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REALTOR®

FOCUS

OMAHA AREA
BOARD OF REALTORS®

(402) 493-2995
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11830 NICHOLAS STREET
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Member Services Forum 9th Annual Election and Picnic

Fun was had by all at the 9th Annual Member Services Forum Election and Picnic on August 13, 2008. More than 250 people enjoyed a pig roast with all the trimmings!!!



The RPAC Dunking Booth raised more than \$300!! A special Thank You to the following targets!! Joe Gehrki, Monica Humpal, Ralph Marasco, Vince Leisey, David Matney and Mark Hart. This year marked the Omaha Area Board of REALTORS® becoming 100 Years Old!!!

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



PERSONALS



CONGRATULATIONS to Mary Chapman, N P Dodge Company, Donna O'Grady, DEEB Realty, John Lytle and Cindy Robarge of CBSHOME Real Estate who recently were awarded the Graduate REALTORS® Institute (GRI) Designation.

CONGRATULATIONS to Buck (NP Dodge Company) and Stephanie Rasmussen (First National Bank Of Omaha) on the birth of daughter Brynn Ryan. Brynn was born on 8/8/08 at 8:01 pm and weighed 8lbs 4ozs. She was 20 3/4 inches long. Mommy and daughter are doing fine.

HAPPY BIRTHDAY WISHES to OABR Association Services Coordinator Debbie Peterson who will celebrate her birthday in September.

CONDOLENCES to the family of James "Jim" Schlegelmilch of Prudential Ambassador Real Estate who recently passed away.

CONDOLENCES to the family Ed Pugsley of Keller Williams Greater Omaha who recently passed away.

SEND US YOUR NEWS!

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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 September 26, 2008 at the Staybridge Room at the Staybridge Suites, located in Lincoln, Nebraska.

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NEW MEMBER ORIENTATION (COFFEE BREAK SPONSORS)

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

Thanks to the September 2008 Sponsors

John Eggenberg – SureHome Inspection Co
Chip Monahan – Asset Strategies
Jim Murphy – Bank of the West
Bob Correa – Rels Title
Dennis Meyer – TierOne Bank

ORIENTATION

The upcoming New Member Orientation is scheduled for Tuesday, October 7, 2008 from 8:30 a.m. to 4:00 p.m., Wednesday, October 8, 2008 from 8:30 a.m. to 4:00 p.m. and Thursday, October 9, 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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9-1-07

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Submitted By: John Eggenberg
SureHome Inspection Company



Home Inspection Top Ten Problems

SureHome Inspection Company's John Eggenberg has been inspecting homes in the Omaha area for over 10 years and has performed thousands of inspections. The homes you are listing most likely have one or more of the following conditions. Contact John for a great rate on your home inspection.

1. Drainage: Concrete work and foundation grading can settle over time. If the settlement is significant; water may drain toward house causing water seepage into basement and foundation damage.

2. Wiring: Wiring installed by home owners is normally the cause for concern here. Exposed romex wiring, improperly wired outlets and double tapped or oversized circuit breakers are common conditions found in older homes. Insurance companies are concerned with older knob and tube wiring and fused panels.

3. Leaking Roof: Improper flashings are the cause of most roof leaks. Improper attic ventilation can contribute to ice damming during winter months.

4. Furnace and Air Conditioning: The average life span of a gas furnace is about 25 years. The furnace is checked for gas leaks and abnormal carbon monoxide levels. Dirty filters and humidifiers are common minor conditions. A cracked heat exchanger is a signifi-

cant concern. The average life of an air conditioner is about 20 years. An air conditioner that is not cooling properly is referred to a heating contractor for repairs. The exterior and interior components are checked as part of the inspection.

5. Maintenance: If regular maintenance is neglected for too long problems will occur. Peeling paint and loose caulk lead to wood rot on exterior. Foliage in contact with siding keeps siding damp and contributes to deterioration.

6. Minor Structural: Cracked and shifted foundation walls are typically caused by poor foundation

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.

President – Debbie Kalina –
Radon Protection Tech LLC

Vice-President – Alan Stoltenberg –
SAC Federal Credit Union

Secretary – Bob Correra – Rels Title
Mark Anding – Candid Creations
Nancy Barker – Bank of the West

Robert Branson – Thrivent Financial for Lutherans
PK Kopun – Metro 1st Mortgage

Brad Kuiper – Heartland Pest Control Inc

Dennis Meyer – TierOne Bank

Chip Monahan – Asset Strategies

Jim Murphy – Bank of the West

Regi Powell –

Farmers Insurance – Powell Insurance

Tori Ross – Ross Designs LLC

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.oabrafiliates.com.

