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REALTOR®

FOCUS

OMAHA AREA
BOARD OF REALTORS®

(402) 493-2995
WWW.OABR.COM

11830 NICHOLAS STREET
OMAHA, NEBRASKA 68154

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VOTE

VOTE

OMAHA AREA BOARD OF REALTORS® OFFICERS & DIRECTORS ELECTION, PICNIC AND 100th ANNIVERSARY CELEBRATION!

Free

Pig Roast, Pop and Cake **11:00 am to 1:00 pm**

Wednesday, August 13, 2008



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9:00 am to 4:00 pm

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 2010
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 (402) 493-2995 tel
 (402) 493-7189 fax

Office Hours:
 Mon., Tues., Thur., Fri. 8am- 4:45pm
 Wednesday 9am- 4:45pm



PERSONALS



CONDOLENCES to the family of Stephen Earl, Lien Termite and Pest Control who recently passed away.

CONGRATULATIONS to Ronald Burkle of Prudential Ambassador Real Estate who completed the Accredited Buyer Representative (ABR) Designation.

CONGRATULATIONS to Kathryn Rouch of CBSHOME Real Estate who was appointed to the Nebraska Real Estate Commission, Salesperson at Large.

SEND US YOUR NEWS!

Fax (402) 493-7189, Email dshipley@oabr.com,

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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 August 28-29, 2008 at the Staybridge Room at the Staybridge Suites, located in Lincoln, Nebraska.

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Cami Saathoff – State Farm Insurance
Debbie Kalina – Radon Protection Tech LLC
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Thanks to the August 2008 Sponsors

Ruth Smith – Norm's Door Service
Jody Smythe – Wells Fargo Home Mortgage
Nancy Barker – Bank of the West
Regi Powell – Farmers Insurance
PK Kopun – Metro 1st Mortgage

The upcoming New Member

Orientation is scheduled for

Tuesday, September 9, 2008 from

8:30 a.m. to 4:00 p.m., Wednesday,

September 10, 2008 from 8:30 a.m.

to 4:00 p.m. and Thursday,

September 11, 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®.

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\$58,460
8-31-08

\$29,796

9-1-07

Continued from Page 4

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AFFILIATE ADVOCATE

Submitted By: Robert Branson FIC
Thrivent Financial for Lutherans



Weathering Market Volatility

Market volatility points to a basic investing truth: You cannot predict market direction with any degree of certainty or consistency. The key to survival is to have a long-term strategy and follow a few time-proven guidelines to help manage your money and emotions.

Don't panic: If your investment strategy reflects your long-term financial goals, don't make drastic changes or let market swings steer you off course.

Keep investing: Realize that even after markets have dropped, they have rebounded over time. Consider your financial ability to continue investing through periods of low prices. While it does not assure a profit or protect against loss, buying on a regular schedule regardless of price—called dollar cost averaging—may benefit you in the long run.

Diversify: It is important to maintain a good mix of stocks, bonds and cash in your portfolio. Various asset classes perform differently, so the upswings in one may offset the declines in another. While diversification can help spread risk, it does not eliminate it.

Focus on time, not timing: When you invest, do it with long-term objectives in mind. History has proven that a successful investment strategy stays focused and stays invested. Avoid the temptation to buy as the market surges

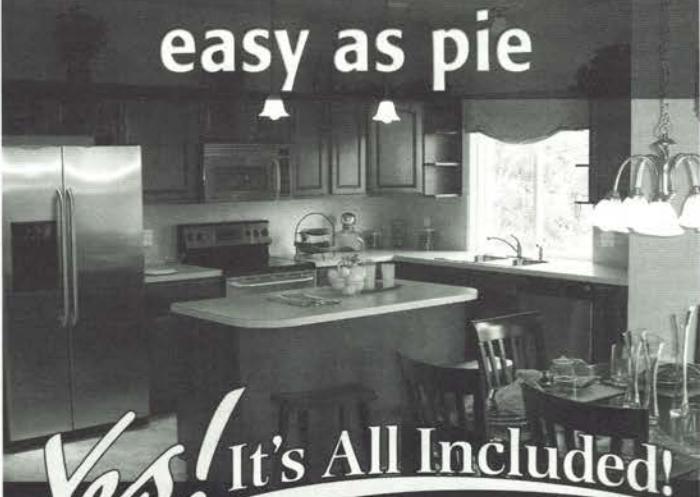
and sell as it dips—market analyses show that timing the market rarely, if ever works and it can cost you dearly.

Consistently staying invested can help you realize possible positive returns over time. Those who miss out on the market's best-performing days may miss out on significant returns (and growth) of their investments.

Consider the 10-year performance of the Standard & Poor's 500® Index (an unmanaged index which measures the performance of 500 widely held common stocks of large-cap companies) from Dec. 31, 1997, to Dec. 31, 2007. Those fully invested over the full 10 years would have enjoyed an aver-

Continued on Page 7

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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.

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Cherie Casey – The Home Buyers Protection Co

PK Kopun – Metro 1st Mortgage

Brad Kuiper – Heartland Pest Control Inc

Regi Powell – Farmers Insurance –
Powell Insurance

Tori Ross – Ross Designs LLC
Matt Thiel – DRI Title & Escrow

Monthly meeting agendas, minutes, and
financials can be found on the Affiliate website.
The web address is www.oabraffiliates.com.

• • •

A well-developed sense of humor is the pole that adds balance to your steps as you walk the tightrope of life.

