



# Unit's of News

**TuscREIA**

**May 2010**

## **March General Meeting:**

**Scheduled: 05/13/2010 @ 7pm.**

## 2010 Meeting Schedule:

June 10th—A.B. Meeting

July 8th—General Meeting

August 12th—A.B. Meeting

September 9th—Gen. Meeting

October 14th—A.B. Meeting

November 4th—13th Annual  
Holiday Dinner

December 9th—A.B. Meeting

All General Meetings will be held at the Geib Family Center, East High Ave., New Phila

Advisory Board Meetings will be held at New Phila Buehlers Restaurant, unless notified of another location.

The TuscREIA 13th Annual Holiday Dinner will be held at Dutch Valley Restaurant unless otherwise notified.

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## **Tuscarawas County Health Department.**

Elizabeth Krahel, R.S. Registered Sanitarian. Employed since 2005. I work in the septic, well, school, camps, mobile home parks, rabies, and food programs.

Myra Pancher, R.S., handles nuisance, food, tattoo/infectious, waste programs and helps the other staffers with water and rabies issues, too.

For the past several months there have been numerous issues in the news regarding health-related issues in Tuscarawas County and at the state level that affect us as landlords.

The REIA Advisory Board is teaming up with the Tuscarawas County Health Department and two of their registered sanitarians to discuss the issues of littering (nuisance laws) and handling the trash tenants leave behind for you to clean up; bedbugs and roaches (which seem to be a growing problem in our county); meth labs and the dangers they pose to tenants in multiple units and nearby homes and the consequences they bring for landlords; and the laws pertaining to septic systems.

Join us on Thursday, May 13, 2010 at 7 p.m. at the Geib Family Center in New Philadelphia as we host Elizabeth Krahel, R. S., and Myra Pancher, R.S. Both ladies are long-time employees of the Tuscarawas County Health Department and have a wealth of information to share. Bring your questions on these issues and any others that you think of that they may be able to answer!

## **May Gen. Meeting Sponsors**

**Door Prize: Advantage Paints & Menards**

**Refreshments: Wendell Wendling, Auctioneer & fellow TuscREIA member**

## *A sad note to our members & our association...*

Our 2010 secretary, Andy Lee, passed away suddenly, 04/08/2010, while on a business trip for his employer in Virginia. TuscREIA wishes to extend it's heart felt sympathies to his family which includes wife, Barbara; his children Jennifer & Joseph and others in the New Jersey area.

Andy had been an active member of TuscREIA over the past 10+ years. He had many different hats within TuscREIA such as, Advisory Board volunteer, Vice President, Secretary and volunteer for all the Vendors Trade Shows. Andy was usually the first to ask 'what can I do to help?'

His memory will be held dear to those of us who had the great fortune & pleasure to know him and call him \_\_\_\_\_

Well, the big news in real estate is what's next.

The Federal housing tax credit expired on April 30<sup>th</sup> for first time and move up home buyers. There is no doubt that the tax credits have spurred home sales. The National Association of Realtors reported that pending home sales in March jumped 8.2% for the month and were 17% higher than they were at the same time last year. Ohio is no exception as sales in the first quarter of 2010 reached 19,758 houses, a 4.1 % increase over the previous year. Northeast Ohio only saw



an increase of 1.2% in units sold in the first quar-

ter but the average sale price jumped 22.8%.

Ever since the weather warmed up in March and the record February snows melted home buyers have been coming out. Every brokerage in Tuscarawas County has been extremely busy. Tax incentives, low interest rates and low prices have made homeownership more affordable than ever. The \$8,000 credit for first time buyers has really made a difference as they are usually buying in the \$60-125,000 range and this amount is a big deal for them. The \$6,500 for move up buyers has not been as successful. Buyers in this market are buying their second, third or more home and they are more interested in finding the right house than receiving the credit. If they happened to find the right house than the \$6,500 is a bonus.

