



Unit's of News

TuscREIA

November 2010

**November General Meeting:
Scheduled: 11/04/2010 @ 6pm.**

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LOCATION: Dutch Valley Restaurant, 1343 Old Route 39, Sugarcreek OH 44681

13th Annual TuscREIA Holiday Dinner

You 're invited to join us for dinner, entertainment, gift giveaways, 2011 elections & just plain old networking. Doors open @ 5:30pm.

Due to overwhelming request, we have invited the Trumpet Players to once again entertain us. We are told, they have been working on an 'a ll new ' program. Since the last two were well received I 'm sure it will be most enjoyable.

The cost per seat is \$9.00 payable in advance or \$11.00 payable at the door. RSVP 's MUST be received by October 30th. Contact the following for your

seat (s) : Terri Jones, 330/339-3227 or taej_tdsone@yahoo.com. Chris Hopkins, 740/922-4028 or cmhopkins@roadrunner.com Patty McCreery, 740/922-0319

Watch the TuscREIA web site for updates. Don 't wait reserve your seat

2010 Meeting Schedule: _____ Meeting, 11/04 13th Annual Holiday Dinner 12/09—A.B. Meeting

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

Board Meetings will be held a location of one of our sponsors.

2011 Meeting Schedule: _____ General Meeting: 01/13, 03/10, 05/12, 07/14, 09/08 _____ Advisory

Board: 02/11, 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.

Well here we are, this is my final TuscREIA President's Newsletter. My two year term as President is about over and another board member will replace me in January. I will remain on the Advisory Board but not as an officer. Before I became president I used to write articles on house Maintenance, Rehab and Repair. I still have topics that I never covered. Let me know if anyone ever read these articles and if you would like to see them return. What other topics would you like to see written about?

As I mentioned above another current board member will replace me as President. We would like to see some members volunteer for the Advisory Board. Current members have all served multiply terms and we just shift positions each year. Many of you have lots of experience and we would like you to share some of that knowledge with your fellow investors. The main function of TuscREIA is education. Someone taught you at one time, now it time to teach others what you know to make real estate investing a better profession. You get your TuscREIA membership at no charge to serve. We have a variety of posi-

tions you could serve in. Give me or Terri Jones a call.

I am presently working with a client, we just found her a better house for her and her family to live in. She moved here from out of state and bought a house sight-un-seen from a real estate investor from pictures on the internet. She put \$2,000 down and bought on a three year land contract. She has paid \$23,600 plus many thousands of

The main function of TuscREIA is education

dollars in repairs and she is walking away from the house. It has so many things wrong with it, plumbing, electrical, heating and multiple bats that she just wants out. The investor who sold her this house promised to fix everything and made it sound great. After she moved in he sold the contract to another investor who will not do anything except cash her checks. Realtors have to abide by a code of conduct and even if there is not an official one we should conduct ourselves as real estate investors as if there were.

When I do rehab I want to repair the house to a level that I could live in it. I fix everything that needs repaired. I don't want to touch this house

Secretary notes. From: October Advisory Board Meeting

The 2010 Officers and Advisory Board met October 7, 2010 at the home of board member Jeff Koberber for a cook out and to finalize the end of the year plans. The menu was chosen for our holiday dinner which is to be held at Dutch Valley Restaurant on November 4th.

A selection of potential Officers was presented and a list of potential Advisory Board members was discussed for 2011. Also discussed was a listing of possible speakers and programs for the spring and summer of 2011. As always the officers and AB would welcome anyone wishing to run for an office or willing to serve on the AB to contact any officer prior to the November meeting. We further ask that anyone who has a suggestion for a speakers or programs they would like to see, please contact any officer.

We would like to thank Jeff and Marsha for offering their home for the meeting and providing the Hamburgers and Hot dogs for our refreshment.

Respectfully submitted:

Jack Jones, secretary

Your current Officers & Advisory Board members.

2010 Officers

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

2010 Advisory Board

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

<u>Newsletter Articles & Info</u>	Terri Jones	330/339-3227
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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 Carol Beavers-Beule @ 330/364-2097 or email 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 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 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

OREIA Annual Real Estate Conference is the largest conference in the U.S. focused on educating investors! To register for the 2010 Conference, **November 11-14 2010 in Dayton** at a deep discount go to www.oreia.com. Hotel rooms at the Dayton Crowne Plaza are available.

