18. AGRTSINSL _____
19. EANSATPH _____
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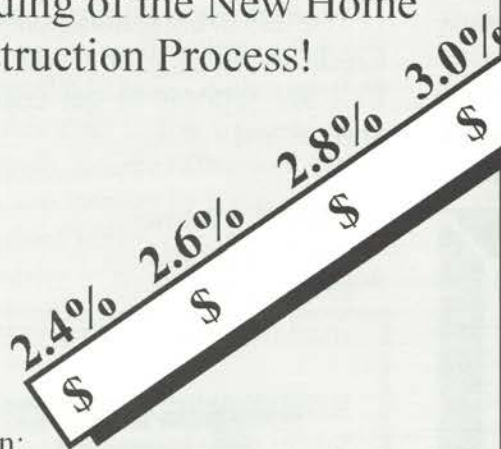


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- **Your Personal “New Home Sales Kit”**.

Call any of our “New Home Consultants” listed below “Today” to set up a time for a 1/2 hour “Regency Homes Realtor Orientation”. Tour our model homes, complete our Preferred Realtor agent-client registration form, and you become a “Preferred Realtor”!

Some limits and terms apply

Models Open Noon—6pm Saturday—Wednesday

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165th & Q St
896-9200
Walter Fredrickson
658-4663

Manchester Park
2508 N 169th Street
168th & Blondo
964-2911
Mari Jo Mentzer
630-0933

The Grove
821 S 190th Street
192nd & Pacific
916-9883
Sally Hoffman
290-0739

Shadow Lake
12610 S 81st Avenue
1 mile S of 84th & Hwy 370
593-9200
Debbie Mitchell
214-8012

National Association of REALTORS®

Quadrennial Code of Ethics Training Requirement

Effective January 1, 2005 through December 31, 2008, and for successive four year periods thereafter, REALTORS® are required to complete quadrennial ethics training of not less than two hours and thirty minutes of instructional time. REALTORS® completing such training during any four year cycle shall not be required to complete additional ethics training in respect of this requirement as a requirement of membership in any other board or association.

A REALTOR® completing the New Member Code of Ethics Orientation during any four year cycle shall not be required to complete additional ethics training in respect of this requirement until a new four year cycle commences.

Failure to complete the required periodic ethics training shall be considered a violation of a membership duty for which REALTOR® membership shall be

suspended until such time as the required training is completed.

Every board and association is required to provide access to necessary ethics training programs either locally, in conjunction with other boards and associations, or through other methods (including, but not limited to, home study, correspondence courses, or internet-based instruction). Any training offered pursuant to this requirement must meet the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time to time.

The following schools offer Continuing Education Credit to fulfill your Code of Ethics Requirement: Call the schools to get copies of their schedules and prices!

Mark T. Wehner
16616 Jackson
697-5008
marktwehner@hotmail.com

Randall School of Real Estate
Susan Geschwender
11224 Elm St
333-3004

Larabee School of Real Estate
3355 Orwell Street
Lincoln, NE 68516
1-800-755-1108

Nebraska REALTORS® Association
145 S 56th St Suite 100
Lincoln, NE 68510
1-800-777-5231

The OABR Office offers a free NAR Code of Ethics Training BUT DOES NOT count as a continuing education requirement. The class is scheduled for each Friday after the New Member Orientation Course from 8:30 am. to 11:45 am. A minimum of 10 must be in attendance to have this training. Call Debbie Peterson at the OABR office for details!!! 493-2995 ext. 303.

SureHome
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John Eggenberg
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or
\$50 off regular priced inspection

Radon Testing In Nebraska

Prepared By: Mark Versch,
Environmental Health Analyst, Nebraska Department of Health & Human Services

As described in the February issue of Realtor Focus, radon is an invisible, radioactive, soil gas that seeps into homes through cracks and other openings. In many Nebraska homes radon can reach harmful levels.

When you breathe air containing radon, you increase your risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the leading cause of lung cancer in individuals who don't smoke. If you smoke and your home has high radon levels, your risk of lung cancer is especially high. Every major medical organization agrees with the Surgeon General's statement.

Many agents have come to realize that radon is a serious concern in Nebraska homes. Although 7 to 8% (one in fifteen) of all homes in the United States have elevated radon levels, nearly 60% (6 of 10) of all homes in Nebraska are known to have a radon levels exceeding four picoCurries per liter (pCi/L).