— William A. Ward

Continued from Page 6

age annual total return of 5.91 percent. A \$10,000 investment tied to the index would have grown over that period of time to \$17,756.

By contrast, if an investor missed the 10 best days of the market (happened to pull his or her money from the market on its 10-most “up” days), he or she would have experienced an average annual total return over that 10-year period of negative (0.30) percent. That same \$10,000 investment would have shrunk to \$9,702.

Similarly, missing the 20 best days of the market would have resulted in an average annual total return of negative (3.91) percent, and his or her \$10,000 investment would have declined to \$6,715.

Of course, no individual may invest directly in any index, and past performance is no guarantee of future results. Still, the lesson remains clear: Staying invested in the market is the only sure way to never miss the market’s best days.

Robert Branson, FIC, of Omaha, NE, is a FA with Thrivent Financial for Lutherans, a Fortune 500 financial services membership organization helping nearly 3 million members achieve their financial goals and give back to their communities.

Continued on Page 8

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Continued from Page 7

Registered representative for securities offered through Thrivent Investment Management Inc., 625 Fourth Ave. S., Minneapolis, Minn. 55415-1665, 1-800-THRIVENT (800-847-4836) a wholly owned subsidiary of Thrivent Financial for Lutherans. Member FINRA. Member SIPC.

Robert can be reached at 934-3555 or robert.branson@thrivent.com.

Dennis Meyer – TierOne Bank

Dennis Meyer is a Mortgage Loan Officer with TierOne Bank at their 144th & Maple location. Dennis has been in the mortgage lending business for over 23 years and is fully qualified to help his clients and their real estate agents with their real estate mortgage needs. Dennis takes that 'extra step' in his level of service to his customers by keeping in touch with them after their new home has been purchased. His past professions of being a school teacher, real estate broker/agent, and land developer has provided him with experiences that helps him understand the concerns a buyer may encounter during the purchase and mortgage lending process. He feels that a lot of time and effort goes into purchasing – or building – the perfect home and the lending process should be a smooth process for the purchaser. TierOne Bank offers an on-line mortgage application process, local mortgage processing, and local loan servicing along with competitive rates and many financing options. Dennis can be reached at dennis.meyer@tieronebank.com or at 402-554-8070.



Regi Powell –

Farmers Insurance – Powell Insurance

Regi Powell is an insurance professional offering Farmers Insurance Group products and services. He established Powell Insurance in 2002. His wife Lisa, also a fully licensed agent, joined the agency in 2003. Together they have built a loyal clientele by providing exceptional service and honest advice. Powell Insurance focuses on home, auto, life, health and business insurance. They specialize in the home purchase



market by providing home insurance for first time homeowners, move-up buyers and refinances. They understand the deadlines associated with a home purchase and accommodate homebuyers to make the process simple and smooth. According to Regi, "One of the most rewarding parts of being an insurance professional is the ability to tell clients everything is going to be ok when the unexpected happens." In his free time, you will find Regi riding his motorcycle or on the golf course. He and Lisa enjoy traveling and fine food.

. . .

Class is an aura of confidence that is being sure without being cocky. Class has nothing to do with money. Class never runs scared. It is self-discipline and self-knowledge. It's the sure-footedness that comes with having proved you can meet life.

— Ann Landers

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RPAC Dunking Booth

The RPAC Fundraising Task Force will have a DUNKING BOOTH at the OABR Member Services Forum Election/Picnic on August 13, 2008. The cost is \$5.00 for 3 balls. Targets will include:

Mark Hart – CENTURY 21 Century Real Estate

Vince Leisey – Prudential Ambassador Real Estate

Mike Riedmann – N P Dodge Company

Joe Gehrki – CBSHOME Real Estate

David Matney – Alliance Real Estate

Ralph Marasco – CBSHOME Real Estate

Monica Humpal – CBSHOME Real Estate

Come help meet the RPAC Goal and have fun doing it!!!! Get your favorite OABR Member wet!!!!

• • •

In order to do what really matters to you, you have to, first of all, know what really matters to you.

— Dr. Ed Hallowell

Sharing Love and Knowledge

Honoring grandparents is one of the three purposes of Grandparents Day, Sept 7.

The second purpose is to give grandparents an opportunity to show love for their children's children.

The third purpose of Grandparents Day is to help children become aware of the strength and guidance grandparents can offer.

• • •

Values are like fingerprints. Nobody's are the same, but you leave 'em all over everything you do.

— Elvis Presley

• • •

I gain strength, courage and confidence by every experience in which I must stop and look fear in the face. I say to myself, I've lived through this and can take the next thing that comes along.

— Eleanor Roosevelt



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Fair Housing Presentation

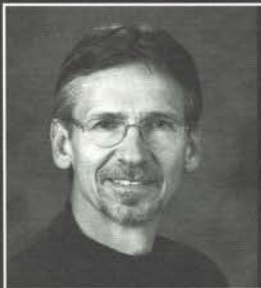
A presentation was held on April 17, 2008 to the Education Forum of the Omaha Area Board of REALTORS®. The presenters were Jill Fenner, Director and Joe Garcia Assistant Director of Testing with the Fair Housing Center of Nebraska and you have one guess as to the topic they discussed. That's correct Fair Housing. The 2 hour long presentation included a slide show of the law, real examples of differences in treatment, as well as a hidden camera video done with a local news crew.

