



April *SPECIAL* Meeting Scheduled. Plan on joining us for a winning night!!

Volume 7, Issue 3

- **Date:** Wednesday— April 9th, 2008
- **NEW 2008 Location:** New Philadelphia Elks
1180 Union Avenue, New Philadelphia, OH 44663
- **NEW Time:** 6:30pm. to 9pm. Doors open promptly at 6:30pm.
- **Evening Sponsors:** Door Prizes: Will be given out by each Merchant & TuscREIA
Munchies will be served, Refreshments can be purchased.

April 2008

TuscREIA
P.O. Box 483,
New Phila OH 44663

ATTENTION NEXT TuscREIA Officers & Advisory Board Meeting Scheduled:
Date & Time: To be announced. Location: To be determined

TUSCARAWAS COUNTY REAL ESTATE INVESTORS ASSOCIATION

'Unit's of News'

TUSCARAWAS COUNTY REAL ESTATE INVESTORS ASSOCIATION

are sponsoring the

4th Annual REAL ESTATE VENDOR TRADE SHOW

DATE & TIME: Wednesday, April 09, 2008—6:30 to 9 PM

LOCATION: New Phila Elks, 1180 Union Avenue, New Philadelphia

OPEN TO THE PUBLIC – Join us and Meet the Merchants for: mortgage lenders, housing material suppliers, trade contractors, insurance, lawyers, title companies, real estate agents, appraisers and many businesses providing products and services for the world of real estate.

Over 40 suppliers will each give away a door prize at the end of the evening. You must be present to win. Bring your business cards to drop in each vendors basket for the evenings drawings.

In 2007 over a \$1000 dollars worth of door prizes from participating vendors and TuscREIA were given away at the end of the show.

Do you have a product or service you want to promote?

It does not have to deal with real estate.

For more information contact:

Jack Lewis, TuscREIA Vendor Show Chairman

Phone 330-339-1317

Cell: 330-340-1861

E-mail: jacklewis20@roadrunner.com

For more information about TuscREIA

visit our web site at www.tuscrcia.com.

Inside this issue:

2008 Contacts & Benefits	2
2008 Members listings	3
Newsletter Advertising Rates	3
Freshen up your units for Spring	4
May General Meeting Announced	4
Articles in Times Reporter/Bargain Hunter	5

<u>2008 Officers</u>			
President	Mike Baker	330/343-3332	mikebaker@tusco.net
Vice President	Patty McCreery	740/922-0319	pjmac@wilkshire.net
Treasurer	Linda Sherer	740/922-1168	lsherer@roadrunner.com
Secretary	Jack Jones	330/339-3227	taej.tdsone@roadrunner.com
<u>2008 Advisory Board</u>			
Andy Lee	330/339-4708	Tom Wiegand	330/364-6873
Jack Lewis	330/340-1861	John McCreery	740/922-0319
Chris Hopkins	740/922-4028	Bryan Mitchell	330/756-2695
	Newsletter Articles & Info	Terri Jones	330/339-3227 taej.tdsone@roadrunner.com
OREIA Delegates	Jack Jones	Bryan Mitchell	Jack Lewis, alternate

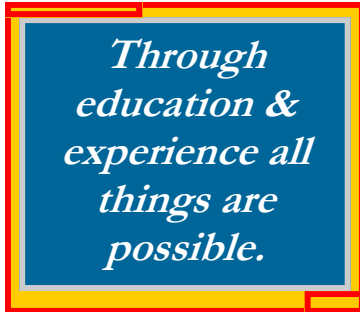
BENEFITS & SERVICES PROVIDED TO TuscREIA MEMBERS

WEB SITE: 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@roadrunner.com for your 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.

ADVERTISE YOUR BUSINESS: Members can place an ad in our newsletter and on our web site for their businesses. Drop off, email or fax your Ad. (i.e. business card or other). Please call Terri Jones for advertising fees.

CREDIT REPORTS: Price \$11.00 per person beginning 12/01/07. Fax a completed 'Application to Rent' (Rev 11/2004) to our 24-hour fax line 330/602-8902. **PLEASE NOTE,** the information sent to us **MUST** be readable. The applicant must supply us with complete name, social security number, 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.