More than 50,000 entries in the Nebraska Radon

Database, maintained by the Nebraska Department of Health & Human Services, show that the average level of radon in Nebraska homes is 5.8 picoCurries per liter. This exceeds the national (average) indoor radon level of 1.4 picoCurries per liter. If a home tested during a real estate transaction exceeds 4.0 picocuries per liter (pCi/L) the EPA recommends that it be fixed (mitigated).

In eastern Nebraska, high radon levels are fueled by the high uranium content in the rock beneath the land itself. In pre-historic times, four glaciers were known to have crossed eastern Nebraska depositing rock that was high in uranium. In addition, many locations in the eastern part of the state are underlain by shale deposits (a sedimentary rock) which have also been shown by geologists to be high in uranium.

Using A Qualified, Licensed Tester

Home buyers and sellers should have the radon test done by a licensed radon tester. In the State of Nebraska the Department of Health & Human Services licenses individuals and businesses that have been trained and know the proper conditions, test devices, and guidelines for obtaining a reliable radon test result.

Radon Measurement Businesses in Nebraska are required to implement a Quality Assurance Plan to ensure that the radon results they generate are reliable, accurate and can be used to make an informed decision. These businesses are audited each year to ensure that they are implementing the necessary control measure and calibrating their measurement devices as required.

Qualified individuals are issued a credential as a Radon Measurement Specialist and qualified businesses are licensed as Radon Measurement Businesses. If you have any question regarding the qualifications of a radon professional, ask the individual to show you his/her certificate issued by the Nebraska Department of Health & Human Services. This credential is similar to the Broker and Sales Person license issued to qualified individuals by the Nebraska Real Estate Commission. Contact

Continued to Page 10



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Mike Gitt Owner

Continued from Page 9

the Nebraska Radon Office if you need information about qualified radon testers and the work they conduct. The toll free telephone number is 1-800-334-9491.

Testing for radon is not complicated, but, home sellers should realize that a reliable test result depends on their cooperation. Interference with, or disturbance of, the test or the closed-house conditions that must be maintained to produce a reliable result will invalidate the test result and is illegal.

If the licensed tester cannot confirm that the test has been conducted in an appropriate manner, and all required procedures (protocol) have been followed, the test will be invalidated and another test will be necessary.

Whenever a radon test is done during a real estate transaction both the Buyer and Seller should be provided with a written copy of the test results. The Radon Result Report will contain the name and number of the licensed Radon Measurement Specialist, and the licensed Radon Measurement Business, who conducted the test. It will also show the dates when the test was done and what device was used to make the measurement.

Fixing or Mitigating A Home

If elevated levels are found during the real estate transaction, the buyer and seller should discuss the timing and costs of the radon reduction. The cost of making repairs to reduce radon levels depends on how your home was built and other factors. Most homes can be fixed for about the same cost as other common home repairs. The cost to have a licensed Radon Mitigation Business lower radon levels in a home can range from \$800 to about \$1,500. In today's market, most homes in the Omaha area are being mitigated for \$1,000 or less.

A variety of methods can be used to reduce radon in homes. Sealing cracks and other openings in the foundation is a basic part of most approaches to radon reduction. The Nebraska Radon Program does not recommend sealing alone to limit radon entry. Sealing alone has not been shown to lower radon levels significantly or consistently.

Typically, a system with a PVC pipe and centrifugal fan is used to capture the radon and other soil gases below the basement floor and vent them outside. A "sub-slab depressurization" system does not require a major change to a home. A single,

Continued to Page 11

Regi and Lisa Powell

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Continued from Page 10

five inch diameter hole is drilled through the basement floor in a furnace or utility room. The soil air is then pulled from a small plenum dug beneath the basement floor using an exhaust fan the size of a basketball. The fan is installed "in-line" with the vent pipe, usually in the attic.

The soil air is pulled from the plenum, through a 4-inch PVC pipe that is routed through the house and typically exits through the roof above the attic. A similar system can be installed in homes that also have a crawl space or homes that have a crawlspace addition on a home with a partial basement.

Radon reduction systems prevent radon gas from entering the home by capturing the soil gas below the concrete floor and venting it outside the home. A licensed radon mitigation contractor may also recommend another method for pulling the soil air from within a sump pit. The right system depends on the design of your home and other factors and should be determined by a licensed professional after an inspection of the home itself.

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The Member Services Forum held their 11th Annual Chili Cook-Off at the OABR On February 12, 2008. 200+ OABR Members attended to taste the large variety of chilies. Chili, cheese, crackers and other fixings were available to add to your chili. This year there were even hot dogs with a hot dog eating contest!!! Plus, local celebrity judges awarded the best three chilies.