What happens next? Who knows? The general feeling is the first time buyers will slow down for awhile but the move up buyers will keep on going. Jeff Mathias was quoted in the Times Reporter as saying "We all hope it does not turn out like the *Cash For Clunkers* program where the auto dealers sold their entire inventory during the program and then the next month they had no sales". Everyone expects real estate prices to increase over the next five years, some expecting prices to increase substantially. There is still the perception that owning a home is a good investment, is better than renting and is better than the playing the stock market. This is still the best time to buy investment property. Interest rates are expected to rise this year. Currently as an owner/occupant you can get a rate about 5.25%. Look for rates to be around 6% by years end.

We have it pretty good here in Tuscarawas County. In many parts of the country renters are struggling with rising rents. On average, a family must earn \$38,355 a year, \$18.44 an hour, to afford a two bedroom apartment at the 2010 national average market rent of \$959. However, the average wage for U. S. renters is \$14.44 an hour, down from \$14.69 last year. Further, more than 60% of U. S. renters live in counties where even the average one bedroom market rent is \$805 isn't affordable for average wage earners. Minimum

wage earners are at the greatest disadvantage. Housing

costs should account for no more than 30% of income. I have mentioned in the past that one of my steadfast requirements is my renters must show verifiable income of three times

the monthly rent. They need the other two thirds of their income to pay for utilities, food, gas and other living expenses. If they have less than three times the rent and they have a hic-up in their income (car repairs, paid by the hour and miss a few days of work due to illness, sick kids, etc.) they have trouble paying the rent. At \$7.25/hour and a 40 hour week a single wage earner would make \$1,256.67/month. Thirty percent would be \$377 per month for housing. How many of you have any rental units that rent for under \$400/month? I mentioned in a previous article about renters moving in with family and friends. This "doubling up" has increased by 25% since 2005 to help pool resources and make ends meet. In these times, you may have to be flexible and lower your normal standards to keep your units full. Keep your units in good shape, do proper screening, and you should be in good shape. Always be on the look out for jobs your tenants might be able to do. Some of them will loose their jobs. Be able to refer them to these jobs.

I can not end without saying something about Andy Lee. As most of you know by now Andy passed away unexpectedly last month. Andy has belonged to TusCREIA as an officer and advisory board member for many years. He served as 2009 Vice President and was the 2010 Secretary. He was a friend and will be missed.

Anyone who would like to serve on the advisory board please contact me. We are always looking for new people and welcome your ideas and thoughts.

Jack Lewis, 2009-2010 President

*you may have to be flexible*

## Your current Officers & Advisory Board members.

### **2010 Officers**

<b>President</b>	<b>Jack Lewis</b>	<b>330/340-1861</b>	<b>jacklewis20@gmail.com</b>
<b>Vice President</b>	<b>Patty McCreery</b>	<b>740/922-0319</b>	<b>pjmac@roadrunner.com</b>
<b>Treasurer</b>	<b>Chris Hopkins</b>	<b>740/922-4028</b>	<b>cmhopkins@roadrunner.com</b>
<b>Secretary</b>	<b>Andy Lee/Jack Jones</b>	<b>330/339-3227</b>	<b>jackj1968@yahoo.com</b>

### **2010 Advisory Board**

<b>Jeff Koerber</b>	<b>330/364-2928</b>	<b>Tom Wiegand</b>	<b>330/364-6873</b>
<b>Mike Baker</b>	<b>330/343-3332</b>	<b>John McCreery</b>	<b>740/922-0319</b>
<b>Linda Sherer</b>	<b>740/922-1168</b>	<b>Bryan Mitchell</b>	<b>330/756-2695</b>

<b><u>Newsletter Articles &amp; Info</u></b>	<b>Terri Jones</b>	<b>330/339-3227</b>
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#### **BENEFITS & SERVICES PROVIDED TO Tuscreia MEMBERS**