Presidents note—continued from page 2

When I do rehab I want to repair the house to a level that I could live in it. I fix everything that needs repaired. I don't want to touch this house except for cleaning and normal wear and tear for the next five years. I don't want to hear from the occupants unless they really need to call me. "I'll be late with the rent this month because our car broke down". I don't want to hear "The toilet keeps leaking, The front door will not seal, The lights keep diming and we keep burning out appliances, etc., etc." If you are going to be a landlord or rehabber, do it right and don't be known as a slumlord. If people do not like to live in your houses because of problems you will not fix they will move, even giving up their deposit rather than stay. The biggest expense you will have is vacancies and turnover.

The economy is driving people out of the housing market. Nearly two thirds of Americans say the current economic situation is making them less likely to buy a house. With fixed mortgage interest rates at an all time low it might seem as if house hunters would be lining up to sign on the dotted line. The average 30 year rate has fallen to 4.27 %. Add this to the decline in home prices and it seems like a combination that's hard to resist. Despite record low mortgage rates and an abundance of houses on the market, only 8 % of people say the current economic situation makes them more likely to buy a house.

This economy is driving lower income families out of the market. Although mortgage rates are near record lows stricter lending requirements are making it more difficult for many people to obtain mortgages. Buying a home, selling a home and owning a home are all becoming more complicated and it is important to know the ins and outs of contracts, finances and your rights.

In the boom years lenders would finance a dead guy now the pendulum has swung so far to the other side good quality people with jobs and credit cannot get loans without high credit scores and tons of documentation. The underwriters are so tight they squeak. It is looking like a return to the days of our parents when buyers needed stable employment, good credit and 20% down payment.

What does this mean for you as a real estate investor. If people cannot buy a house today they will remain renters until they can clean up their credit and save enough for a down payment. I have repeatedly said in this column that now is the best time for you to increase the number of units you own. Foreclosures and short sales are going to continue in large numbers for next 3-5 years. Buy as many single family houses as you can now, rent them for cash flow and when the market stabilizes and prices trend up you can either continue to hold them or sell for a large profit. As a TuscREIA member I have tried to teach you to buy good solid houses, fix them to good standards and then properly screen your tenants or rent-to-own buyers for less troubles and more money in your pocket.

Come to the TuscREIA meetings, call any officer or board member and ask questions. We are here to serve and assist you in making the right decisions and teaching you to become a better investor. Educate yourself. There are many books and courses out there. We are here to help.

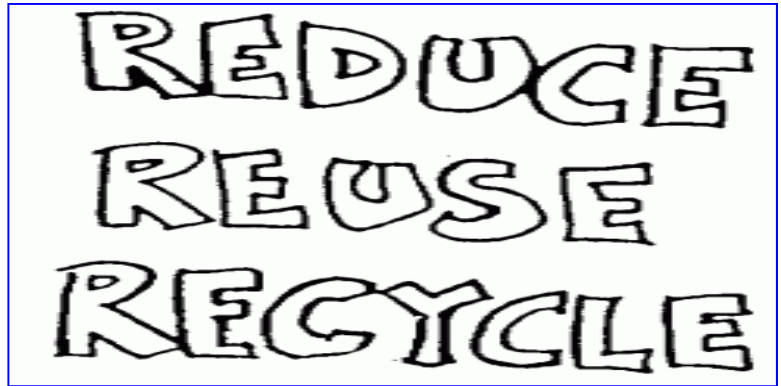
Jack Lewis, 2009 & 2010 TuscREIA President

except for cleaning and normal wear and

Property Managers, Landlords, Rental Property Owners- Easy Tips to use 3Rs in your Home office

by Property Management Software on October 17, 2010

Reducing, reusing, and recycling in your home office doesn't have to be a lot of work. Property managers, landlords and rental property owners should use these tips to incorporate the 3 Rs into their routine, and see how they can enrich your workspace and your community.