Congratulations to our chili winners...

1st Place was awarded to Bev and Mark Nichols of CBSHOME Real Estate. Bev and Mark received a \$100 gift certificate to the OABR Print Shop. 2nd Place was awarded to Monica Lang of Celebrity Homes. Monica received a \$60 gift certificate to the OABR Print Shop. 3rd Place was awarded to Home Buyers Protection Company. Home Buyers received a \$40 gift certificate to the OABR Print Shop.



Congratulations to our hot dog eaters...

This year was the first time the OABR Member Services had a Hot Dog Eating Contest. Contestants had 3 minutes to eat as many hot dogs as they could. 1st Place was awarded to Mike Riedmann of N P Dodge Company. 2nd Place was awarded to Bill Swanson of CBSHOME Real Estate and 3rd Place was awarded to Rusty Hike of Century 21 Hansen Realty.

OABR Member Services Forum Members

Tami Robison, Chairman
 Matt Rasmussen, Vice Chairman
 Pat Bittner
 Bob Correa
 Craig Dullum
 Rusty Hike
 Susan Ihle
 Debbie Kalina
 Kim Kirwan
 Mark Leaders
 Brenna Moray
 Angie Podoll
 Buck Rasmussen
 Stephanie Rasmussen
 Lisa Ritter
 Cami Saathoff
 Shirley Stewart
 Brenda Stuart
 Stephanie Travis
 Bonnie Woods
 Mark Hart, OABR President

Judges

Terry Mayrose – Nebraska Real Estate Commission
 Pat Behrns – UNO Football Coach
 John Knicely – WOWT Channel 6
 Susan Knicely – Prudential Ambassador Real Estate
 Amanda Mueller – KPTM Channel 10

Sponsors

Theresa Dein – First Horizon Home Loans
 Pam Bails – Wells Fargo Home Mortgage
 Shirley Stewart – omahahomesonline.com
 Brenda Stuart – ServiceOne
 Alan Stoltenberg – SAC Federal Credit Union
 Pat & Cherie Casey – The Homebuyers Protection Company
 Bob Correa – Rels Title
 Brad Best – HomeBiz Inspection Team
 Jean Schaeufele – Cornhusker Land Title
 Sara Kelley – TierOne Bank NE
 Regie Powell – Farmer's Insurance-Powell Ins
 Sue Mohr – Prestige Title & Escrow
 Ellen Albrecht – First American Title Insurance Company
 Scott Moore – Guardian Title
 Dennis Ritter – Private Mortgage Group
 Gary Hurd – Affordable Pest Control
 Cami Saathoff – State Farm Insurance
 Sue Connor – Nebraska Land Title & Abstract
 Harry Tolliver – Quality Home Inspection
 Debbie & Jeff Kalina – Radon Protection Technologies
 Prudential Ambassador Real Estate
 CBSHOME Real Estate
 N P Dodge Company
 DEEB Realty
 OABR Affiliate Council

Chefs

Pam Rasmussen – N P Dodge Company
 Jody Smythe – Wells Fargo Home Mortgage
 Brenda Stuart – ServiceOne
 Angie Podoll – CBSHOME Real Estate
 Dan Gelster – Omaha Title & Escrow
 Jeff Kalina – Radon Protection Tech LLC
 Home Buyers Protection Co
 Wendy Walker – First American title Ins
 Erik Wimmer – Wimmer Repair and Remodel
 Monica Lang – Celebrity Homes

Gary Hurd – Affordable Pest Control
 Steve Vacha – Home Standards Inspection
 Bev & Mark Nichols – CBSHOME Real Estate
 Dennis Ritter – Private Mortgage Group
 Nancy Boe – CBSHOME Real Estate
 Bonnie Woods – CBSHOME Real Estate
 Stephanie Rasmussen – First National Bank of Omaha

Hot Dog Eaters

Vince Leisey – Prudential Ambassador
 Mike Riedmann – N P Dodge Company
 Rusty Hike – Century 21 Hansen Realty
 David Matney – Alliance Real Estate LLC
 Bill Swanson – CBSHOME Real Estate
 Brian Carlin – DEEB Realty



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REALTORS

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of the exciting housing
developments from 11:00-2:00 PM.



