



TuscREIA

May 2011

“Unit’s” of News

P.O. Box 483, New Philadelphia OH 44663

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May General Meeting: Scheduled: 05/12/2011 @ 7pm.
MEETING LOCATION: [Geib Family Center, East High Avenue, New Philadelphia OH 44663](#)

Our May guest speaker will be: Cheryl Staron

Cheryl is the Director of Fair Housing Services with the Ohio Regional Development Corporation; a position she has held for nearly 12 years.

As the Director of Fair Housing Services, it is Cheryl’s responsibility to help educate the general public regarding their rights as they relate to fair housing legislation beginning with the 13th Amendment and continuing thru the Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988.

Cheryl lives in Coshocton where she is actively involved in several civic and church-related activities. She and her husband Dan have three grown children and one granddaughter.

Foreclosure 101: Basic Foreclosure Information

Foreclosure 101 will provide property owners/landlords with very basic information regarding fair housing and the foreclosure process. The information provided in this basic session will help property owners/landlords become aware of their rights and responsibilities under Ohio law. Attendees will become aware of current guidelines that protect not only themselves but the tenant as well.

DISCLAIMER: This session, or any information shared therein, is not to be construed as legal advice. This session is for informational and educational purposes only.

"Believe in yourself! Have faith in your abilities! Without a humble but reasonable confidence in your own powers you cannot be successful or happy." -Norman Vincent Peale

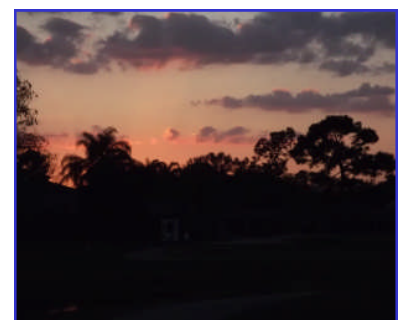
2011 Meeting Schedule:

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

Advisory Board: 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.*

As we begin a new spring, we take a look back at the long winter. We, the officers & advisory board, wonder how well we have completed the tasks given us by the members of TuscREIA. Could go either way by the attendance we have had at the first couple meetings of 2011.

Either, we are not getting the speakers our members are interested in hearing or we have done an excellent job of educating our members and they no longer have anything to learn. Since no members have stepped forward to ask for any particular speakers or subject matter, we must assume we have

new changes to Fair Housing for 2010 - 2011.

done our jobs by educating members. Maybe, they think they no longer need additional education or need to know the recent changes to the laws governing rental properties.

Our guest topic for May, Cheryl Staron, will bring us the new changes to Fair Housing for 2010 - 2011. Several things have changed & been updated, if you want to know what they are you should plan on attending our May meeting. *OR* take your chances, when you end up in court because you had better things to do than take care of your real estate business that night.

Jack Jones, 2011 President

Secretary notes.

From: March General Meeting/February Advisory Board Meeting

March 10, 2011: The Tuscarawas Real Estates Investors Association 3/10/11 meeting was called to order by president Jack Jones. There were 14 members and 1 guest present. Our guest speaker was attorney Douglas Frautschy of Sugarcreek, Ohio. He spoke on all aspects of real estate probate planning, small business LLC. Mr. Frautschy discussed the changes in estate planning the new laws. Discussion of the inherit death tax you can gift tax \$13,000 per year to your children. Tenants in common which both husband and wife own property upon death property goes to the surviving spouse, but if both die everything goes to the children. We also learned that the joint income of \$60,000 tax is going up. Mr. Frautschy gave everyone much to ponder and reevaluate. A short meeting was conducted after our speaker concluded his presentation. The meeting was adjourned with door prizes going to Jack Lewis-a gift card to the Texas RoadHouse, and a gift card to Quick Print winner Bryan Mitchell congrats to both. Thank you goes to MT Cup for our refreshments.