• • •

Make a habit to start each day with a focus of what meaningful daily goal you want to accomplish. String together a few weeks like that and you'll become very accomplished in your career.

— Larry Winget

• • •

A pleasure is not full grown until it is remembered.

— C.S. Lewis

Continued from Page 6

drainage or improper construction. "Street Creep" is also an easily diagnosed condition that can cause foundation problems.

7. Plumbing: Most plumbing problems are found in older homes. Corrosion at cast iron drain lines are identified by "blisters" on pipes. Galvanized steel water supply lines clog over time causing low water flow. A dielectric union should be used when connecting newer copper pipes to the older steel pipes. "S" traps at sinks and improper venting are not unusual in older homes. Is that drain stack clean out cap original or has it been replaced with a newer plastic cap? A plastic cap could indicate repeated "roto-rooting" of the main sewer line.

8. Leaking Doors and Windows: The culprit here is normally flashing or lack of caulking. Severe wood rot can also cause leaking. If leak continues for a long period of time, wood rot at house framing and mold will become a problem.

Continued on Page 8

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Radon & Mold Testing
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Continued from Page 7

9. Ventilation: Proper attic ventilation is necessary for air quality in the house. Inadequate ventilation can leave attic too hot in the summer. The attic will be too warm and moist in the winter. Interior rooms with an exterior wall normally have a heat vent. The heat vent is not always present if the room is finished by the homeowner.

10. Environmental: Radon is the leading cause of lung cancer, after smoking. Testing is becoming more popular. The cost of the radon test is about ten percent of what it will cost to correct a high radon level. Mold has been with us since the beginning of time. Some types of mold are more dangerous than others. Significant levels of mold occur when a water leak of any kind keeps an area damp for a period of time.

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Tori Lynn Ross – Ross Designs LLC

Incorporated in 2004, Ross Designs, LLC is Omaha's Premier Home Staging Company. Specializing in occupied and vacant home staging, additional services include interior redesign, color consultations, and holiday décor. Ross Designs join the Omaha Area Board of Realtors (OABR) Affiliate Council in 2004, the Women's Council of Realtors (WCR) in 2005, and the Metro Omaha Builders Association (MOBA) in 2006.



Ross Designs partners with all local real estate agencies, builders and home sellers. Home staging is essential for marketing residential real estate. While home staging has been widely accepted in other real estate markets around the country, the Omaha metro has just recently become more educated about the importance of furniture and accessory rental for vacant homes and professional arranging and organizing services for occupied properties.

Tori Lynn Ross of Ross Designs was featured in an article in the business section of the Omaha World Herald in December 2006, a news segment on WOWT Channel 6 in January 2007 and Omaha

Builder's Magazine in February 2007. Ross was proud to accept the OABR Affiliates Award for 2007. Ross can also be heard on the Real Estate Reality Hour on 1290 KKAR, Saturdays at 9:00 a.m.

In January of 2008 Ross joyfully added a new son to the family, Preston Robert. Preston is growing fast and is a complete delight; he very much enjoys playing with Daddy and his big brother, Grant. Grant is looking forward to middle school, basketball and football.

Contact info for Ross Designs, LLC:
Phone: 402-490-3244
Email: Torilynnross@ross-designs.com
Website: www.ross-designs.com

Jody Smythe – Wells Fargo Home Mortgage

I have a husband and two daughters. One is married and working on her PhD. The other is a senior in high school with dreams of becoming a vocal performer.



I have been in the real estate and the mortgage industry forever. When I tell people I started in the business in the 70's they look at me like I must be a hundred years old. Some days I feel that old.

As I have gotten older I have come to appreciate those that are even older than me. That's why I love the Reverse Mortgage Business. Seniors have great stories to share and I love to sit and listen to them. I get to go to their homes and meet "Fluffy" and "Fido", their closest companions. Unfortunately, there was a case where a lady had dog food but no dog. It was all she could afford to eat. No joke.

I am on several boards that assist seniors. If you know of someone that needs assistance, call me at 536-2802. I can probably point them in the right direction for help.