The tour will focus on new developments
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be chartered and seats will be limited.
**Realtors will need to register in advance
to take the tour. The tour is FREE
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January Unscramble Words!!!

Shari Centamore (Kimsey), Deeb Realty

Won A \$50 Gift Certificate to the OABR Print Shop

From the following letters, many OABR Members unscrambled the letters provided. Here are the answers!

1. OWASKFELN SNOWFLAKE
2. DCOL COLD
3. MNOAWNS SNOWMAN
4. LESVGO GLOVES
5. TOCA COAT
6. STENIMT MITTENS
7. FTBIERSOT FROSTBITE
8. EELCPIAFR FIREPLACE
9. INKSGI SKIING
10. OBTSO BOOTS

11. KCYOHE HOCKEY
12. LNDEDSGI SLEDDING
13. SEHOVL SHOVEL
14. NOERFZ FROZEN
15. GKATSIN SKATING
16. LZZRIABD BLIZZARD
17. PTEUEARTMRE TEMPERATURE
18. NINOOAGGTBG TOBOGGANING
19. FASRC SCARF
20. LYIEPPRS SLIPPERY

THEME WINTER TIME



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 March 2008 						
Remember Members of the Armed Forces and Their Families						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Nebraska Statehood Day 1867 (41 years)
2	3	4 9:30 am Executive Board at MOBA	5 12:00 Women's Council Board at MOBA 6/7 pm Legislative Banquet - Lincoln	6 11 am Gov't Affairs Comm 11:30 MOBA PAC	7	8
9 Daylight Savings Begins - Spring Ahead One Hour	10 12:00 Membership Committee at MOBA	11 10:00 am Board of Directors at MOBA	12	13 9:30 am-2:45 pm Remodeling Workshop Holiday Inn Downtown Lincoln - Information & RSVP 402-423-4225 6/7 PM Membership Dinner at Champions Run - Key Note Speaker David Seiders NAHB Chief Economist	14	15
16 Palm Sunday	17 Spring Parade of Homes Entry Deadline St. Patrick's Day	18 12:00 Noon Associates Co at MOBA	19 11:30 am Women's Council Luncheon at Blue Summit 4101 So. 120th	20 11:30 am Networking 12:00 Meeting Remodelers Co. Mtg/Lunch Bank of the West 13220 California First Day of Spring!	21 Good Friday	22
23 Easter	24	25	26	27	28	29
30	31					

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MOBA, OABR & WCR Council Member

2008 OABR Food Drive

By: Debbie Kalina
Radon Protection Technologies, LLC

The 2008 OABR Affiliate Council Food Drive for the Omaha Food Bank culminated at this year's Annual Chili Cook-off, which was held at the OABR office on February 12th. A total of 19 Real Estate offices participated in a friendly competition to see which offices could donate the most food per capita, by weight. More than 1,800 pounds of food were donated. The first place office was Moray and Associates, who collected a total of 729 pounds, which is quite a feat when you consider that there are two people in the office! Their secret? They get people in the surrounding neighborhoods involved in the food drive, giving them a reason to stop by their office. Good thinking, and great job, Brenna!!!

The top three contributing offices (per capita) were as follows:

	Weight of Food Donated (Lbs.)	Total Number of People in Office	Donation Weight per Capita (Lbs.)
First Place – Moray & Assoc.	729	2	364.5
Second Place – RE/MAX Advantage	108	9	12
Third Place – NP Dodge IX, Oak	161	19	8.5



Honorable mention also goes to the offices that collected the most food, by total weight, as follows:

First Place – Moray and Associates – 729 lbs.
Second place - NP Dodge VI, Pacific – 267 lbs.
Third place - Service One – 263 lbs.

Thanks to the following offices for their participation, as well:

Alliance Real Estate
CBSHome – California
Century 21 – Hansen
CBS Home – Farnam
Century 21– Century
CBS Home – Giles
CBS Home – Lakeside
Real Estate Associates
NP Dodge III – Lakeside
Deeb Realty
NP Dodge IV – Papillion
CBS Home Real Estate – 147th St.
CBS Home – Davenport
Prudential Ambassador Real Estate

Way to go teams!

It's not too early to start making plans for next year's food drive, which will once again be held in February, 2009. Thanks again to everyone that helped make this year's food drive such a success!



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"He'll be fine," the doctor promised. The magnet should pass through his system in a day or two."

"How will I be sure?" he pressed.

"Well," the doctor suggested, "you could stick him on the refrigerator. When he falls off, you'll know."

. . .