EVICCTIONS: We currently run a report approximately every 60 days for Tuscarawas County. If you think you are missing an update check our web site www.tuscreia.com or please contact Linda Sherer @ 740/922-1168 or email lsherer@roadrunner.com. 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.

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@roadrunner.com for further information. Questions regarding rentals, procedures, evictions, etc., please feel free to contact any officer or advisory board member for help.

WEB SITE: A permanent user name & password will be given to each new member which will enable the member to access the 'Members info' section of the web site. The password also acts as the members personal 'Membership Number'.

BUSINESS MEMBERSHIP: There are 3 levels of Business Membership to choose from. Contact Jack Lewis 330/340-1861 or email jacklewis20@roadrunner.com for the Business Membership Application and further information on which level best suits your company.

ANNOUNCEMENTS: Births-Surgery-Get Wells-Deaths, please contact Terri Jones. Your help is appreciated

MEMBERSHIP APPLICATIONS: (General or Business) are located on our web site at the bottom of the home page.

**TuscREIA
Membership
Number**

[New User Names & Membership numbers have now been given to all members.](#)

Each member has been issued a **personal** user name & membership number and this information will be the access to the 'members info' tab on the TuscREIA web site. You will not be able to access the membership forms, evictions, and court information without them.

Please contact Terri if you haven't received yours.

Email: taej.tdsone@roadrunner.com Phone: 330/339-3227

2008 Members (*new members)

Renewal: 115

*New: 4

Business: 6

Officers & Advisory Board: 10

Total Members as of 03/28: 135

Business Members

Citizen's Bank—Carol Rambaud

Clean 4 You—Roy & Carla Dowdell

McInturf Realty—S. Penny Triplett

Black, McCuskey, Hanhart, Deeds & Bauer

American Title—Sally Dorn

Farsight Mgt, Inc.—Bob Bennett

www.tuscreeia.com

Business cards for the above businesses are at the end of this newsletter.

**2008 TuscREIA
Membership recap**

Excellence is not a skill. It is an *attitude*.

- Ralph Marston



TuscREIA—2008 Newsletter Advertising Rates.

DO YOU HAVE A 'BUSINESS FOR HIRE' THAT TUSCREIA MEMBERS COULD BE USING?

Advertise your business to other TuscREIA members.

We receive calls from our members looking for different jobs to be hired out and ask if we have members who provide these services.

Your ad: Call Terri to place your ad: Phone: 330/339-3227, Fax: 330/308-5303 or Email: taej.tdsone@roadrunner.com.

2008 General Meeting dates:
May 8th, July 10th & Sept. 11th

Ad Size (Approx.)	1 Issue (One month)	3 Issues (Three Months)	6 Issues (Six Months)
1/8 page. (2"x3 1/2")	\$ 10.00	\$ 18.00	\$35.00
1/4 page. (4"x3 1/2")	\$ 20.00	\$ 45.00	\$ 85.00
1/2 page. (4" x 8")	\$ 30.00	\$ 85.00	\$ 162.00
Full page.	\$ 40.00	\$ 125.00	\$ 235.00
Business Card on the Web Site. (\$35 set up)	\$ 35.00	\$30.00 per mo.	\$25.00 per mo.

TuscREIA is a NOT FOR PROFIT educational organization and investors should consult an attorney and/or accountant before making any investment or legal decisions. All members and guests assume the risk of making their own investment decisions. TuscREIA does not endorse any person or organization or the advertisers appearing in this newsletter. Its programs are designed to be educational, motivational and enjoyable. AS a member of TuscREIA you are also a member of the state association, OREIA, and the national association, Maria. Web site for OREIA is www.oreia.com and web site for NaREIA is www.nationalreia.com.

Freshen up your units for Spring.

Staging the unit for the type of tenant your looking for.

In the next few weeks Spring will be in the air. Spring cleaning is not only for your home, it also should be on your rental units. Curb appeal is a very important element for that perspective tenant. When the outside looks appealing it will most probably entice the person to make an appointment to see the inside. It would also be a great time to freshen up the interior too.

Exterior:

- ⇒ Clean up around the building. If you have any landscaping, fluff and add more if needed. What type of tenants are you looking for? Add a small amount of color either by the pot or in your landscaping.
- ⇒ Make sure your spouting & down spouts are in good shape. Make sure the down spouts are directing water away from your building. Water following your foundation will result in wet basements, deteriorating foundations and maybe mold issues.
- ⇒ If your building has vinyl or aluminum siding, make sure all is in place. If your building is wood sided again make sure all siding is in place. Whether the exterior is aluminum or wood, you must ask yourself is it time to paint for a new fresh look? Again, it's all about curb appeal.