April 14, ,2011: TuscREIA advisory board meet at New Phila Buehlers. The Tuscarawas Real Estate Investors Association, Advisory Board meeting was held 4/14/2011. Jack Jones, Chris Hopkins, Jack Lewis, John McCreery, Tom Wiegand, Mike Baker, Bryan Mitchell & Terri Jones were in attendance. Discussions concerning our May general meeting, speaker/topic, door prizes, refreshments were discussed. Cheryl Staron has agreed to be the featured speaker for our May general meeting. The July general meeting was also discussed with ideas for topics being a private eye, round table, sheriff dept, fire dept, etc. It was also brought up that the attendance to the general meetings has become very low and if there were any ideas on raising that attendance. It was noted that the membership has been asked numerous times on what they would like as speakers/topics with very limited to no input.

NEXT GENERAL MEETING: May 12, 2011 @ 7-9pm., Location: The Geib Family Center.

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

Renting Better than Homeownership

Thursday, 14 April 2011 15:37

The proposal to phase out Fannie and Freddie implies that the Obama Administration believes that a homeownership rate of less than 100% could be optimal. This is the opposite of what we have seen in the past, since the “American Dream” is what politicians have fiercely pushed for.

This means that renting is being supported much more strongly. Benefits such as being able to relocate much easier due to a new job have been promoted. The Obama Administration has become enthusiastic about renting, making it seemingly easier to phase out Fannie and Freddie. Republicans can quietly recede from unqualified backing of homeownership and Democrats can boost credibility and support affordable options for renters.

Source: [Forbes](#)



Sincere sympathy to Jeff Koerber and his family at the sad passing of his father. May the happy memories always comfort you.

February Home Prices Fall in FHFA's House Price Index

U.S. house prices slipped 1.6 percent on a seasonally adjusted basis in February from the previous month, according to the Federal Housing Finance Agency's monthly House Price Index released April 21. February's figure, which is down 18.6 percent from its April 2007 peak, marks a 5.7 percent drop in prices from a year ago.

The previously reported drop of 0.3 in January 2011 was downwardly revised to 1 percent.

For the nine U.S. Census Bureau regional divisions, seasonally adjusted monthly price changes from January to February ranged from a 3.7 percent drop in the Mountain Division to a 0.6 percent fall in the East South Central Division.

The FHFA monthly index is calculated using purchase prices of houses backing mortgages that have been sold to or guaranteed by Fannie Mae or Freddie Mac. To view the FHFA's monthly House Price Index, visit www.fhfa.gov/webfiles/20529/JanHPI32211FF.pdf.

From: Appraiser News Online. Valuation Magazine, April 2011

Bill Would Provide Incentives for Purchasing Foreclosures

The Housing Recovery Act of 2011, sponsored by Rep. Bill Posey, R-Fla., proposes to waive penalties on retirement plans if funds are used to purchase a home that has been in foreclosure for one year or longer. HousingWire.com reported April 18 that the bill is intended to stabilize neighborhoods.

H.R. 1526 seeks to promote sales to owner-occupants or second-home buyers as opposed to investors who “flip” houses.

The bill demands the purchaser agree to hold the property for two years to be exempt from early retirement plan distribution penalties. The purchaser must also use the distribution within 120 days of receipt. The bill would likely apply to Roth IRAs, 401(k) plans and company pension plans as well, according to HousingWire.com.

The one-year period most likely would begin when the foreclosed property is listed for sale. However, Posey spokesman George Cecala told HousingWire.com that the congressman, a Realtor, is open to amending the bill to be more specific about when the one-year term begins.

Foreclosure processes vary from state to state. On average, most foreclosure processes can be completed in about 13 months. Once banks repossess homes, they are classified as real estate-owned or REO. REO homes tend to sell quickly after going on the market.

Nearly 9 percent of the nation's first-quarter 2011 foreclosure activity occurred in Posey's home state. A total of 58,322 Florida properties were foreclosed on, second only to California, which accounted for 25 percent of U.S. foreclosure activity, according to RealtyTrac.

Despite Florida's foreclosure activity, foreclosures are down 47 percent since the fourth quarter of 2010 and down 62 percent from the first quarter of 2010.