If you want to make peace, don't talk to your friends. Talk to your enemies.

— Moshe Dayan

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CONTINUING EDUCATION

Date	Title	Course#	Credit Hours	Time
Nebraska Realtors Association (800) 777-5231				
Mar 27-28	GRI 105 Real Estate Investment & Management - (Lincoln) 0205T	C070601	12	
Apr 14-15	Rookie Training/GRI 101 - (Lincoln)	0596	9	
April 15	At Home With Diversity - (Lincoln)	0415	6	
Apr 14-16	State Convention - (Lincoln)		3 Ea	
May 5-6	GRI 102 Residential Construction, Appraisal, & Environmental Issues - (Norfolk) 0164TR	C2224	12 "R"	
Jun 25-26	GRI 104 Financing - (Omaha)	0543T	12	
Jul 9-10	ABR/Accredited Buyer Representative - (Lincoln)	0378R	12	
July 11	Innovative Marketing Techniques for Buyers Representative - (Lincoln)			
Aug 7-8	GRI 103 Ethics & Legal Issues - (Omaha)	0203TR	12 "R"	
Aug 25-26	CRS 206 Using Today's Technology to Capture Your Market - (York)	0365T	6	
Oct 9-10	GRI 106 Technology & Taxation - (Grand Island)	0434T	9	
Nov 19-20	GRI 104 Financing - (Scottsbluff)	0543T	12	

Randall School of Real Estate: Call (402) 333-3004

Great Plains School of Real Estate: Call 938-5100

Professional School of Real Estate: Call 434-3725

R. F. Morrissey & Associates: Call 933-9033.

Call for school catalog. All classes subject to a minimum of eight and maximum of 25 students.

Metropolitan Community College: Call 457-5231

Mark Wehner: Call 676-0101

www.resultscoaching.com/ce

Classroom Schedules

Online Courses Available

University of Nebraska at Omaha: Call 554-2800 for next semester's schedules.

Academy of Commercial Real Estate: Call Steve Cary 548-1874

Larabee School of Real Estate: Call 402-436-3308 or 800-755-1108

Evening Classes Available At Larabee Call School For More Details

• • •

Love the moment and the energy of that moment
will spread beyond all boundaries.

— Corita Kent

• • •

We can let circumstances rule us or we can take
charge and rule our lives from within.

— Earl Nightingale

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Upcoming Events

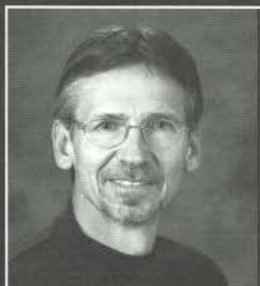
March 2008

- 4, 5, 6 OABR Orientation 8:30am – 11:30am ●
- 7 OABR Code of Ethics Training 8:30am – 11:15am ●
- 20 OABR Education KIP Seminar "Bill Churchill, Structural Engineer" 9:30am – 11:00am ●
- 21 Holiday – OABR Office closes at noon ●

April 2008

- 1, 2, 3 OABR Orientation 8:30am – 11:30am ●
- 4 OABR Code of Ethics Training 8:30am – 11:15am ●
- 14-16 NRA's Annual Convention at the Cornhusker Hotel In Lincoln ●
- 17 OABR Education KIP Seminar "Fair Housing and Testing in Real Estate, by the Fair Housing Center" 1:00pm – 2:30pm ●

