



2012 TuscREIA Officers:

President: Jack Jones
Vice President: John McCreery
Treasurer: Chris Hopkins
Secretary: Patty McCreery

2012 Advisory Board:

Jack Lewis, Bryan Mitchell, Mike Baker,
Tom Wiegand, Tommy Cannon & R.J. McCullagh

**TAXES: What can you & what you can't write off.
Looking back at 2011 & looking forward to 2012**

We have two Speakers for our January 12th General Meeting.



Our 1st Guest Speaker is:

Mark Fearon, CPA
Principal

Mark joined the Rea team in 1997. A life-long resident of Strasburg, Ohio, he and his wife Diane have two children; Austin & Jordyn.

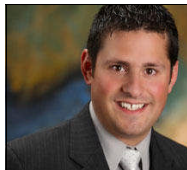
Before Rea

Mark earned a Bachelor of Science degree in accounting and business from Muskingum College, graduating

with Summa Cum Laude honors.

At Rea

Mark specializes in individual & business income tax planning, compilations & reviews of financial statements and business consulting. He is also the director of Rea's Accounting services segment.



Our 2nd Guest Speaker is:

Mike Studer, CPA
Senior Accountant

Mike joined the Rea team in 2006. He and his wife, Veronica, live in Dover, Ohio.

Before Rea

Mike earned his bachelor's degree from Kent State University, graduating with cum laude honors. While attending, he was the winner of Rea's Accounting Excellence award and scholarship. He also holds a Master of Science degree in accountancy from the University of Akron.

At Rea

Mike specializes in tax, audit and governmental auditing.

Besides Rea

Mike is president and board member for Habitat for Humanity of Tuscarawas Valley.

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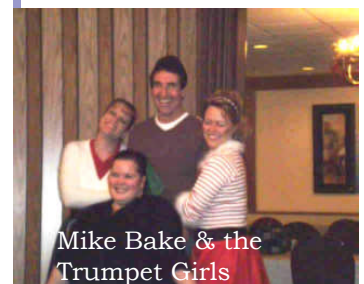
Top Prizes given away @ Holiday Dinner on Nov 3rd.

Winner of 2012 Paid TuscREIA Membership:
Karen Schumacher

Winner of a Stainless Gas Grill from Menards:
Jim Hopkins.



January General Meeting: Scheduled: 01/12/2012 @ 7pm.
MEETING LOCATION: Geib Family Center, East High Avenue, New Philadelphia



Mike Baker & the Trumpet Girls

“Unit’s” of News

Secretary notes. From: November General Meeting/December Advisory Board Meeting

November: TuscREIA held our annual holiday dinner November 3, 2011 at Dutch Valley Restaurant with only 65 members attending this year. The Trumpet Players presented a holiday program for our entertainment and a slate of officers were presented and nominations were requested from the members in attendance. No nominations were received from the floor and the slate presented by the advisory board were elected for 2012. Many prizes were given throughout the evening, with almost everyone being able to take home a gift.

The president Jack Jones requested a wish list from the members in attendance for programs in 2012 and several were requested. Jack thanked all in attendance and TuscREIA for allowing him to service as their president over the past year (2011).

December: The officers and advisory board met at the New Phila Buehlers Restaurant on December 15, 2011 to discuss 2012 and some of the programs we are going to present in the coming year. Numerous discussions were held about various speakers and volunteers for several jobs needing completed monthly to keep our organization operating smoothly.

The board voted to maintain our general meetings at the Geib Family Center through 2012.

AB members requested an accountant be contacted for our January general meeting. A request for Mark Fearon of Rea & Assoc. He was a past speaker and always well received.

Jack thanked all in attendance and TuscREIA for allowing him to serve as their president over the past year (2011).

Respectfully submitted: *Patty McCreery, 2012 secretary*

STRUCTURED THOUGHTS....*A note from our President.*

Here we are again, the start of a new year. However, we still have the same old challenge of how to make more money in our chosen profession of rental property owners.

If you had attended the advisory board meeting you would have heard the discussions regarding the oil workers moving to the area and the rent they are willing to pay.

Tuscarawas county rents are quite low based on some of the surrounding areas and some of the places these workers are coming from. The board has elected to bring in a tax accountant with experience in oil leasing and information regarding what type of records to keep the IRS at bay. We are providing the opportunity for our members to get into a room with one of the best accounting firms in the county at no cost to our members.

Bring your questions or concerns regarding oil and gas leases or general rental property deductions to our January meeting and learn how to increase the amount of money you keep every year. As we all know, how much you make is not as important as how much you actually keep.

Your 2012 president, Jack Jones

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@yahoo.com for your permanent user name & password.

ANNOUNCING:

FREE UNITS 4 RENT ADS TO ALL PAID 2012 MEMBERS

Contact Terri today to see how you can get your available unit on our web site.

CREDIT REPORTS:

We have a new system now in place. More information for you to review. Nationwide evictions, criminal checks with a beacon score. Choose the typical report or the expanded report.

Price \$12.00 or \$23.50 per person beginning 01/01/12. email a completed 'Application to Rent' (Rev 05/2008) to taej_tdsone@yahoo.com

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 ad-

dress 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.

FYI: Please keep in mind, with the new system it's better to received the Application by email. It's also easier & quicker for us to email the report back to you. This system in in house and on my computer, so if I'm in my office you'll get your report back in very little time. If I'm on the road and you email it, you'll also get the report back quickly. BUT, if you fax it and I'm not in my office, please expect a delay of up to 24 hrs.

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 though the county courts. If you think you are missing an update check our web site www.tuscreia.com or please contact Sue Behm @ 330/364-6016 or email psbehm@frontier.com.

A Few Photos from the November 3rd Holiday Dinner @ Dutch Valley Restaurant



Denise McGinnis / Sue Behm



The Trumpet Players



John McCreery



Boys having a little fun



Ben driving Santa's sled

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Through education & experience we
can attain our goals!

Unit's of News

2012 TuscREIA Officers



Front to Rear:
John McCreery
Jack Jones
Patty McCreery
Chris Hopkins

TuscREIA is a NOT FOR PROFIT educational based organization. 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.

2012 Advisory Board

Front to Rear:

Mike Baker

Bryan Mitchell

Tom Wiegand

Jack Lewis

Tommy Cannon

Missing: R.J. McCullagh



I'd like to take this time to Welcome you back to another year of real estate business.

Once again, your elected officers and volunteers on the advisory board have agreed to do their best to bring you the most current information on real estate in our area and county.

Last year brought a few changes with the new credit report system. We can not only check here locally and in Ohio, we now have the availability to check nationwide. Background checks can be added for criminal, evictions, bankruptcy, credit scores, employment, etc.... We are working with a new company who has given us (almost) everything we need to screen the prospective tenants. Call or email Terri, to find out just how easy and the different cost involved.

As you all, I'm sure, are aware of there are a lot of new people coming into our area for these oil & gas companies. Housing is needed for these people and the monthly prices, we find, they are willing to pay is higher than what we have been charging. You may want to do a bit of research and begin raising your monthly rents accordingly. FREE 'Units 4 Rent' Ads on the TuscREIA web site, until further notice, are being announced. Call or Email Terri.

That's all for now, remember to watch our web site for information. If your membership for 2012 isn't paid by 01/20/2012 your access to the 'Members info' portion of the web site will be stop working.

Better investing in 2012; Terri A Evans-Jones, Exec. Director