



TuscREIA

March 2011

“Unit’s” of News

P.O. Box 483, New Philadelphia OH 44663

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January General Meeting: Scheduled: 03/10/2011 @ 7pm.
MEETING LOCATION: Geib Family Center, East High Avenue, New Philadelphia OH 44663

Our March guest speaker will be: DOUGLAS D. FRAUTSCHY

He was born in Dover, and raised on a small farm in Dover Township. I Graduated from Dover High School and Buckeye Joint Vocational School. I worked at various times as a laborer for Marsh Lumber Co., and Greer Steel; as a self employed carpenter; and as a laborer/ carpenter/truck driver for the Dennison Bridge Co.

In 1991, he graduated from Mount Vernon Nazarene College with a Degree in Philosophy/Humanities, and in 1999, he graduated from the University of Akron School of Law. While in law school he worked 2 years for Thomas Ferrero in Massillon, OH and in August of 1999 came to Sugarcreek, initially with Thomas E. Miller. Since February of 2001 he’s been in solo practice. His practice is primarily in the areas of real estate, probate & estate planning, and small business matters.

He is married to Kyla J. Frautschy (a self-employed accountant & tax preparer) and they have a 9 year old daughter, and a 6 year old son.

He is on the Board of Directors of the Baltic State Bank, and the International Bow Hunting Organization, and is active in the Dennison Four-square Church. He also participates in competitive archery and bow hunting.

This is your chance to join us and bring your legal questions. There will be a question and answer session following his speech. We will also ask him to join us for refreshments afterward.

2011 Meeting Schedule:

General Meeting: 03/10, 05/12, 07/14, 09/08

Advisory Board: 04/14, 06/09, 08/11, 10/13 & 12/08

14th Annual TuscREIA Holiday Dinner: location, date & time to be determined.

Watch our web site & your coming newsletters for any changes.



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

Greetings from the sunny south. As I sit here pondering what to write my mind wonders to a very familiar subject. That being how to increase my household income and what needs to be done to accomplish this task?

More education has always been what worked for me in the past. Not the traditional back to school, or college education but specific continued education in the business in which we all are involved: Real Estate.

This brings me to our speaker for the March 10th General Meeting who will provide additional education at no charge to all of our general members & guests. Now, if you think you know everything or are not interested in increasing you income please stay home so the rest of us may learn and become better rental

property owners. However if the previous statement does not describe you please come out and increase your knowledge and hopefully your bank account with the rest of us.

Real estate has changed greatly over the past two years, and if you are not keeping up you will soon find yourself left behind, alone and struggling. That being said, I urge everyone to challenge yourself to learn something new this year, this would be your second chance in 2011.

This may be the year you learn how to stop working at a job and start working for yourself and become the retiree you have been working your whole life to become.

Jack Jones, 2011 President

Secretary notes.

From: January General Meeting/February Advisory Board Meeting

January 13, 2011: The TusCREIA general meeting was called to order at 7:30 by president Jack Jones. There were 15 members and no guests present. We had a brief meeting and then Jack introduced our first guest speaker: Russ Carter affiliated with Menards and a representative of Comco Paints which is the contract version of top quality paints. This is a private label of Sherman Williams sold directly to Menards. He instructed many details leading to the quality of the paint and passed out info as to which paints should be used in different areas. He was very informative. Also attending our meeting was our personal rep. Scott Evans who told all members he is at our service with just a phone call. Also attending was Matt who has been the manager for 14yrs. Each of these men gave a brief, but informative description of the products and services at Menards. Our second speaker was Mike Rukavina which many of our members know as he has been president of the Stark chapter for a couple years off and on. He is now the VP of OREIA and gave an update of what is happening on that level, and with upcoming legislation.

February: 10,2011: TusCREIA advisory board meet at New Phila Buehlers. The meeting was called to order by Jack Lewis there were several board members in attendance except our President and Exec. Secretary who were on vacation. We had discussions regarding the changes to our web site with additions or deletions which ever maybe needed. We also discussed the need for additional listings to the rental property listed on the web site. Everyone felt we could offer for x amount of time at no charge listings to members to help add to the interest of our web site. We now have people calling for houses or apartments and have very little listed.

Respectfully submitted:

John McCreery, 2011 secretary

Your current Officers & Advisory Board members.