**WEB SITE:** [www.tuscreia.com](http://www.tuscreia.com) Current forms, newsletters, evictions, court forms, benefits, for sale/for rent ads, & contacts are all located on the web. Contact Terri Jones [taej\\_tdsone@yahoo.com](mailto:taej_tdsone@yahoo.com) for your permanent user name & password. **NEWSLETTER:** Members will receive a newsletter prior to each general meeting. Information within the newsletter will update members on items of interest since the last meeting. All past & current newsletters are posted on our web site. **CREDIT REPORTS:** Price \$12.75 per person beginning 04/01/10. Fax or email a completed 'Application to Rent' (Rev 05/2008) to our 24-hour fax line 330/308-5303. **PLEASE NOTE**, the information sent to us MUST be readable. The applicant must supply us with complete name, social security #, birth date and current physical address. Signatures of all applicants and the owner/agent along with a return fax number or email address must accompany the request. An Invoice will be sent along with your credit report and must be paid within 30 days or a 10% increase will be added. We suggest you receive an application fee for this service. **EVICTIONS:** We currently run a report approximately every 60 days for Tuscarawas County. The information is supplied by Tuscarawas County Public Records. Tuscreia provides this information as a 'Business Tool' and should not be held liable for discrepancies. Any errors should be dealt with directly through the county courts. If you think you are missing an update check our web site [www.tuscreia.com](http://www.tuscreia.com) or please contact Carol Beavers-Beule @ 330/364-2097 or email [tdsone@roadrunner.com](mailto:tdsone@roadrunner.com). **NEW MEMBER PACKETS:** New members will receive our 3-Ring Notebook with all forms, master evictions and legal notices. Contact Jack Lewis 330/340-1861 or email [jacklewis20@gmail.com](mailto:jacklewis20@gmail.com) for further information. Questions regarding rentals, procedures, evictions, etc., please feel free to contact any officer or advisory board member for help. **BUSINESS MEMBERSHIP:** There are 3 levels of Business Membership to choose from. Contact Jack Lewis 330/340-1861 or email [jacklewis20@gmail.com](mailto:jacklewis20@gmail.com) for the Business Membership Application and further information on which level best suits you. company. **ANNOUNCEMENTS:** Births-Surgery-Get Wells-Deaths, please contact Terri Jones. Your help is appreciated

**TuscREIA WEB SITE INFO & UPDATES:**

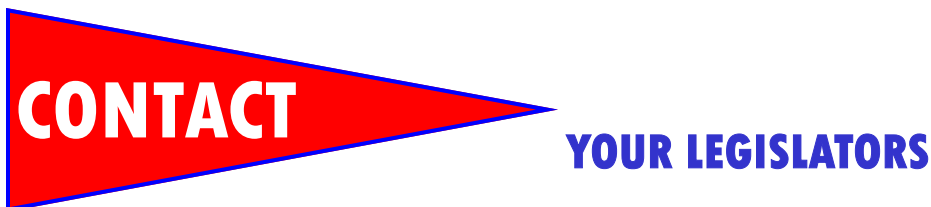
Secretary notes.      From: March/April Advisory Board

The officers and advisory board met on April 6 2010 at Dante's Restaurant to discuss the upcoming programs for this year. Several thoughts were discussed and programs suggested. Several officers and board members volunteered to pursue guest speakers for the 2010 year. Also discussed was the fact that door prize values will increase in 2010 and refreshments will be improved. We also encourage any member who would like information on a rental subject to contact any officer or board member.

On a sadder note, Jack Jones has agreed to step in as temp secretary in light of the untimely passing of Andy Lee. Andy was duly elected in November as the TuscREIA Secretary. Jack will serve until such time as a new election can be held to fill Andy's elected seat. Any member who would be interested in filling the position of Secretary should contact any officer with your request to be placed on the ballot.

Respectfully submitted

Jack Jones



2010

State Sen. Jason Wilson, D., (30th District), Senate Bldg, Room 050, Ground Floor, Columbus, OH 43215; Phone: 614/466-6508; e-mail: senatorwilson@maild.sen.state.oh.us

State Sen. Joe Schiavoni, D., (33rd District), Senate Bldg., Room 052, Ground Floor, Columbus OH 43215; Phone: 614/466-8285; e-mail: senatorschiavoni@maild.sen.state.oh.us

State Rep. Allan Sayre, D., (96th District), House of Representatives, 77 S. High St., 14th Floor, Columbus OH 43215; Phone: 614/466-8035; Fax 614/719-6996; e-mail: district96@ohr.state.oh.us

State Rep. Mark D. Okey, D., (61st District), House of Representatives, 77 S. High St., 14th Floor, Columbus OH 43215; Phone: 614/466-1464; Fax: 614/719-3961; e-mail: district61@ohr.state.oh.us

U.S. Rep. Zack Space, D., 18th District, regional office, 137 Iron Ave., Dover OH 44622. Phone: 330/364-4300 or 866/910-7577, Fax: 330/364-4330; Washington office, 315 Cannon House Office Bldg, Washington DC 20515, Phone: 202/225-6265, Fax: 202/225-3394.