• • •

No man is a great leader who wants to do it all himself, or get all the credit for doing it.

— Andrew Carnegie

• • •

Strength is the ability to break a chocolate bar into four pieces with your bare hands, and then eat just one of those pieces.

— Judith Viorst

FILL'ER UP!!

Gas Card Winners from the OABR Member Services Forum Annual Picnic

A Special "Thank You" to the Member Services Forum for donating their time, to make the OABR Annual Picnic such a fun event.

A Special "Thanks You" to all the Affiliate Council for their generosity and time...

5 \$100 Gas Card Winners

(sponsored by the Member Services Forum)

Steve Colburn, Prudential Ambassador Real Estate
Ann McGargill, CBSHOME Real Estate
Beth Olson, CBSHOME Real Estate
Tony Tyrrell, CBSHOME Real Estate
Mindy Kimble, CBSHOME Real Estate

Thank you to the following Affiliates for their contribution to make this event a success!!!

Affiliate Sponsor of the \$50.00 Gas Card

Bob Correa, Rels Title
Sara Kelley, TierOne Bank
Pat & Cherie Casey, The Home Buyers Protection
Regi Powell, Farmers Insurance
Cami Saathoff, State Farm Insurance
Brenda Stuart, ServiceOne
Alan Stoltenberg, SAC Federal Credit Union
Debbie Kalina, Radon Protection
Dora Kearney, Great Western Bank
Alan Kanngieser, A.C.K. & Assoc. Home Inspection
Nancy Barker, Bank of the West
Theresa Dein, First Horizon Home Loans
Sheila Phalen, ADT Security Services
John Wanninger/Lori Bonnstetter,
AmeriSpec Home Inspection
Brent Simmerman, Midlands Home Inspection
John Eggenberg, SureHome Inspection
Steve Vacha, Home Standards Inspection
Brian Gibson/Angela Northrop, ARID Resources
Sue Connor, Nebraska Land Title & Abstract
Billy Hubbell, Integrity Home Inspection

Winner of the \$50 Gas Card

Keven Kiser, CBSHOME Real Estate
Debbie Cage-Conkling, CBSHOME Real Estate
Desiree Troia, Prudential Ambassador Real Estate
Audrey Hancock, Nebraska Realty
Ed Vieregger, CBSHOME Real Estate
Bill Spiecker, CBSHOME Real Estate
Linda Hayton, CBSHOME Real Estate
Mary Sortino, Century 21 Century Real Estate
Charlotte Smith, CBSHOME Real Estate
Jo Boyles, CBSHOME Real Estate
Bill Swanon, CBSHOME Real Estate
Ron Rubin, CBSHOME Real Estate
Margaret VonTersch, CBSHOME Real Estate

Bill Black, CBSHOME Real Estate
Mark Nichols, CBSHOME Real Estate
Dick Jensen, CBSHOME Real Estate
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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!

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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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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 September 19, 2008. Winner and answers will be in October 2008 Focus. Good luck!!!!

1. CIRBLAADH AEGEL _____
2. RUBSTU EKYBEUC _____
3. DCELY HET RGCOAU _____
4. OMDEN NOECAD _____
5. ELCIRYNG _____
6. EREIHB ESUKRH _____
7. AKSEY ETH OAOKGRAN _____
8. LEIOU EHT MLCJUBAERK _____
9. NUEMAZMTO EHT ETZCA RIORRWA _____
10. HET NNTITAY INLO _____
11. TEHTR ETH OBNOTS EIRERTR _____
12. UHTOG LUOIE _____
13. LLWEII HET LDWACTI _____
14. ARESOMYC MSA _____
15. OPWOS EHT EDR AWKH _____
16. SNREOO HENROCOS _____
17. KCYRO HET UBLL _____
18. TTOO HET GOARNE _____
19. ILL EDR _____
20. REHKY HET HTRNEO _____

THEME _____

Name: _____

Company: _____

Address: _____

Phone: _____

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. 2005 NRA President 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

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Go to our website for a list of ASHI® professionals in the Omaha / Council Bluffs area.
<http://ashiomaha.com/>

Supra Education Corner

Supra Education Corner

Brought to you by the Omaha Area Board of REALTORS® and Lisa Welch your Supra Systems Coordinator

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This is a limited version of Paragon; it will allow you to search by MLS#, Address, Price, Listing Agent, and Quick Search.