- Bank online. When you receive electronic account statements and pay bills online, you reduce paper waste. Keep a CD backup of important documents, instead of printing them, to conserve paper. If you must print documents, print double-sided and cut your paper use in half.
- eCycle electronics. Make an effort to donate electronics that you no longer use and are less than 5 years old. Donating usable electronics helps those who lack access to new technologies and opens the door for growth and opportunity to people who are less fortunate, closing the gap on the "digital divide." Find an organization that accepts donated electronics by visiting www.epa.gov/plugin.
- Opt out of unsolicited promotional mail. Visit the Direct Mail Association (DMA) at www.dmaconsumers.org to opt out of receiving unsolicited promotional mail. This service requires a one-time fee of \$1.00.
- Opt out of telephone directories. Go to YellowPageGoesGreen.org to opt out of receiving white or yellow page telephone directories.
- Create a home mailing center. Save boxes and packing materials such as foam peanuts or bubble wrap and reuse them. Recycling white paper in your office for 1 year can save almost 26 gallons of oil, 273 kilowatt hours of energy, 467 gallons of water, and more than 1 tree. You can also prevent 4 pounds of air pollution from entering the atmosphere. Opting out of receiving this mail saves time and means the resources that would otherwise be used to create it can be used elsewhere.2

Source: epa.gov



CORDRAY CONCERNED OVER FORECLOSURE MOVE

Foreclosure Redux: The AG said Tuesday he was concerned with Bank of America's plans to resume foreclosures given the ongoing legal reviews of potentially widespread problems with lending processes.

"While I would not presume to speak for all 50 state attorneys general, from my own standpoint, we will want to be very careful in reviewing whatever their revised process purports to be," he said. "I would caution that they still have significant financial exposure in many, many cases if they are now acknowledging that the evidence that they previously submitted to the courts was fraudulent."

"Those previous submissions remain subject to possible sanctions and penalties by the courts and so Bank of America would be well-advised to consider aggressively pursuing loan modifications as a means of resolving those cases by agreement rather than pushing toward a court order that may involve sanctions and penalties for their prior misconduct."

"You have to remember, these are the same people who have essentially acknowledged that they committed fraud in perhaps tens of thousands of cases," Mr. Cordray added. "Now they tell us that they have fixed the problem in a matter of weeks. We are certainly not just going to take their word for it."

Reprinted from an OREIA email, dated 10/21/2010

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Through experience & education
we can attain our goals!



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LETTER TO THE EDITOR: 10-10-2010

It seems that the Democratic Party is running scared this fall and will spread what ever lies they want because no one will ever challenge what they have to say. They say they are for the working man and against big business, however when George Bush was president he sent the Republican stimulus check directly to the tax payers. (Anyone remember those \$600.00 checks in the mail?) Wall Street received Trillions from the Democrats and basically gave the insurance industry a license to raise your rates any amount they want. (Expect to lose more of your paycheck over the next several months as the health care tax bill takes affect).

Furthermore the Democrats are now in the process of passing the largest Tax increase in history (See: cap and trade). Which we were told by Zack Space's office, would be DOA and had no support in congress. It quietly passed the house with hardly any notice from the press. This will burden your great grand children with a tax rate so high they will be unable to live on their own.

Before we continue to blame President Bush for all of the current hard times, we need to remember that the Democratic Party took over the Congress back in 2007, not 2009 when President Obama was elected. The press seems to forget that President Bush and a Republican congress ushered in 54 straight months of job growth which began dropping when the Democrats took over in 2007.

And another thought for any of you who can remember the cold war and our enemies the soviet socialist republic or the communists, check out www.americancommunistparty.com and see how much they love the ultraliberal Democrats running congress. 'We the people' need to remember that, we against them, or the poor against the wealthy, is a fallacy created to divide and conquer the good old US. What 'we the people' need to do is replace every incumbent setting in office for more than one term. Why, is because they start to believe their own lies by the start of their second term, and do what they are instructed by the Party leaders not the people they work for, which is; "we the people".

I invite everyone who doubts what I have written, to at least look for yourself at www.congress.gov, and www.americancommunistparty.com. If we all stop accepting what the Democratic and Republican parties tell us and see for ourselves how neither party is working for us, but for themselves, we will vote out the incumbents and rotate in new people who will start working for the people as was originally intended by our founding fathers.

The plan of most ultraliberals is for the US to become a socialist country which is not a realistic idea. It did not work in Russia and it will not work here in America. Remember the television images of people waiting in line all day, just to by a loaf of bread or roll of bath tissue, in the old USSR. You may want to explain to the younger generation why the liberal policies currently running Washington DC are not a realistic direction for America.

J.R, Jones, New Philadelphia