U.S. Rep. John Boccieri, D., 16th District, regional office, 4150 Belden Village St. NW, Suite 408, Canton OH 44718, Phone: 330/489-4414, Fax: 330/489-4448; Washington office, 1516 Longworth House Office Bldg., Washington DC 20515, Phone: 202/225-3876,



RE: NATIONAL FLOOD INSURANCE PROGRAM INFORMATION.

Good morning Terri,

You had asked that I keep you posted concerning the National Flood Insurance Program which expired March 28<sup>th</sup>, 2010.

We have been informed that Congress passed a short-term extension bill that was signed by the President which reauthorizes the program until May 31, 2010. Therefore, we can begin rating and issuing policies again. No changes were made to the zoning, rates or coverage at this time.

I hope this information is helpful. Please feel free to call or stop by if I can be of further assistance.

Cara L. Kohler, CIC  
MILLER & MILLER INSURANCE AGENCY



TuscREIA member, Jeff Koerber has accepted the open position of Advisory Member. Jeff has been a member of TuscREIA for over 5 years. Jeff has also accepted the added responsibility of finding sponsorship for all the general meetings concerning door prizes & refreshments. Please join the current officers & the advisory board in thanking Jeff for his volunteer service.

### **ADVERTISING YOUR VACANT UNIT.**

We are receiving calls throughout Tuscarawas County looking for rental units. For some reason we have very little on the web site concerning available units, at this time. As most of you know, the moving times, in our area, seem to be April-May & Sept-Oct. Call Terri @ 330/339-3227 or send an email to taej\_tdsone@yahoo.com with information on your available unit ( s ). Make sure to tell the school district it ' s located in. \$1.00 per day is all it costs with a minimum of 5 days required. There is no limit on words you can use and you can add up to 5 photos. For \$5.00, photos can be taken for you, in the Dover/New Phila area.

*Let the sun shine in*  
*Let the sun shine in*



# TuscREIA

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own investment decisions.  
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advertisers appearing in this newsletter.  
Its programs are designed to be educational,  
motivational and enjoyable.

***Through experience & education we can attain our goals!***

## Dear Ms. Framework

Members if you have a question for Ms. Framework email it to: taej\_tdsone@yahoo.com

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Dear Ms. Framework,

>>I am filing a Complaint in Forcible Entry and Detainer at New Phila municipal court on Thursday. Am I supposed to inspect the property for damage prior to filing this in order to get a dollar amount for the "second claim for relief," and if so, what if they damage the property in excess of the original number before finally being escorted out or simply will not allow me access? Will C

No, you can amend your lost money at the second hearing. State on the lost money portion the rent lost. State

the amount to be amended after you have possession returned. Naming damages & lost utilities.

Remember, if you have signed a 12 month lease (Example: \$5400.00 divided into 12 monthly payments of \$450.00) and you have months left on that contract. Not only do you state the rent loss at this time but the remaining months. (Example: \$450.00 with 2 months left on the lease \$900.00. total due \$1350.00). This must be done at the beginning of the filing. State the deposit you have on hand and they will subtract it for you.

They typically don't allow late fees even if they are on your lease. I've had members who they allowed because the tenant had paid it over the term of the lease for more than half. That showed the tenant agreed the amount was acceptable.

>>So, I should leave the space blank at this point and then amended it to whatever is appropriate at the second hearing? Will C

No, on the first line write the amount owed (including unpaid months remaining on the lease). On the second write amount to be determined after you retain possession.



Ms. Framework