The slide show presentation included information about the Fair Housing Center, the purpose of fair housing and what the 7 protected classes are. Which in case you did not attend are Race, Color, Religion, National Origin, Sex, Disability, and Familial Status. In addition an explanation about the Testing process was given. Many questions were asked by the REALTORS® in attendance and the two presenters answered the questions directly as well as giving examples of their findings.

One example in particular was of a Real Estate office in a neighboring state where a Hispanic Tester asked to see some listings, as she was new to the area. The REALTOR® met the Tester in the office lobby and asked the Tester immediately if she had been pre-approved for a loan. The Tester said she had not and the REALTOR® explained why it is a good idea to be approved first. The Hispanic Tester was given a newspaper and a magazine to look through at her convenience. A few hours later on the same day a white Tester walked into the same office and met with the same REALTOR®. This Tester was escorted back to the REALTORS® office, she was told about a house the REALTOR® had put on the market the previous day and she printed out 14 listings of houses for the Tester to look at. It wasn't until the end of the visit when the white Tester was asked by the REALTOR® if she had been pre-approved for a loan.

Continued on Page 11

HOME Standards INSPECTION SERVICES



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President



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The American Society of Home Inspectors (ASHI) is North America's oldest and most respected professional society of home inspectors, dedicated to enhance the professionalism of home inspectors.

Unlike mail-order certifications, an ASHI certification is earned slowly – typically after one has been working in the industry for several years.

In addition to his becoming an ASHI-certified member in 2003, Steve Vacha has over a quarter century home construction and building experience. Steve explains, "This sets me apart

from many other inspectors who have simply read manuals and gone to a few conferences."

Trained to be an educator and having taught school for several years Steve enjoys the presentation part of the inspection – explaining home repairs, maintenance and inspection reports to his clients.

It's Steve's hands-on, real life experience which enables him to communicate inspection findings to buyers calmly, thoroughly explaining important concerns while putting other issues in perspective.

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For First-Time Home Buyers

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Continued from Page 10

Some questions asked by the REALTORS® in attendance were, "I was told I will be accused of discrimination if I offer one person something to drink or eat but not the other, so I just don't offer anyone anything, is this correct." The answer is no. There needs to be a more blatant difference in treatment such as:

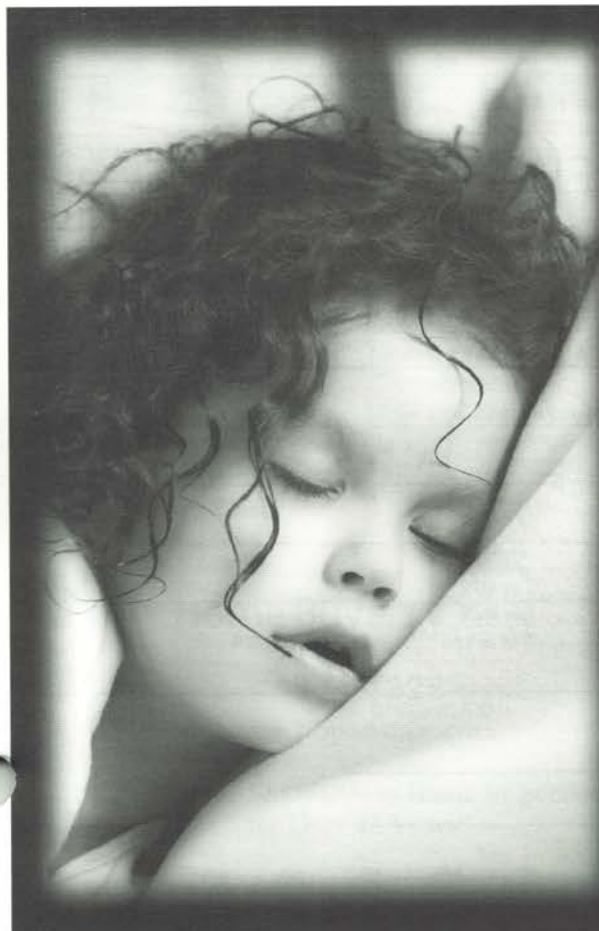
- Level of Service
 - Offering/not offering referrals
 - Demanding proof versus requesting documentation
 - Making assumptions without information
- Terms and Conditions
 - Pre-qualified vs. not yet qualified as a condition to obtain listings or to see housing
- Steering
 - Limiting MLS selections even when a client asks for a specific area
 - Whites get steered as much as any race
- Selling up versus selling down

A video was also shown of a hidden camera investigation with a local television station of a test The Fair Housing Center conducted on a local Real Estate office. The results surprised many in attendance.

The overall message the two presenters were trying to convey to the REALTORS® is testing isn't a tool used to say a person is biased or a racist. Testing shows that on this date, at this time when the test was conducted; this is what was said, what was asked, what was offered or not offered to one person but was said, asked and offered to another person. In addition the word consistency is something to keep in mind when dealing with clients. Be consistent in what you say and in what you offer.

If you or your office would like more information on fair housing and the do's and don'ts of the business, you can call the Fair Housing Center of Nebraska at 402-934-6675 or toll free at 1-800-NOW-FAIR (669-3247).

Joe Garcia
Fair Housing Center of Nebraska



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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 August 15, 2008. Winner and answers will be in September 2008 Focus. Good luck!!!!