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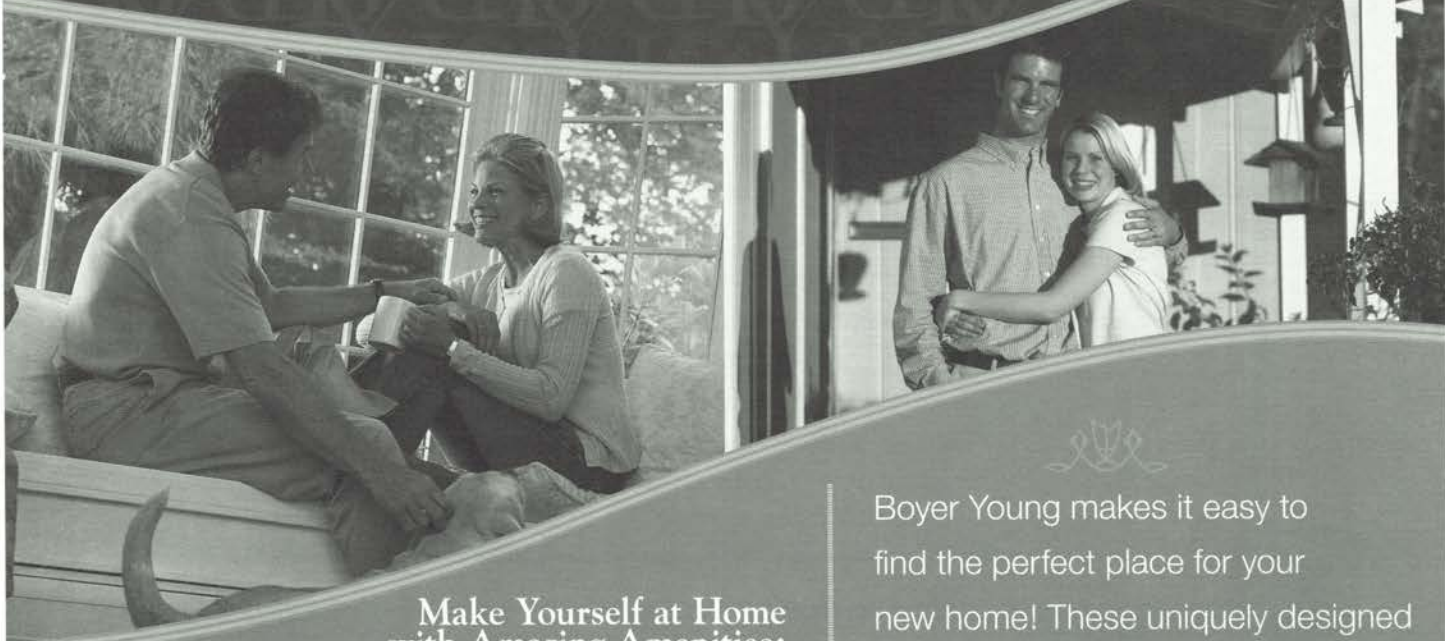
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Clear Water Falls – Family friendly features.
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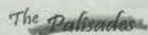
Manchester Park – A smart move.
168th & Blondo - Elkhorn
Homes from \$250,000 and up



Iron Horse – Affordable resort living.
Highway 6 - Ashland
Homes from \$275,000 and up



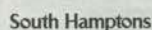
West Bay Springs – Abundant amenities.
187th & F - Millard
Homes from \$225,000 and up



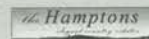
The Palisades – Priced just right.
168th & Cornhusker - Gretna
Homes from \$150,000 and up



Savanna Shores – A relaxing retreat.
96th and Schram Rd. - Papillion
Homes from \$250,000 and up



South Hamptons – Private treed lots.
238th & Q Street
Homes from \$350,000 and up



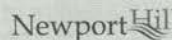
The Hamptons – Acreage estates.
234th & Q Street
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Portal Ridge – Convenient and comfortable.
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Newport Hill – Acreage estates with scenic lake views.
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NEW MEMBERS, CORRECTIONS & CHANGES!

NEW MEMBERS

Baker, Melinda – 7900/DEEB Realty
Cobb, James – 22/CBSHOME Real Estate
Gold, Avram – 100255/Mav Realty LLC
Griffey-Cobb – 22/CBSHOME Real Estate
Jepsen, Kelly – 100729/Premier One Real Estate LLC
Mack, Cha-Naise – 100609/NP Dodge IX, LLC
Reichling, Dennis – 7900/DEEB Realty
Thomsen, Bruce – 22/CBSHOME Real Estate
Van Lenning, Cory – 100263/Century 21 Hansen Realty
Wherley, Tammy – 100729/Premier One Real Estate LLC
Willey, Damian – 711/CBSHOME Real Estate
Winfield, Nicole – 771/NP Dodge III, LLC

NEW AFFILIATE MEMBERS

Kearney, Dora – 100731/Wachovia Mortgage
Niebur, Jeff – 100668/Apollo Pest Control Inc