That Powerful Component of Life: Sleep!

"Live long and prosper." That was the Vulcan's farewell words on Star Trek. But you don't need pointy ears to take advantage of that advice.

What you do need is sleep. If you don't get enough, you will tend to have higher blood pressure. High BP can lead to heart problems and your overall health could decline. Doctors at the University of Chicago even found that the flu shot worked better for people who get enough sleep.

* Want to look good? Encourage your growth hormone by getting enough sleep. That's the number one way to do it. Growth hormone brings better-looking skin and more muscle mass.

* Reduce stress to increase good feelings. Half of adults surveyed by the National Sleep Foundation said they have insomnia a few nights a week. Do what you can to solve this problem. It can make you feel stressed, depressed, forgetful and less able to concentrate.

* Have a healthier weight. Michael Beus, author of *Good Night: The Sleep Doctor's 4-Week Program to Better Sleep and Better Health*, says sleep loss leads to a lower level of leptin, the hormone that makes you feel full, and increases ghrelin, the hormone that makes you feel hungry.

Not everyone needs a full eight hours of sleep, but some people need a little more. A Washington State University study suggests the need may be determined by genetics.

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August Unscramble Words!!!

Jerry Reinke, A & M Appraisals

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. HMUADR EWRNEST IAGHEERT UEUMMS _____
DURHAM WESTERN HERITAGE MUSEUM

2. ATCSREGTI ARI NAD PSECA MSEUUM _____
STRATEGIC AIR AND SPACE MUSEUM

3. EENG YLEAH ALLM **GENE LEAHY MALL**

4. LE OUEMS INTALO **EL MUSEO LATINO**

5. EETOLNENFL OSETR **FONTENELLE FOREST**

6. LEARUTINZ AERSNGD **LAURITZEN GARDENS**

7. LNHDEATAR FO RCMEAAI APKR _____
HEARTLAND OF AMERICA PARK

8. LSNJYO TRA MEUSMU **JOSLYN ART MUSEUM**

9. MNMROO ITRLA ETNCRE **MORMON TRAIL CENTER**

10. RYNEH RDLOYO OZO **HENRY DOORLY ZOO**

11. OTH OSHSP RTA CREETN **HOT SHOPS ART CENTER**

12. REVITUYINS FO SEAAKBNR HAMAO _____
UNIVERSITY OF NEBRASKA OMAHA

13. LOARMMEI PKRA **MEMORIAL PARK**

14. NHEOMSESR AKRP **HORSEMENS PARK**

15. IVRRE TIYC STRA **RIVER CITY STAR**

16. WILSE NDA KALRC ADNGNIL _____
LEWIS AND CLARK LANDING

17. RPHUMEO TAERTEH **ORPHEUM THEATER**

18. TSANROBEL MUDAITS **ROSENBLATT STADIUM**

19. MOMCLA X IBEHRTTIS **MALCOM X BIRTHSITE**

20. GLNRAEE ROKOC ESOUH _____
GENERAL CROOK HOUSE

THEME **OMAHA AREA ATTRACTIONS**

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 September 2008  Remember The Men and Women Serving Our Country in The Military!						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 MOBA Office Closed Labor Day	2	3 11:30 am Womens Co. Board at Millard Lumber	4 OSHA Construction Industry 29 CFR 1926 Info & RSVP contact 896-0454 or www.SafeNebraska.org	5	6
			MOBA Office moving to 4141 N. 156th Street, Omaha			
7	8 12:00 Membership Committee at MOBA 4141 N. 156th	9 9:00 am Executive Board 10:00 am Board of Directors at MOBA 4141 N. 156th	10 11:00 am Green Bldg Council/Builders Council at MOBA 4141 N. 156th	11 11:00 am Gov't Affairs 11:30 am MOBA PAC at MOBA 5-6pm Susan Kelley Re: Codes, at Champions 6/7pm Membership Dinner Meeting at Champions Run RSVP Candy	12 11:30 am New Member Event at Indian Creek RSVP Stephanie at MOBA 333-2000 x106	13
14	15	16 11:00 am Sales & Marketing Co. at MOBA 4141 N. 156th 12:00 Associates Co. at MOBA 4141 N. 156th	17 Noon Check In Eastern Nebraska Golf Outing Tiburon Golf Course RSVP Sue Malneck 334-1714 11:30 am Women's Council Mtg at Oak Hills Co Club	18	19	20
21	22 8am-4pm 22nd-25th OSHA #510 Occupational Safety - RSVP 896-0454 or www.SafeNebraska.org	23	24	25 11:30 am Network 12:00 Mtg/ Lunch Remodelers Mtg Millard Lumber 12900 I Street	26	27
			National Homebuilders Fall Board - 24th-27th San Diego, California			
28	29	30	31			
Fall Parade of Homes September 28th - October 5th Sunday & Saturday Noon to 6 pm; Monday thru Friday 4 pm to 7 pm						

