



Financial Delegation

Almost everyone in the world has lamented, at one time or another, about not having enough time in the day. "If only I had an extra hour each day...I could spend more time with my kids, or having fun, or doing something for myself." The truth is, even if we had FIVE extra hours each day, we would probably still misuse the time, and still bemoan our inability to finish everything with which we task ourselves.

We can't change the number of hours we have each day. It doesn't matter if we are rich, attractive or brilliantly smart, 168 hours per week is what we all have to work with. It's not a whole lot of time. Or is it? With a little bit of thought and some strategic delegation, those 168 hours can become more than enough time for the things in life that are most important to you.

Some things cannot be delegated and some things can. For example, you can delegate financial matters to a Trusted Advisor.

Nobody wastes their lives days, weeks, months or years at a time. It's fifteen minutes here...a half-hour there...a few hours occasionally...that are easily wasted. I strongly encourage you to consider delegating what you can so you can focus your time on what's important to you.

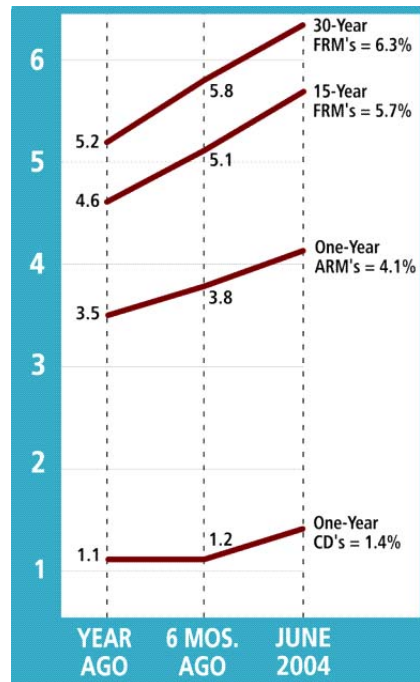
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Key Interest Rates At A Glance

Rate trends over the past year.



FRM = Fixed Rate Mortgage
ARM = Adjustable Rate Mortgage

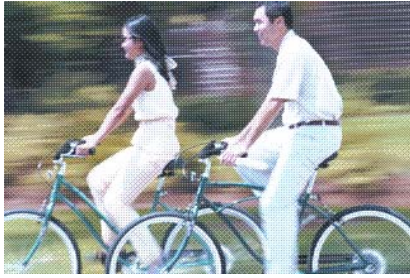
OMG on the Flip Side

Over the past few months, the OMG team has seen some exciting new life changes. Most recently, Client Services Coordinator Claudine and her husband Daryn Kratz became the happy parents of a healthy new baby girl named Annie. Born on June 10th this year, Claudine worked up until the day she gave birth, and was able to attend the wedding of Production Partner Amy Blankenship and Billy Hauptert on June 5th.

The Hauptert wedding took place at the Resort at Squaw Creek and went off without a hitch. The newlyweds spent their honeymoon in Cabo San Lucas lounging beach-side in Baja.

6 month old Lucas, son of Teresa O'Dette and Julie Thew, had his first swim lessons in the month of July. Reportedly, Lucas loves the water and looks forward to wakeboarding on the blue waters of Lake Tahoe with his cousin, Annie Kratz.

Healthy Activities



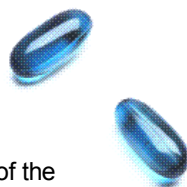
According to a report from the Surgeon General titled Physical Activity and Health, significant health benefits can be gained by doing a moderate amount of physical activity such as: washing and waxing a car for 45 to 60 minutes; gardening for 30 to 45 minutes; bicycling 5 miles in 30 minutes; doing water aerobics for 30 minutes; swimming laps for 20 minutes; and walking 1 3/4 miles in 35 minutes (a 20-minute mile). Additional health benefits can be gained from greater amounts of physical activity.

Moving and Kids

If you're moving and want to research potential schools for your kid(s), the American School Directory has over 100,000 listings of K-12 schools at www.asd.com.

“Prescription” for Health

The Rx List can help you to become a well-informed health consumer with an extensive database of the most widely prescribed drugs at www.rxlist.com.



Understand Your Credit Report

It's important to know what a credit report means and how it can significantly affect your options as a homebuyer.

It is an analysis of your credit history with information on how promptly you pay your debts and this information is sent to the credit reporting agencies by banks, utility companies, department stores, landlords, credit card companies, and other creditors.

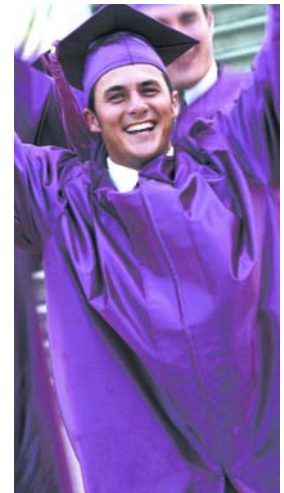
Credit worthiness is evaluated by the agencies Equifax, TransUnion, and Experian. They determine credit scores that can range from 300 to 850. The higher the score the less likely there may be a default. A score above 650 can mean the best credit terms and rates.

College Search and Work

The job resource at www.solimar.stanford.edu is a network of corporate contacts who seek to hire college graduates for full-time work and internships by matching students with employers who need their specific skills.