2011 Officers

President	Jack Jones	330/243-1384	jackj1968@yahoo.com
Vice President	Patty McCreery	740/922-0319	pjmac@roadrunner.com
Treasurer	Chris Hopkins	740/922-4028	cmhopkins@roadrunner.com
Secretary	John McCreery	740/922-0319	pjmac@roadrunner.com

2011 Advisory Board

Jeff Koerber	330/364-2928	Tom Wiegand	330/364-6873
Mike Baker	330/343-3332	Jack Lewis	330/340-1861
Marty Chumney		Bryan Mitchell	330/756-2695

Altn: Linda Sherer 330/987-6575	Newsletter Articles & Info	Terri Jones	330/339-3227 taej_tdsone@yahoo.com
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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. **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 or please contact Sue Behm @ 330/364-6016 or email psbehm@frontier.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 for further information. Questions regarding rentals, procedures, evictions, etc., please feel free to contact any officer or advisory board member for help. **ANNOUNCEMENTS:** Births-Surgery-Get Wells-Deaths, please contact Terri Jones. Your help is appreciated

Tips to Keep Your Mobile Phone Safe

As we increasingly rely on our smart phones as mini-computers, a substantial amount of personal information is stored on them. While some smart phones are expensive and desirable to thieves for their resale value, the information stored on the phone may prove even more valuable. Here are some tips to protect your phone.

1. Password Protection: As with your computer, the most basic thing that you can do to protect yourself is to utilize your phone's password feature. Yes, it is a bit inconvenient to enter a password each time you'd like to check your e-mail or send a text, but the few seconds it takes is well worth it.

2. Remote Lock Feature: Some smart phones have a feature that allows you to remotely lock it in the event that the phone is lost. Locate your phone's 15-digit "imei" number and keep it in a safe place at home. It is usually printed beneath the battery, but if you are unable to locate the number, entering *#06# into the keypad of many phones will display the number on the screen. If the phone becomes lost, you can give this number to your service provider. They will then be able to remotely lock the device, rendering it useless even if the SIM card has already been swapped out.

3. Memory-Erasing Apps: There are apps available for remotely erasing your phone's memory. Many of them cost a small fee to download, but several that are available for free, and allow you to remotely track your missing phone. Some also include anti-virus software and features for backing up your information.



4. If Your Phone is Missing or Stolen: Immediately contact your service provider to minimize potential damage. By asking them to lock your phone or by using an app's remote erase feature, you minimize both charges to your phone bill from calls made by the thief, and the amount of damaging information a thief can retrieve. They will still be able to sell or re-use the physical phone; however, the damage will be limited, instead of continuing on in a spiral of identity theft.

And remember if you purchase a new phone, look into how to best wipe the data from your old phone before donating or recycling it.

Safeguard Your Identity During Tax Season

Tax Time is Ripe with Opportunity for ID Theft

It's time to start preparing your important tax documents...documents that are also very valuable to an identity thief. Here are few tips to keep your information safe during the busy tax season.

- Don't keep tax documents lying around. For an identity thief, finding a brief case full of tax documents covered in Social Security numbers, earnings, addresses, etc, is a dream come true! If you take them somewhere, like to your accountant's office, don't leave them in your car. Even in your house, keep them in a locked box or hidden location.
- Guard your mail and mailbox. Incoming and outgoing tax documents like W-2's and 1099's contain vital identity information. If you don't already have a locking mailbox, we recommend looking into one. And, if you have outgoing mail with important tax information, do not leave it unattended in the mailbox just waiting for a perpetrator to come by and snag it- take it directly to the post office or to a postal drop-box location.
- Shield your SSN. Tax documents contain our SSN's and require them in order to file with the IRS. Be sure to keep them safe both out in the open and on your computer after handling your taxes this year. If your computer is hacked and you have documents with important tax information, they are the perfect catch for an identity thief.

Deal directly with the IRS. If you have questions or concerns filing this year, be sure you address them directly to a government official within the IRS. If you notice anything suspicious this tax year and haven't had any issues previously with identity theft and the IRS, contact the IRS Identity Protection Specialized Unit, toll-free 1-800-908-4490 for guidance.

Tax season is a stressful time of year. Don't let this season be more stressful by being vulnerable to identity theft. Be aware of the risks when compiling your tax return this year, and safeguard all your information before and after you file.



Another Candidate for the Hall of Shame

Next up: **Bank of America (BAC:NYSE)** is a \$146 billion company with a problem: For the trailing 12 months, their "profit" margin has been a lousy -1.5%. So here's what they plan to do about it: As of Valentine's Day, they are reducing the grace period for late payments on existing mortgages by six days.

Now, I can understand that with the sort of volume these guys handle, six days can mean millions in cash flow improvements. But you have to pay attention to the details: They are not changing how they will do business with new customers. Rather, they are unilaterally changing existing customers' contracts.

And it gets even more petty, the more you look: If a customer uses another bank's checks to pay within the last six days of the traditional grace period, BAC will charge them an additional \$6 fee. But this fee will be dropped if you switch your checking to BAC.

One might think that this sort of petty piracy would entice folks to vote with their feet and do business elsewhere. But that wouldn't do 'em a bit of good, as BAC is doing this to clients who did not ever choose to borrow from them. Rather, they are applying the new fees to mortgages they have purchased from other originators.