NEW MEMBER CANDIDATES

Baarsch, Sharon – 803/NP Dodge VI LLC
Compton, Judy – 100263/Century 21 Hansen Realty
Craft, Heather – 710/CBSHOME Real Estate
Elliott, Sallie – 21/CBSHOME Real Estate
Hanna, Kenneth – 7900/DEEB Realty
Knox, Bryan – 7900/DEEB Realty
Leathers, Ted – 4300/Prudential Ambassador Real Estate
LeBlanc, Jenny – 7900/DEEB Realty
McNally, Loretta – 7900/DEEB Realty
Marco, Tara – 330/HearthStone Homes Inc
Mowery, Kevin – 21/CBSHOME Real Estate
Mumgaard, James – 20/CBSHOME Real Estate
Nelsen, Jeffrey – 7900/DEEB Realty
Senff, Mary – 7900/DEEB Realty
Terry, Michael – 711/CBSHOME Real Estate
Troia, Desiree – 4300/Prudential Ambassador Real Estate
Woodke, Seth – 4300/Prudential Ambassador Real Estate

NEW AFFILIATE CANDIDATES

Vacha, Steve – 100734/Home Standards Inspection Services

MEMBER TRANSFERS

Addison, Scott From 7900/DEEB Realty To Keller Williams Greater Omaha
Allgire, Lori From 6212/RE/MAX Real Estate Group To 6211/RE/MAX Real Estate Group
Andrik, Roxanne From 21/CBSHOME Real Estate To 771/NP Dodge III LLC
Armstead, Sylvester From 100639/Certified Property Mgmt Inc To 100732/Keller Williams Greater Omaha
Ashpole, Monica From 21/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Blount, Anthony From 380/GTRSALES To 1880/Century 21 Dundee Realty Co
Bock, Andrew From 24/CBSHOME Real Estate To 23/CBSHOME Real Estate
Broekemeier, Ashley From 803/NP Dodge VI LLC To 777/NP Dodge I LLC
Caniglia, Lisa From 4300/Prudential Ambassador Real Estate To 5000/Celebrity Homes Inc
Carpenter, Gary From 20/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Casey, Catherine From 9037/Don Peterson &

Associates Inc To 802/NP Dodge X LLC
Davis, Mary From 7900/DEEB Realty To 4300/Prudential Ambassador Real Estate
Douglas, William From 7900/DEEB Realty To 4300/Prudential Ambassador Real Estate
Duran, Richard From 100595/Mike Egan Real Estate To 777/NP Dodge I LLC
Eriksen, Josh From 7902/DEEB Realty To 4300/Prudential Ambassador Real Estate
Evans, Raymond From 100639/Certified Property Mgmt Inc To 100732/Keller Williams Greater Omaha
Faيمان, Marilyn From 24/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Finch, Cassy From 771/NP Dodge III LLC To 710/CBSHOME Real Estate
Fischer, Gerald From 21/CBSHOME Real Estate To 4300/Prudential Ambassador Real Estate
Frohm, Scott From 24/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Gilroy, Christine From 22/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Grimshaw, Dawn From 24/CBSHOME Real Estate To 777/NP Dodge I LLC
Hatfield, Kelly From 21/CBSHOME Real Estate To 24/CBSHOME Real Estate
Hike, Stuart From 100097/Accurate Realty Service To 100263/Century 21 Hansen Realty
Houck, Amy From 20/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Houck, Scott From 20/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Jacobsen, Barbara From 100303/Lakeshore Realty To 713/CBSHOME Real Estate
Lane, Andrea From 100374/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Larsen, Steven From 20/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Lazo, Carmen From 22/CBSHOME Real Estate To 711/CBSHOME Real Estate
Lorkovic, John From 100639/Certified Property Mgmt Inc To 100732/Keller Williams Greater Omaha
Maryanski, Anthony From 100106/Boyer Young Real Estate Co To 7900/DEEB Realty
Maryanski, Denise From 100106/Boyer Young Real Estate Co To 7900/DEEB Realty
May, Julie From 100263/Century 21 Hansen Realty To 4300/Prudential Ambassador Real Estate
Mosites, Lisa From 711/CBSHOME Real Estate To 100308/CBSHOME Real Estate
Palmer, Mark From 777/NP Dodge I LLC To 100737/Mark Five Properties
Palmer, Sandra From 771/NP Dodge III LLC To 100737/Mark Five Properties
Petak, Jennifer From 100263/Century 21 Hansen Realty To 779/NP Dodge IV LLC
Phillips, Robin From 770/NP Dodge V LLC To 779/NP Dodge IV LLC
Prescott, Randy From 4300/Prudential Ambassador Real Estate To 100609/NP Dodge IX LLC
Santo, Debra From 771/NP Dodge III LLC To 4300/Prudential Ambassador Real Estate
Simon, Gina From 20/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Soener, Kristi From 771/NP Dodge III LLC To 100729/Premier One Real Estate LLC
Sotak, Leanne From 6211/RE/MAX Real Estate Group To 22/CBSHOME Real Estate
Stephany, Denise From 21/CBSHOME Real Estate To 4300/Prudential Ambassador Real Estate
Strauss, Lynette From 24/CBSHOME Real Estate To 771/NP Dodge III LLC
Stricklin, Michele From 100263/Century 21 Hansen Realty To 779/NP Dodge IV LLC
Taulborg, Angela From 100639/Certified Property Mgmt Inc To 100732/Keller Williams Greater Omaha
Taulborg, Terry From 100639/Certified Property Mgmt Inc To 100732/Keller Williams Greater Omaha
Tichauer, Fred From 100639/Certified Property Mgmt Inc To 100732/Keller Williams Greater Omaha
Ugland, Sharon From 100274/Fire Ridge Real Estate LLC To 4300/Prudential Ambassador Real Estate
Walkenhorst, Dawn From 100639/Certified Property Mgmt Inc To 100732/Keller Williams Greater Omaha
Weight, Charles From 100106/Boyer Young Real Estate Co To 7900/DEEB Realty
Weight, Lynn From 100106/Boyer Young Real Estate To 7900/DEEB Realty
Welch, Kathryn From 20/CBSHOME Real Estate To 100732/Keller Williams Greater Omaha
Welch, Wendy From 803/NP Dodge VI LLC To 771/NP Dodge III LLC
Wilder, Daniel From 6810/Wilder & Associates To 779/NP Dodge IV LLC
Zeleny, Kimberly From 660/Harney Realty Company LLC To 771/NP Dodge III LLC
Zoerb, Karen From 660/Harney Realty Company LLC To 771/NP Dodge III LLC