1. HMUADR EWRNEST IAGHEERT UEUMMS _____
2. ATCSREGTI ARI NAD PSECA MSEUUM _____
3. EENG YLEAH ALLM _____
4. LE OUEMS INTALO _____
5. EETOLNENFL OSETFR _____
6. LEARUTINZ AERSNGD _____
7. LNHDEATAR FO RCMEAAI APKR _____
8. LSNJYO TRA MEUSMU _____
9. MNMROO ITRLA ETNCRE _____
10. RYNEH RDLOYO OZO _____
11. OTH OSHSP RTA CREETN _____
12. REVITUYINS FO SEAAKBNR HAMAO _____
13. LOARMMEI PKRA _____
14. NHEOMSESR AKRP _____
15. IVRRE TIYC STRA _____
16. WILSE NDA KALRC ADNGNIL _____
17. RPHUMEO TAERTEH _____
18. TSANROBTTEL MUDAITIS _____
19. MOMCLA X IBEHRTTIS _____
20. GLNRAEE ROKOC ESOUH _____

THEME _____

Name: _____

Company: _____

Address: _____

Phone: _____

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!

REResults Coaching

Mark T. Wehner

16616 Jackson

676-0101

marktwehner@reresultscoaching.com

www.reresultscoaching.com/ce

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.



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2008-2009 Slate of Officers and Directors

OFFICERS

Joe Gehrki
President

Shawn Maloy
President-Elect

Vince Leisey
Secretary/Treasurer

DIRECTORS
2 positions
terms expiring 2011

John Bredemeyer
David Matney

The general election
will be held
August 13, 2008 at:
Omaha Area Board
of REALTORS®
11830 Nicholas St
9:00 a.m. - 4:00 p.m.

Absentee Ballots...
... will be available
at the OABR Office
August 1, 2008
through
August 12, 2008

Absentee voting
MUST be done at the
OABR Office.

Shawn Maloy earned his Nebraska real estate broker's license in 2000 and is the owner and founder of Maloy Real Estate. Shawn's extensive training and experience with technology, working for and consulting with some of Omaha's most prestigious information technology firms, brings a modern, unique perspective to real estate. Shawn is currently serving as Chairman of the Computer Committee for the Great Plains REALTORS® Multiple Listing Service Inc. and has been the instructor for MLS new agent orientation classes for nearly four years. He has served over 2 years of Director on the Nebraska REALTORS® Association for the Omaha region. Most importantly, Shawn is an active real estate broker and deals with "real world" issues every day. In his spare time, Shawn like to spend time with his wife of 14 years, Stacey, and his two children, Molly age 9 and Nathan age 5. Shawn would appreciate your vote and support.



Vince Leisey is the Broker/Owner of Prudential Ambassador Real Estate, a real estate company which has approximately 270 licensed agents. My primary responsibilities as the Broker are to grow the business through recruiting new agents, supporting the agents and helping to secure new projects. I'm committed to helping our agents grow their business and better serve their clients. Vince is involved in the following organizations: Prudential Real Estate Affiliates' Member Network Advisory Council (1 of 12 Nationally) and Member Millennium Group (Select owners Group), Sunshine Kids (Children with cancer), Annual Event Chairman Open Door Mission's Co-Organizer for monthly volunteer visits, Nebraska Realtors Association President Elect - Board of Directors, Member-Strategic Planning Committee, Member-Broker/Managers Workshop, Omaha Area Board of Realtors Director-Board of Directors, Great Plains Multiple Listing Service Director - Board of Directors, Nebraska Real Estate Commission - Commissioner



John Bredemeyer is President of Realcorp, a full service real estate appraisal company in Omaha, Nebraska. He is a graduate of the University of Nebraska at Omaha with a major in Real Estate. He currently serves as President of the alumni chapter of Rho Epsilon, the professional real estate fraternity. In 1994 he was recognized as their Man of the Year. He also serves on the UNOmaha College of Business National Advisory Board, and received the Distinguished Alumni Award in 2000. Mr. Bredemeyer holds the SRA professional designation from the Appraisal Institute. In 1993 he was the president of the Nebraska Chapter of the Appraisal Institute. He has served as the National Chairman of Continuing Education and National Chair of Government Relations for the Appraisal Institute. He is currently a national spokesman for the Appraisal Institute. He has been a quoted in the New York Times, Chicago Tribune, Money Magazine, and numerous other publications. He has been involved with the Nebraska Mortgage Association for over ten years and was their 1999/2000 president. He has twice been Chairman of the Omaha based Great Plains Multiple Listing Service, where he has served on the Board of Directors since 1993. He is also a Director of the Omaha Area Board of Realtors. John is a certified general appraiser in Nebraska and Iowa. In 1997 Governor Nelson appointed Mr. Bredemeyer to a five-year position on the Nebraska Real Estate Appraiser Board where he served for three years as Chairman. After serving on the Board of Directors of the Association of Appraisal Regulatory Officials, he was awarded Honorary Lifetime Membership. Mr. Bredemeyer currently serves as a Trustee of the Appraisal Foundation. The Appraisal Foundation is authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications. He served two years as their Treasurer. In 2008 he was elected as Vice Chairman.



David Matney is currently the Designated REALTOR® and co-owner of Alliance Real Estate. David currently holds the CRS, Certified Residential Specialist designation; he is a Graduate of the REALTOR® Institute and was a certified with NAR At Home with Diversity program. David currently serves on the OABR Education Forum and he is actively pursuing the NAR E-pro certification. Prior to his career in real estate, David was licensed broker with Ameritrade with a Series 7 and Series 63 license. After graduating from college from the University of Nebraska with a B.S in biotechnology, David served 4 years active duty in the Marine Corps. In the Marines, after achieving the rank of Sergeant and he taught small weapons and tactics at the School of Infantry in Camp Pendleton. After being honorably discharged, and while working at Ameritrade he served in the Nebraska Army National Guard and achieved the rank of First Lieutenant. David is married with two boys and is an all around nice guy.