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Peg Maloney

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CONTINUING EDUCATION

Date	Title	Course#	Credit Hours	Time
Nebraska Realtors Association (800) 777-5231 www.nebraskarealestateeducation.com				
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				
Sept 10	Do's & Don'ts of Anti-Trust & RESPA	0616	3	8:30 am - 11:45 am
Sept 10	Ethical Decision Making	0530R	3	1:00 pm - 4:15 pm
Sept 17	Understanding New Construction	C0120	3	8:30 am - 11:45 am
Sept 17	Lead, Asbestos, Mold - Get the Facts	C2640R	3	1:00 pm - 4:15 pm
Sept 23	Radon & Real Estate	C0023R	3	8:30 am - 11:45 am
Sept 23	What's New in FHA Financing	0279	3	1:00 pm - 4:15 pm
Oct 7	Mortgages & the Foreclosure Process	0621	3	8:30 am - 11:45 am
Oct 7	Wood Destroying Insects	0048	3	1:00 pm - 4:15 pm
Oct 8	Understanding New Construction	C0120	3	8:30 am - 11:45 am
Oct 8	Trust Accounts	0319R	3	1:00 pm - 4:15 pm
Oct 15	Ethical Decision Making	0530R	3	8:30 am - 11:45 am
Oct 15	1031 Tax Deferred Exchanges/Introduction & Intermediate	C2639	3	1:00 pm - 4:15 pm
Oct 16	1031 Tax Deferred Exchanges/Advanced	C2839	3	8:30 am - 11:45 am
Oct 16	How to Sell a Small Business	0394	3	1:00 pm - 4:15 pm
Oct 21	Property Acquisition and the Need for Environmental Site Assessments	C2213R	3	8:30 am - 11:45 am
Oct 21	What's New in FHA Financing	0279	3	1:00 pm - 4:15 pm
Oct 22	Qualifying the Buyer	0039	3	8:30 am - 11:45 am
Oct 22	Agency in Nebraska	0366R	3	1:00 pm - 4:15 pm
Oct 28	Residential Landlord/Tenant Act	0068R	3	8:30 am - 11:45 am
Oct 28	Contract Law	0093	3	1:00 pm - 4:15 pm
Nov 5	Ethical Decision Making	0530R	3	8:30 am - 11:45 am
Nov 5	Lead, Asbestos, Mold - Get the Facts	C2640R	3	1:00 pm - 4:15 pm
Nov 12	Radon & Real Estate	C0023R	3	8:30 am - 11:45 am
Nov 12	1031 Tax Deferred Exchanges/Introduction & Intermediate	C2639	3	1:00 pm - 4:15 pm
Nov 13	1031 Tax Deferred Exchanges/Advanced	C2839	3	8:30 am - 11:45 am
Nov 13	Valuing Small Businesses	C0216	3	1:00 pm - 4:15 pm
Nov 24	Trust Accounts	0319R	3	8:30 am - 11:45 am
Nov 24	Mortgages & the Foreclosure Process	0621	3	1:00 pm - 4:15 pm
Nov 25	Do's & Don'ts of Anti-Trust & RESPA	0616	3	8:30 am - 11:45 am
Nov 25	Residential Landlord/Tenant Act	0068R	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 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

September 2008

- 1 Holiday – OABR Office Closed •
- 9, 10, 11 OABR Orientation 8:30am – 11:15am •
- 12 Code of Ethics Training 8:30am – 11:15am •
- 18 KIP Seminar "Estate Sales" 9:30am – 11:00am •
- 25 123rd Annual Inaugural at Shadow Ridge Country Club •
- 25 OABR Office Closes at 12:00 noon •