MEMBER REINSTATES

Hartmann, Bryan – 5000/Celebrity Homes Inc
Knudsen, Herb – 100732/Keller Williams Greater Omaha
Rasmussen, Kelly – 100732/Keller Williams Greater Omaha
Steffes, Paul – 7900/DEEB Realty
Sutton, Brad – 100729/Premier One Real Estate LLC

NEW COMPANY

#100730/David G Green Broker – 8420 W Dodge Rd #110, Omaha, NE, 68114
OABR/MLS Phone: 393-4800 Fax: 393-4801
Designated Realtor: David Green
#100737/Mark Five Properties – 3704 S 202 Ave, Omaha, NE, 68130
OABR/MLS Phone: 677-5008 Fax: 505-6780
Designated Realtor: Mark Palmer
#100736/All Towns Real Estate LLC – 3200 O St Ste 1, Lincoln, NE, 68510
BSG/MLS Secondary Phone: 474-8696 Fax: 474-0164 Designated Realtor: Joseph Towns

COMPANY ADDRESS AND PHONE NUMBER UPDATES

(If your firm address and/or telephone number changes, fax the information to 493-7189 to ensure our records are accurate)
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CALENDAR OF EVENTS FOR MARCH 2008

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4 Affiliates 9:00 am at OABR New Member Orientation 8:30 am-4:00 pm at OABR	5 New Member Orientation 8:30 am-4:00 pm at OABR	6 WCR Executive Comm. 8:30 am at OABR Ed Comm. 10:00 am at OABR New Member Orientation 8:30 am-12:00 pm at OABR	7 Toastmasters 7:15-8:30 am at OABR Ethics Class 8:00 am-12:00 pm at OABR	8
9	10 IREM 8:00 am-5:00 pm at OABR	11 IREM 8:00 am-5:00 pm at OABR	12 Member Services 10:00 am at OABR IREM 8:00 am-5:00 pm at OABR	13 IREM 8:00 am-5:00 pm at OABR	14 Toastmasters 7:15-8:30 am at OABR IREM 8:00 am-5:00 pm at OABR	15
16	17 OABR Executive Comm. 9:00 am at OABR	18 MLS Executive Comm. 10:15 am at OABR	19	20 KIP Seminar 8:00 am-12:00 pm at OABR	21 Toastmasters 7:15-8:30 am at OABR GOOD FRIDAY Office Closed at Noon	22
23	24 WCR State 9:00 am-10:30 am at OABR	25 IREM 8:30-10:00 am at OABR MLS Directors 10:15 am at OABR	26 OABR Directors 9:00 am at OABR	27 WCR Style Show 1:00 pm-2:00 pm at OABR	28 Toastmasters 7:15-8:30 am at OABR	29
30	31					