OMAHA AREA BOARD OF REALTORS® 123RD INAUGURAL

September 2008 ushers in the 2008-2009 OABR leadership term for President-Elect Joe Gehrki. The 123rd Inaugural of the OABR and MLS Officers and Directors is scheduled at The Shadow Ridge Country Club located at 1501 South 188th Plaza in Omaha Nebraska on Thursday, September 25, 2008.

Larry Melichar of CBSHOME Real Estate has agreed to preside as Master of Ceremonies of the evening's festivities. 2007 NRA Director Henry Kammandel Jr will officiate at the installation ceremonies.

The 6:30 p.m. installation will be preceded by dinner at 5:30 p.m. at a cost of \$24 per person, and a cash bar at 4:30 p.m. The attire for the 123rd Inaugural is business casual.

Choice of Dinner is Stuffed Chicken (Chicken breast stuffed with wild mushrooms and provolone cheese, served with a sherry wine sauce) or Prime Rib (Slow roasted, seasoned to perfection, and served with au jus and horseradish cream).

PLACE: Shadow Ridge Country Club located at 1501 So. 188th Plaza in Omaha, NE

TIME: 4:30-5:30 p.m. Social Hour
5:30-6:30 p.m. Dinner
6:30-7:30 p.m. Installation of Officers and Directors

COST: \$24.00 per person

Reservation Form

Please fill out all information below:

Name _____ Guest _____

Address _____

City, State, ZIP _____ Telephone _____

PLEASE INDICATE METHOD OF PAYMENT (at \$24.00 per person):

☐ Check enclosed (please make checks payable to OABR)
☐ Charge my account: ☐ VISA ☐ Master Card

DINNER SELECTION

☐ Stuffed Chicken
☐ Prime Rib

Card Number _____ Exp. Date _____

Billing Address _____

Signature _____

Reservation deadline is 5:00 p.m., Friday, September 19, 2008. No cancellations after Friday, September 19, 2008

Please return reservation form to:

Omaha Area Board of REALTORS® • Attn: Donna Shipley • 11830 Nicholas St, Omaha, NE 68154

How to pay your dues online through the Pay Bills On Line feature on the OABR Web Site.

Log on to OABR.com, as you normally would. Once you are logged on, click the **Pay Bills On Line** tab to view your outstanding invoices.

Select the invoices that you want to pay by clicking the corresponding check boxes on the right side of the page. Then click **Choose Payment Options**.

Local Association of REALTORS Inc.
"Setting the Standard"

Account for John Doe - Local Association of REALTORS, Inc.
Main Menu

Unpaid Invoices [View Paid and Unpaid Invoices](#)

Check the Pay Now box below for invoices you want to pay

Membership Dues & Fees				Invoice Total	Amount Applied	Balance Due	Pay Now
Invoice	Date	Office / Incurring Member					
1234567	01/01/08	Realtor Office / John Doe		450.00	0.00	450.00	☒
						Total Due	450.00

Aging	Current	Over 30 Days	Over 60 Days	Over 90 Days
Amount	450.00	0.00	0.00	0.00

☐ Check All ☐ Uncheck All

A suggested voluntary RPAC contribution is included in your dues statement. At this point, you have the opportunity to modify this amount, if desired. If you wish to change the amount from the suggested value, click **Modify**.

Local Association of REALTORS Inc.
"Setting the Standard"

Review Payment Info for John Doe
Main Menu | Log Off | Home

You selected the following invoices to pay. Click the appropriate payment button, or click Cancel to change your selections

Invoice	Date	Office	Balance Due	Minimum to Pay
1234567	02/08/08	Realtor Office	400.00	400.00
			Total Selected	400.00
2008 RPAC Voluntary Contribution (Recommended Amount 50.00)			Modify	50.00
			Total To Be Paid	450.00

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IMS Update Contribution Amount - Microsoft Internet

Contributions to RPAC are voluntary. All contributions are not deductible as charitable contributions. For information regarding how contributions are used please visit the RPAC website at www.realtor.org/rpacweb.nsf.

To modify the contribution amount change the recommended amount in the box bellow and press "OK"

2008 RPAC Voluntary Contribution (Recommended Amount)

Done Internet

Your Payment Information page redispays with the updated amount. Next, select Credit Card.

Local Association of REALTORS Inc.
"Setting the Standard"

Review Payment Info for John Doe [Main Menu](#) | [Log Off](#) | [Home](#)

You selected the following invoices to pay. Click the appropriate payment button, or click Cancel to change your selections.

Invoice	Date	Office	Balance Due	Minimum to Pay
1234567	02/08/08	Realtor Office	400.00	400.00
Total Selected			400.00	
2008 RPAC Voluntary Contribution (Recommended Amount 50.00)			Modify	10.00
Total To Be Paid			410.00	

[Main Menu](#) | [Log Off](#) | [Home](#) | [Home](#)

Local Association of REALTORS Inc.
"Setting the Standard"

Credit Card Information [Main Menu](#) | [Log Off](#) | [Home](#)

Please enter your credit card information below.