Interior:

- ⇒ Brighten up the inside. Pull back the window coverings. Decide whether any of the rooms need a fresh coat of paint. Do the window coverings need to be changed for a new look?
- ⇒ Make the whole inside smell clean & fresh. Clean the window coverings/window blinds. Have the walls wiped down and the floor coverings cleaned. Wash the windows and screens, make them shine. This is also a great time to wash the baseboards & window sills.
- ⇒ If you have appliances, wipe the inside & outside. The refrigerator should have the coils on the back swept and wiped. Place vanilla or orange juice soaked cotton balls inside for a more appealing smell. This makes our appliances not work as hard and last much longer. The pan under the refrigerator should be pulled out and washed. Stale water laying in the pan will create a smell.
- ⇒ Check your furnace for the end of the season. Change the filters now and then they will be ready for the next heating season. If you have an air conditioning unit or central air this is the best time to have the filters replaced. You might even call your heating & cooling specialist to check it before the cooling season. A dryer sheet can be placed by the filter to distribute a fresh smell throughout the home.

By: Terri A. Evans-Jones, editor

Article taken in part from April 2008, Realtor Magazine

The next TuscREIA General Meeting is scheduled for May 8th, 2008.

Speaker & Topic: Roy Dowdell of 'Clean 4 You'. Going Green & what products work for you.

The Officers & Advisory Board will also have a round circle discussion group. Topics to be determined.

Location: Linn, Hert, Geib Family Center, East High Avenue, New Philadelphia

Time: 7-9pm. Doors open & sign up begins at 6:45pm.

Refreshments & Door Prize sponsors: To be determined.

Mark your calendar & join us for your real estate learning pleasure!!

March 21, 2008

OREIA Leadership Conference

The annual OREIA Leadership Conference was held Feb. 29 through March 2 at Mohican Resort in Perrysville. The membership of OREIA has 27 associations from counties throughout Ohio, 17 of which were present during this event. The topic for the weekend conference was "Politics Makes Strange Bedfellows."

Speakers for the event were state representative Bob Gibbs, District 97, Holly Johnston-Cook from the Division of Real Estate & Professional Licensing, Michelle Wells, legislative director from OREIA PAC, and Brooke Cheney from Governmental Policy Group, Inc.

Discussions were held involving the introduction of a bill, hearings, and testimony of a bill, responding to questions

from the committee, and calling the representatives of the committee for an opinion on the bill.

OREIA sponsored a dinner and awards banquet. Awards were won by Tuscarawas County Real Estate Investors Assoc., Bryan Mitchell for volunteerism, and Terri Jones for recruiting. The Tuscreia newsletter "Unit's of News" won the newsletter category over all of the associations. Those that attended from Tuscreia were Bryan and Nellie Mitchell, Jim and Chris Hopkins, and Jack and Terri Jones. Bryan Mitchell and Jack Jones sit on the OREIA General Board. Visit www.tuscreia.com for more information about Tuscreia and to find out when the next general meeting is scheduled.

**TUSCARAWAS
COUNTY
REAL ESTATE INVESTORS
ASSOCIATION**

is sponsoring a
**REAL ESTATE
VENDOR
TRADE SHOW**

Wednesday, April 9, 2008
New Philadelphia Elks
1180 Union Ave NW, New Philadelphia
6:30 - 9 PM

- Open to the public - come and Meet the Merchants for: mortgage lenders, housing material suppliers, trade contractors, insurance, lawyers, title companies, real estate agents, appraisers and many businesses providing products and services for the world of real estate.
- Over 40 suppliers will each give away a door prize at the end of the evening. You must be present to win. Over \$1,500 in prizes given away at 2007 show.
- Do you have a product or service you want to promote? It does not have to deal with real estate. For more information contact:

Jack Lewis Tuscreia Vendor Show Chairman
Phone: 330-338-1317 Cell: 330-340-1881
E-mail: JackLewis20@roadrunner.com

For more information about Tuscreia
visit our website at www.tuscreia.com

Article from the Real Estate section of the Times Reporter, 03/22/2008.