From: Appraiser News Online. Valuation Magazine, April 2011

Fannie and Freddie Overhaul Timing

Monday, 25 April 2011 22:30

Standard and Poor recently stated that the potential cost of the government's conservatorship of Fannie and Freddie could have a negative impact on the overhaul plan. It could cost the government up to 3.5% of GDP to capitalize and relaunch the giants. They have estimated that the government could have to spend up to \$280 billion to cover losses, including the \$148 already spent.

That number could become \$685 billion in order to capitalize on a commercial basis. Until now, the government has avoided bringing Fannie and Freddie onto the books because they could increase the debt. The changes regarding Fannie and Freddie have not happened yet because the market is fragile and may have a hard time absorbing such change. The current arrangement appears to be working, though many don't care for it. The timetable for making those changes will most likely be affected by the current debt situation.

Source: WSJ.com

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

www.tuscreia.com

THIS COULD HAPPEN TO YOU:



NEW PHILA AMBULANCE CHASER ALERT

Typically we don't allow pets (i.e. dogs & cats) in our rental units. Although we are pets owners ourselves (2 cats) and have been on & off for over 25+ years. We have only once before allowed any of our tenants to bring an animal onto our properties and I was less than pleased at the way that turned out. This past January we were faced with two of our single family homes being empty. I advertised, as I always do, and for both houses the most qualified perspective tenants each had a dog. We told both there would be a pet deposit, which they agreed & paid. I asked both to get tenants insurance that would cover the dog, which they both did. I also told them we would have to meet the dogs to see how they reacted to strangers, which we did. The first family had a small dog, none of the typical yapping was evident. He came easily to us and followed us like he'd known us all his life. The second dog a bit larger but didn't give me any impression of aggressive behavior. Both just wanted to be talked to and petted.

The second family moved in to the house the end of January. Everything was quiet, I had talked to the tenant on a couple occasions with no remarks of any issues. On April 21st, I found my first note of a problem. In the mail was a letter from a local attorney telling me his client had been *viscously attacked* by the tenants dog and our insurance company needed to be named. This attorney even went to the added statement of saying he certainly hope we had enough insurance coverage so that legal actions wouldn't have to be taken. I called my tenant to see what exactly this was all about.

She told me she hadn't said anything to me because it was her dog and her responsibility. She had been talking to the man & woman and was waiting for the medical bill so she could turn it in to insurance. The tenant was stunned that an attorney was involved, much less now involving me in something so small (in her opinion). She told me on February 19th, while getting out of their car, the dog saw a woman standing in the street and looking at the front of the house. He ran to the woman and the tenant called the dog back. The dog did return, but as the dog ran back and turned to look at the street the woman started running away from the house. Knowing a little about dogs, being the dog is barely 2 yrs. old and still a puppy, I assume he thought she was playing so her ran for her again. The tenants again called to him but he didn't stop this time. He got to her and jumped which I can only think put her out of balance and as she went down apparently nipped her in the thigh. The tenant is a RN and she immediately asked the woman to come into her house so she could look at it as well as called the sheriff & dog warden. The nip didn't tear the sweatpants or even break the skin but because of her fall she had skinned up her hands. The tenant washed up her hands and asked when was her last tetanus shot and maybe she should consider going to the hospital for one and for some medical salve. The tenant informed the woman they had renters insurance and would pay for any medical bills whether out of pocket or from insurance. The woman didn't wait for the sheriff or the dog warden told the tenant she was ok and left. She didn't walk back toward where she said her house was she went to other way continuing on her walk. But, as we find out later called her husband after she was about 4 blocks away and he called 911. A copy of the police report was picked up with only a mention of the fall and dog nip.

As of this date & time, I have no idea what exactly will happen. I did turn in the information to our insurance agency but haven't heard how it is now proceeding. My tenant has been told since the dog showed aggression and did bite it is now considered a viscous animal and they need to remove the dog from our property. If you have tenants with pets I advise you to be prepared for something like this. Our insurance agent tells me they've paid out more in the past three years for cats than dogs.

F.Y.I.: If a pet on your property was ever found to have been labeled a viscous animal previous to living at your property and your insurance finds out they will not pay out on an insurance claim. Cats can also be labeled as viscous animals.