Credit Card Type:

Credit Card Number: Card Security ID: [Card Security ID help](#)

Expiration Date: /

Keep On File:

Credit Card Billing Address

Name on Credit Card:

Attn/Care of:

Address:

City, State ZIP:

If you encounter a problem when trying to process a payment, please call the OABR office, 402-493-2995 ext 303.

Supra Education Corner

Supra Education Corner

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SUPRA ActiveKEY HOT TIP: Blackberry Coming Soon in 2008!

Supra eKEY for BlackBerry® Coming Soon!

Opening iBoxes with your BlackBerry eKEY

- For the BlackBerry eKEY to open iBoxes, you will need a small Bluetooth to Infrared converter. The converter looks like the key fob you use to lock and unlock your car remotely.
- When you point the fob at an iBox, it converts your BlackBerry's Bluetooth signal to Infrared, which is needed to communicate with the iBox.
- The converter is very easy to set up, much like a Bluetooth headset. It features inexpensive, user-replaceable batteries.

For more information visit us online at
www.gesecurity.com/blackberry



imagination at work

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By the end of 2008, Supra eKEY software will be available for the BlackBerry.

- Blackberry Pearl™
- BlackBerry Curve™
- BlackBerry 8800 Series

BlackBerry devotees will soon join thousands of real estate professionals already enjoying the timesaving benefits of eKEY service on their Palm and Windows Mobile Smartphones.

Odor Of Drying Paint Make You Feel Sick Or Itchy?

As ordinary latex paint dries, it releases VOCs, volatile organic compounds, into the air. They are not bothersome to most people. Others may experience skin irritation, respiratory problems or headaches.

While all latex paints continue to give off some levels, many low-VOC paints are now on the market. They are safe and durable, and have the same look when they dry. Check with your paint store for a

recommendation or read paint labels. For more information, visit eartheasy.com or buygreen.com.

Adjustable-Size Shoes For Kids

Inchworm shoes for kids ages 3 to 9 can grow with a child's foot. The shoes have a button and a bellows. Push the button and the shoe expands a half size to a full size larger. They cost \$79 a pair and are sold online at InchwormShoes.com. They come in about a dozen styles.

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June Unscramble Words!!!

Keka Korb, CBSHOME Real Estate

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. NSIDEY LRDWO DISNEY WORLD
2. NAIARG FLLSA NIAGRA FALLS
3. ISNOWICSN LSLDE WISCONSIN DELLS
4. DDYSAINLNE DISNEYLAND
5. ERNVISALU DTOUSIS UNIVERSAL STUDIOS
6. INVGLI HRTOIYS FMSRA LIVING HISTORY FARMS
7. MTUON HMOSRURE MOUNT RUSHMORE
8. SAE OLDWR SEA WORLD
9. HWAIAI HAWAII
10. LEAK TOAHE LAKE TAHOE

11. SITNWNNOAGH CD WASHINGTON DC
12. ELCLGOE DRWLO SEEISR COLLEGE WORLD SERIES
13. STUHO APDER ALISDN SOUTH PADRE ISLAND
14. SKEPI KEPA PIKES PEAK
15. ASL SEGVA LAS VEGAS
16. ISX AGLFS SIX FLAGS
17. OOOCPN ONAITUMSN POCONO MOUNTAINS
18. AACBRBIEN CARIBBEAN
19. ENW RKOY YCTI NEW YORK CITY
20. LKAE BJIKOOO LAKE OKOBOJI

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August 2008

Remember
Members
of the
Armed
Forces
and Their
Families!



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Watch for the September Calendar and the Fall Start Up of Dinner Meetings (September 11th), Committee and Council Meetings.					1	2
3	4	5 9:30 am Executive Board at MOBA	6	7	8	9
10	11	13	13	14 Dream Builders Golf Event Iron Horse Golf Course, Ashland	15	16
17	18	19 10:00 am Bd of Directors at MOBA 11421 Davenport 5-7 pm Fund Raiser for Beau McCoy 901 N. 190th St	20	21	22	23
24 31	25	26	27 5-7 pm Fund Raiser for Lee Terry 901 N. 190th St	28	29	30

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CONTINUING EDUCATION

Date	Title	Course#	Credit Hours	Time
Nebraska Realtors Association (800) 777-5231 www.nebraskarealestateeducation.com				
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	Land 101 (Scottsbluff)	0535	12	
Randall School of Real Estate: Call (402) 333-3004				
Aug 13	Home Inspection Option	0280	3	8:30 am - 11:45 am
Aug 13	Lead, Asbestos, Mold - Get the Facts	C2640R	3	1:00 pm - 4:15 pm
Aug 14	Do's & Don'ts of Anti-Trust & RESPA	0616	3	8:30 am - 11:45 am
Aug 14	Mortgages & the Foreclosure Process	0621	3	1:00 pm - 4:15 pm
	Correspondence Courses			
	Agency in Nebraska	0366TR	3	
	Diversity and Doing Business	0415T	3	
	Environmental Issues in Your Real Estate Practice	0425TR	3	
	Ethics & Real Estate	0497TR	3	
	Fair Housing	0282TR	3	
	Introduction to Commercial Real Estate Sales	0481T	3	
	Leasing & Managing Apartments	0069T	3	
	Property Management and Managing Risk	0029T	3	
	Questions & Answers: A License Law & Agency Overview	0604TR	3	
	Real Estate Finance Today	0337T	3	
	Red Flags - Property Inspection Guide	0280T	3	
	Risk Management	0349TR	3	
	Write It Right! Listing and Purchase Agreements	0411T	3	