To sum up: You sign a contract with someone else... BAC buys that loan against your will... and unilaterally abrogates its terms and raises your costs *simply because you didn't want to do business with them in the first place.*

1099 LEGISLATION AFFECTING ALMOST ALL LANDLORDS

Provisions of the Small Business Jobs Act passed by Congress last fall mandates that rental income now be subject to the same tax reporting requirements as a business or trade.

Starting Jan 1, 2012 landlords are required to record payments made to Corporations and give them a 1099 in Jan of 2013. There is a good possibility that this will be repealed.

However, starting Jan 1, 2011 landlords are required to record payments to individuals for services and give them 1099s in Jan of 2012. Even though many of us, as rental property owners, have been sending out 1099s for years, landlords do not have to send out 1099s till next year this time. It appears that we were not required to do this in the past. Only businesses were required to do so. A rental property, in the eyes of the IRS, is not considered a business and up until now apparently was not required to do so.

Thus, rental income recipients making payments of \$600 or more to a service provider in the course of earning rental income are required to provide an information return (typically, Form 1099-MISC, Miscellaneous Income) to the IRS and to the service provider. This provision will apply to payments made "AFTER" Dec. 31, 2010, and will cover, for example, payments made to plumbers, painters or accountants in the course of earning the rental income.

While rental property owners will not actually issue the required 1099s until early 2012, they need to start keeping adequate records of payments starting Jan. 1, 2011, so they will be prepared to issue correct 1099s. They will also need to obtain the name, address and taxpayer identification number of the service provider, using Form W-9 or a similar form.

The law does provide exceptions for those who the new requirement creates "hardship" and for those whose rental income is "not more than a minimal amount." However, the IRS has yet to issue guidance defining who qualifies for these exceptions, even though the new law has already taken effect. Better start keeping meticulous records now -- fines for failing to file 1099s range from \$60 to \$250,000. Please check with your CPA or tax adviser for additional clarity or questions.

TuscREIA

P. O. Box 483
New Philadelphia OH 44663

Phone: 330/339-3227

Fax: 330/308-5303

E-mail:

taej_tdsone@yahoo.com

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Through experience
& education
we can attain our goals!

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Another scam has reared it's ugly head.

Dear Terri, Yesterday I received an apartment call by relay using a live operator. I was asked to e mail details on the apartment that I have available. We have 2 available right now, so I followed the instructions and e mailed to the party as requested, giving details on both apartments, thinking it was a local person who is deaf. I was not suspicious at that point, but today I got a reply, and in my estimation it reeks of a scam. I am **NOT** planning to reply, but I wanted to report this to warn others. First of all I gave them 2 apartments to choose from and it is obvious that this looks like a form letter and does not even say which apartment they want. Below is the reply I received. Do I report this to anyone else?? Do you have any advice?

>Hello, Thanks for your response,

I Originally live in New york but i am presently on vacation in Honolulu Hawaii and will be needing the Apartment period to my arrival i will be paying a 3 month rent plus deposit first and can pay what ever remains on arrival so i will instruct my accountant to make out payment to you for 3 month plus deposit.

I also want you to know that the cashier check that will be made out as payment will be in EXCESS funds ,it will EXCEED the amount for the 3 month rent plus deposit the EXCESS funds will be given to my movers so they will be able to move in my stuffs before i arrive the apartment please i am very interested in the apartment, I will need the following information for the payment to be issued out by my Accountant.

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

PHONE NUMBERS:HOME AND CELL PHONE:

E MAIL ADDRESS:

TOTAL PRICE FOR THE 3 MONTH PLUS DEPOSIT:

Agreement to reserve the apartment for me and also give the excess funds to the mover so they can move in my stuffs before my arrival.

I hope you understand,as soon as the details are made available,i will forward to my Accountant to have payment issued asap.

I also will compensate you with \$120 extra if you reserve the apartment for me.

Regards, Dr Henry Jeff

Dear Member: Did they fill out an Application to Rent or even ask for one? Please don't offer any other information than what you would if they were stand in front of you. Yes, it does sound like a scam to me also. If you did give them any other information (mostly pertaining to you) you may want to contact the sheriff dept.

A few years ago I ran into information that a person from another country had gone on Craigs List gotten information on a house for sale, which was through a realtor. The information was copied and rewritten, they than emailed the information back to Craigs List as a high end rental. Before it was caught as a scam nearly 10 people had filled in a request with their information such as the one you sent me. The information can be the beginnings of identity theft.

I really don't know at this time who, as in authorities, should be informed. But I will send out a broadcast email to our members concerning this as well as put an article in our news letter. I would appreciate if anything further happens that you let me know.

Thank you for being so proactive and very aware of the craziness of our business and our world. Your help is appreciated by me and your fellow investors.