For those shopping for a college, there are numerous sources of help on the internet such as www.collegeboard.org that includes online college-search interview, SAT schedules and online test registration; www.review.com where The Princeton Review has information on top colleges and SATs; www.ecola.com/college for easy searches for universities by city and state.

At the website www.collegenet.com you can find home pages from most colleges that include information on application requirements and financial costs.



Interest Rates and The Federal Reserve

Interest rates are affected by policy changes from the Federal Reserve board. Here's how it works:

The Federal Reserve Board directs the Federal Reserve Bank of New York to buy or sell U.S. treasury securities. When the Federal Reserve board wants to push the “Fed Fund” (see next paragraph) interest rate lower, it *buys securities* and that pumps cash into the banking system. When they want to raise interest rates, it *sells securities* and that pulls money from the banking system.

What is the “Fed Fund” rate? It is the interest rate banks charge each other for overnight loans. Higher rates make it more difficult to get the funds they need to meet reserve requirements so they are willing to pay higher interest rates to borrow money.

Home Selling and Pricing

The most common reasons why a home doesn't sell are overpricing, not "showing" well, poor location, and poor marketing. Among these, overpricing is the most common reason. Overpricing can price out buyers and may not appraise at the higher price—this can cause the financing to fall apart. Also, when a house is on the market for too long, people begin to think there are more serious reasons why it is not selling. Many Realtors state that "pricing-pricing-pricing" should be as important as "location-location-location" or more so.



Home Safe "Grill"

Of all the rules and suggestions from the barbecue industry on gas grill safety; the simplest rule to remember is "never leave a grill unattended once it is lit." Also, be sure to grill out in the open and avoid over-filling the tanks.



Home Temperatures

Attics—Summer time temperatures in an attic can climb to 150° F adding heat to the rooms below, so be sure your attic has proper ventilation to let cool air in and hot air out. This can help keep your home cooler.

Water heaters—To prevent "scald" burns water heaters should be set no higher than 110°F.

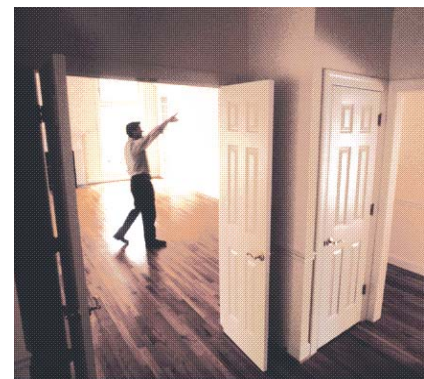


Time and Travel

Airlines are getting better at recommending when passengers should arrive at airports for security screening, but at some airports they are still often unreliable. The most reliable suggestion is still to be there at least two hours before your flight.

The Transportation Security Administration (TSA) offers general travel advice on www.tsatraveltips.us and the Federal Aviation Administration (FAA) at www.fly.faa.gov spotlights real-time arrival/departure delays and sends alerts via e-mail or internet-enabled wireless devices. TSA may soon have its own electronic system of alerting passengers on how security lines are affecting passengers' waiting time.

Homebuyers and Walk-Throughs



For homebuyers there is the important walk-through before signing the final papers.

This provides the opportunity to assure that the home you are buying is in the same condition when you take possession, as it was when you fell in love with it. Look for things that may have changed since your original decision to buy.

Tax Help

According to the IRS, over 70 million returns were submitted by "paid" tax preparers whether by Certified Public Accountants (CPA), enrolled agents or retail tax sources like H&R Block. The main factors, for taxpayers who seek help in tax preparation, are the level of complexity; how much handholding is needed; how much tax planning is needed; and affordability.

The federal government is encouraging taxpayers to file electronically and with its Free File program, lets millions of taxpayers prepare and file their federal taxes online for free. Out of 130 million taxpayers, over half could qualify for this service. www.irs.gov has more information.

OMG Gives Back

Part of OMG's mission is to give back to the community from which our business survives. As a monthly sponsor for KTKE's "Pet of the Week" program, OMG has helped several cats and dogs find loving homes. For more information on the "Pet of the Week" program contact Hartley Lesser of KTKE at 530-587-9999.

OMG recently donated to Arts For the Schools, a non-profit corporation that brings multi-cultural performing artists into our local schools and community.

OMG is also actively involved in the sponsorship of several local sports teams including the Boys and Girls Club of North Lake Tahoe. In 2003, OMG sponsored the NLT Youth Basketball League and the Ski and Snowboard League.

Congratulations to last year's West Shore Hockey team. The OMG sponsored "Homewood Scramblers" finished second place overall in the South Lake Tahoe League. Best of luck to OMG's 2004 coed softball team as well as Truckee's own Ultimate Frisbee Team, "The Donner Party", as they play for the World Championship in Finland this summer!



**Diesel was adopted 7/15 by
KTKE listeners**

Allergy Alert

Here are some tips from Allergists on how to make it through summer:

- Avoid outdoor work in the early morning and late afternoon hours when the pollen count is highest.
- At night wash your hair to remove pollen and change clothes.
- Keep windows closed at home and in the car.
- Do not hang laundry outside.

A national pollen count is kept by the National Allergy Bureau. It is a part of the American Academy of Allergy, Asthma and Immunology in Milwaukee, Wisconsin and can be reached at (800) 976-5536 or www.aaaai.org.