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

REResults Coaching™ Mark T. Wehner: Call 676-0101 mark.wehner@reresultscoaching.com
www.REResultsCoaching.com/ce

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: Please Call 402-436-3308 or 800-755-1108 for more information

Aug 4	Real Estate Finance	0042	Day Class
Aug 11	Farm and Ranch Brokerage	0108	Day Class
Oct 2	Real Estate Sales and Brokerage	0045	Evening Class
Oct 6	Real Estate Sales and Brokerage	0045	Day Class
Dec 1	Real Estate Finance	0042	Day Class
Dec 8	Real Estate Appraisal	0002	Day Class
Online	Code of Ethics	0497R	Internet
Online	Environmental Hazards	0314R	Internet
Online	Fair Housing	0282R	Internet
Online	Life and Annuity Concepts	PL6047	Internet
Online	Life and Health Basics Training Package	PL6051	Internet
Online	Pricing and Financing Property	0187	Internet
Online	Property Casualty Basics License Training Package	PL6050	Internet
Online	Real Estate Finance	0042	Internet

Upcoming Events

August 2008

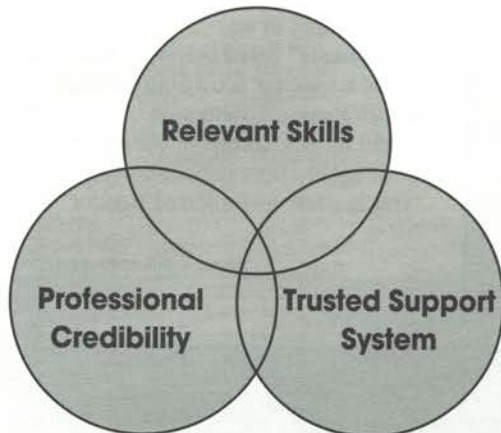
- 5, 6, 7 OABR Orientation 8:30am – 11:15am
- 13 OABR Member Services Picnic 11:00am – 1:00pm at the OABR Parking Lot
-

September 2008

- 1 Holiday – OABR Office Closed
- 9, 10, 11 OABR Orientation 8:30am – 11:15am
- 25 123rd Annual Inaugural at Shadow Ridge County Club
- 258 OABR Office Closes at 12:00 noon
-



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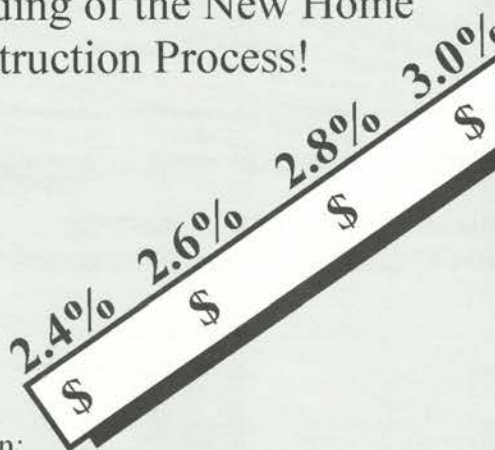


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- **Advanced Notice** of special promotions and events.
- **Phone Call Help** for general construction related questions and techniques.
- **Your Personal “New Home Sales Kit”.**

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”!

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Models Open Noon—6pm Saturday—Wednesday

Quail Hollow
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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



NEW MEMBERS, CORRECTIONS & CHANGES!

NEW MEMBERS

Acamo, Steven – 4300/Prudential Ambassador Real Estate
 Brock, Catherine – 20/CBSHOME Real Estate
 Drorbaugh, Valerie – 777/NP Dodge I LLC
 Frame, Keely – 24/CBSHOME Real Estate
 Griffith, Robin – 20/CBSHOME Real Estate
 Grove, Douglas – 7900/DEEB Realty
 Jump, Gregory – 999950/Cramton Company Real Estate
 Kiichler, Ryan – 710/CBSHOME Real Estate
 LaMontagne, Chad – 100762/Dynergy Real Estate & Development
 Lentsch, Ivan – 777/NP Dodge I, LLC
 Piotrowski Jr, Scott – 100752/Keller Williams Greater Omaha
 Stephens, Kim – 777/NP Dodge I LLC
 Wehner II, Mark – 771/NP Dodge III LLC
 Wilson, Montgomery – 6211/RE/MAX Real Estate Group
 Woolley, Erin – 100374/CBSHOME Real Estate

NEW AFFILIATE MEMBERS

Foley, Kelly – 100763/AmeriSpec Home Inspection Service
 Johnson, Carlotta – 6750/ServiceOne Inc
 Kopun, Predrag – 100759/Metro 1st Mortgage
 McCollum, Gary – 6750/ServiceOne Inc
 Pape, Joel – 100765/Realtor Productions

NEW MEMBER CANDIDATES

Andersen, Matthew – 4300/Prudential Ambassador Real Estate
 Dragary, Lesley – 711/CBSHOME Real Estate
 Felcher, David – 1880/Century 21 Dundee Realty Co
 Bryant, Erica – 21/CBSHOME Real Estate
 Cohoe, Jennifer – 4300/Prudential Ambassador Real Estate
 Herrman, Margaret – 4300/Prudential Ambassador Real Estate
 Jones, Lori – 4300/Prudential Ambassador Real Estate
 McNamara, Rachel – 4300/Prudential Ambassador Real Estate
 Militti, Maureen – 21/CBSHOME Real Estate
 Mueller, Staci – 6620/P J Morgan Real Estate
 Payne, Tammy – 24/CBSHOME Real Estate
 Polk, Andre – 7900/DEEB Realty
 Shulo, William – 24/CBSHOME Real Estate
 Thompson, Elizabeth – 100374/CBSHOME Real Estate
 Van Gelder, Meagan – 100752/Keller Williams Greater Omaha