October 2008

- 7, 8, 9 OABR Orientation 8:30am-11:15am •
- 10 Code of Ethics Training 8:30am-11:15am •
- 13 Holiday – OABR Office Closed •



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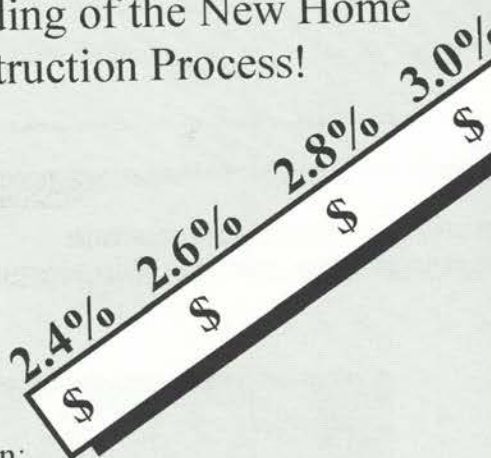


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- **Phone Call Client Registration**—means commission protection (per the terms of our “Preferred Realtor agent-client registration” form).
- **Our Monthly Newsletter**—to keep you up to date about inventory to sell, new plans, communities, and general new home construction updates (building code changes, etc).
- **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”!

Some limits and terms apply

Models Open Noon—6pm Saturday –Wednesday

Quail Hollow
5216 S 165th Street
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

Andersen, Matthew – 4300/Prudential Ambassador Real Estate
 Baragary, Lesley – 711/CBSHOME Real Estate
 Belcher, 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 MEMBERS

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

NEW MEMBER CANDIDATES

Alford, Kenneth – 30/Mitchell & Associates Inc
 Champion, Jackie – 100374/CBSHOME Real Estate
 Davis, Kerri – 7900/DEEB Realty
 Dawson, Jennifer – 5110/Real Estate Associates Inc
 Furley, Jennifer – 777/NP Dodge I LLC
 Kavan, Colleen – 770/NP Dodge V LLC
 Lemke Jr, Louis – 779/NP Dodge IV LLC
 Petersen, Chelsea – 100458/WIN-WIN Realty LLC
 Plebanek, Stanley – 7900/DEEB Realty
 Reyes, Art – 6212/RE/MAX Real Estate Group
 Rich, Jason – 100697/SureMove Realty LLC
 Rutter, Leslie – 20/CBSHOME Real Estate
 Tartaglia, Julie – 20/CBSHOME Real Estate
 Thomsen, Jane – 7900/DEEB Realty
 Wells, Lisa – 7900/DEEB Realty
 Wells, Terry – 7900/DEEB Realty

NEW AFFILIATE CANDIDATES

Bonnett, Patrick – 100581/Encore Financial Services
 Hubbell, Bill – 100771/Integrity Home Inspection

MEMBER TRANSFERS

Allgire, Lori From 6211/RE/MAX Real Estate Group To 100752/Keller Williams Greater Omaha
 Andersen, Matthew From 4300/Prudential Ambassador Real Estate To 4301/Prudential Ambassador Real Estate
 Ballan, Scot From 21/CBSHOME Real Estate To 771/NP Dodge III LLC
 Barrett, Angela From 779/NP Dodge IV LLC To 770/NP Dodge V LLC
 Brotzki, Michelle From 20/CBSHOME Real Estate To 7900/DEEB Realty
 Cronin, Marisa From 7900/DEEB Realty To 7902/DEEB Realty
 Detavernier, Brandi From 22/CBSHOME Real Estate To 100374/CBSHOME Real Estate
 Detavernier, Mitzi From 22/CBSHOME Real Estate To 100374/CBSHOME Real Estate
 DuBois, Kimberly From 5110/Real Estate Associates Inc To 3670/RE/MAX The Producers
 Farrell, Joshua From 22/CBSHOME Real Estate To 100752/Keller Williams Greater Omaha
 Griffith, Robin From 20/CBSHOME Real Estate To 710/CBSHOME Real Estate
 Hansen, Mark From 22/CBSHOME Real Estate To 100374/CBSHOME Real Estate
 Havermann, Lana From 772/NP Dodge II LLC To 320/Key Real Estate Co
 Kinder, Ann From 4300/Prudential Ambassador Real Estate To 20/CBSHOME Real Estate
 Kirshenbaum, Craig From 100752/Keller Williams Greater Omaha To 5110/Real Estate Associates Inc
 Konz, Lynn From 21/CBSHOME Real Estate To 100644/Moray & Associates
 Konz, Stephanie From 21/CBSHOME Real Estate To 100644/Moray & Associates
 Lenihan, Deborah From 24/CBSHOME Real Estate To 7900/DEEB Realty
 Mourning, M Kate From 20/CBSHOME Real Estate To 710/CBSHOME Real Estate
 Mrasek, Roxanne From 779/NP Dodge IV LLC To 800/NP Dodge IV LLC
 Narke, Mark From 22/CBSHOME Real Estate To 100374/CBSHOME Real Estate

Norvell, Marsha From 771/NP Dodge III LLC To 4300/Prudential Ambassador Real Estate
 Nunez, Alvaro From 711/CBSHOME Real Estate To 22/CBSHOME Real Estate
 Thamm, Gerhard From 7900/DEEB Realty To 100752/Keller Williams Greater Omaha
 Thamm, Sharon From 7900/DEEB Realty To 100752/Keller Williams Greater Omaha
 Vint, Tom From 100519/Mortgage Alliance To 100772/Courtesy Mortgage
 Wilke, Marlyn From 771/NP Dodge III LLC To 777/NP Dodge I LLC

MEMBER REINSTATES

Gill, Dana – 777/NP Dodge I LLC
 Goodman, Paul – 100481/Century 21 Legacy Real Estate
 Hult, Alison – 100455/Bluestone Real Estate Services
 King, Sherri – 7900/DEEB Realty
 Orso Jr, Virgil – 4300/Prudential Ambassador Real Estate
 Savery, Mindy – 777/NP Dodge I LLC
 Stewart, Shirley – 4300/Prudential Ambassador Real Estate
 Thomas, Travis – 100254/Cornerstone Commercial Real Estate
 Troester, Richard – 7900/DEEB Realty

NEW COMPANY

#8940/Patricia S Gard Broker – 931 N 121st St, Omaha, NE, 68154
 OABR/MLS Phone: 319-8473
 Designated REALTOR: Patricia Gard

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)
 #660/Harney Realty Company LLC – 21001 Pflug Rd, Gretna, NE, 68028
 #7890/Nebraska Land Title & Abstract – 14250 W Maple Rd, Omaha, NE, 68164 Phone: 778-1000
 #100603/Omaha Buyer's Broker LLC – 15606 Elm St #105, Omaha, NE, 68130
 Phone: 218-2005 Fax: 218-2006
 #100417/Solution Realty Inc – 7858 Poppleton, Omaha, NE, 68124

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CALENDAR OF EVENTS FOR SEPTEMBER 2008

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 LABOR DAY Office Closed	2 Affiliates 9:00 am at OABR	3	4 WCR Executive Comm. 8:30 am - 11:00 am at OABR Ed Comm. 10:00 am at OABR	5 Toastmasters 7:15-8:30 am at OABR	6
7	8	9 New Member Orientation 8:30 am-4:00 pm at OABR	10 Member Services 10:00 am at OABR New Member Orientation 8:30 am-4:00 pm at OABR	11 New Member Orientation 8:30 am-12:00 pm at OABR	12 Toastmasters 7:15-8:30 am at OABR Ethics Class 8:00 am-12:00 pm at OABR	13
14	15 OABR Executive Comm. 9:00 am at OABR	16 MLS Executive Comm. 10:15 am at OABR	17	18 KIP Seminar 8:00 am-12:00 pm at OABR	19 Toastmasters 7:15-8:30 am at OABR	20
21	22 CCIM - Andy Neil 8:00 am-5:00 pm at OABR	23 IREM 8:30-10:00 am at OABR MLS Directors 10:15 am at OABR CCIM - Andy Neil 8:00 am-5:00 pm at OABR	24 OABR Directors 9:00 am at OABR WCR Style Show 1:00 pm-2:00 pm at OABR CCIM - Andy Neil 8:00 am-5:00 pm at OABR (no class)	25 INAUGURAL Office Closes at Noon Shadow Ridge Country Club CCIM - Andy Neil 8:00 am-5:00 pm at OABR	26 Toastmasters 7:15-8:30 am at OABR CCIM - Andy Neil 8:00 am-5:00 pm at OABR	27 CCIM - Andy Neil 8:00 am-5:00 pm at OABR
28	29	30				