NEW AFFILIATE CANDIDATES

Blount, Flory – 999945/US Bank Home Mortgage
 Briganti, Nicholas – 100770/A PLUS Home Inspections LLC
 Ritter, Dennis – 100768/First State Bank
 Simmerman, Brent – 100767/Midlands Home Inspections Inc

MEMBER TRANSFERS

Addison, Scott From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Armstead, Sylvester From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Ashpole, Monica From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Barta, Debbie From 20/CBSHOME Real Estate To 23/CBSHOME Real Estate
 Bybee, Miriam From 4300/Prudential Ambassador Real Estate To 100752/Keller Williams Greater Omaha

Bybee, William From 4300/Prudential Ambassador Real Estate To 100752/Keller Williams Greater Omaha
 Cloven, Patrick From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Evans, Raymond From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Faiman, Marilyn From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Frohm, Scott From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Graves, Todd From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Green, Shannon From 770/NP Dodge V LLC To 771/NP Dodge III LLC
 Hall, Shayla From 770/NP Dodge V LLC To 4300/Prudential Ambassador Real Estate
 Hayes, Alice From 4300/Prudential Ambassador Real Estate To 3670/RE/MAX The Producers
 Houck, Amy From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Houck, Scott From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Hubbard, Jason From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Jones, Holly From 20/CBSHOME Real Estate To 100752/Keller Williams Greater Omaha
 Kearney, Dora From 100731/Wachovia Mortgage To 6361/Great Western Bank
 Kennedy, Dwayne From 4300/Prudential Ambassador Real Estate To 100752/Keller Williams Greater Omaha
 Knudsen, Herb From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Kutchin, Regina From 4300/Prudential Ambassador Real Estate To 100757/Gitt Real Estate PC
 Lane, Andrea From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Larsen, Steven From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Lepert, Mari From 770/NP Dodge V LLC To 24/CBSHOME Real Estate
 Lorkovic, John From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Miller, Deborah From 20/CBSHOME Real Estate To 24/CBSHOME Real Estate
 Mullenberg, Michael From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Quick, Teri From 714/CBSHOME Real Estate To 24/CBSHOME Real Estate
 Rasmussen, Kelly From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Robar, Dawn From 3670/RE/MAX The Producers To 23/CBSHOME Real Estate
 Ruwe, Michelle From 7900/DEEB Realty To 4300/Prudential Ambassador Real Estate
 Scherich, Steven From 711/CBSHOME Real Estate To 100374/CBSHOME Real Estate
 Simon, Gina From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha

Taulborg, Angela From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Taulborg, Terry From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Thompson, Karrie From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Tichauer, Fred From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Torczon, Joannie From 777/NP Dodge I LLC To 100752/Keller Williams Greater Omaha
 Travis, Stephanie From 100313/SAC Federal Credit Union To 4750/SAC Federal Credit Union
 Van Gelder, John From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Walkenhurst, Dawn From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha
 Welch, Kathryn From 100732/Keller Williams Greater Omaha To 100752/Keller Williams Greater Omaha

MEMBER REINSTATES

Buenrostro, Gustavo – 100609/NP Dodge IX LLC
 Cole, Bradley – 20/CBSHOME Real Estate
 Cramm, Craig – 7900/DEEB Realty
 Humlicek, Lisa – 7900/DEEB Realty
 Jenkins, Mark – 779/NP Dodge IV LLC
 Laughlin, Susan – 100752/Keller Williams Greater Omaha
 Penny, Mary Jo – 100134/Randone Real Estate Inc
 Saitta, Douglas – 7900/DEEB Realty
 Salgado, Yamy – 6860/Rainbow Realty
 Trummer, James – 100739/Global Realty Marketing Inc
 Walker, Lori – 7900/DEEB Realty
 Wurgler, Pam – 22/CBSHOME Real Estate

NEW COMPANY

#100134/Randone Real Estate Inc – 6914 S 52nd St, Omaha, NE, 68157
 OABR/MLS Phone: 699-7400 Fax: 991-6676
 Designated Realtor: Charles Randone
 #100766/Red Bell Real Estate LLC – 1415 S Main St, Salt Lake City, UT, 84115
 BSG/Secondary MLS Only Phone: 877-500-1415
 Fax: 801-464-4084 Designated Realtor: Jeffrey Jonas

NEW BRANCH OFFICE

#6990/Century 21 Hansen Realty – 916 Washington Ave, Plattsmouth, NE, 68048
 MGR: Connie Bogle-Herting
 Phone: 296-3444 Fax: 296-3908

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)
 #100750/Carol N Fox Broker – 4202 N 163rd Ave, Omaha, NE, 68116 Phone: 980-6626
 #100752/Keller Williams Greater Omaha Phone: 884-4800
 #100513/New Idea Realty Services LLC – 17610 Turnberry Ridge, Council Bluffs, IA, 51503

COMPANY NAME CHANGE

#6990/Century 21 Hansen Realty – (Formerly Century 21 Heritage Real Estate)

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CALENDAR OF EVENTS FOR AUGUST 2008

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