



WEBSITE: reiawaynecounty.org  
24 hr info line: 313-819-0919

**REAL ESTATE INVESTORS ASSOCIATION**  
**WAYNE COUNTY**

MAILING: 2962 Fort St  
Lincoln Park, Michigan 48146

*Volume 24*

*December 2008*

*Number 11*



**DATE** Tuesday December 2, 2008

**PLACE**

*Holiday Inn*  
17201 Northline Road  
Southgate (at I-75 Exit #37)

**TIME**

- FREE - Investor Educational Forum at 6:00 pm*
- or Dinner in the Dining Room w/other members and investors*
- Registration - 7:00 pm*
- Member presentation of deals and services 7:15*
- Meeting at 7:30 pm Sharp!*

**OPEN TO THE PUBLIC**

**SPEAKERS/TOPIC**



**Welcome**  
**To New & Returning Members**

- William Dufrin
- Mike Seifert
- Mickey Gilhool
- Charles Marchand
- Keith & Keith Jr. Lenard
- Larry Becker

**Our Ever Popular “Open Forum”!!**

*Ask any questions from our panel of experts &*

**Annual election of officers**

- New  
 Renewal

# Membership Application

New Member ( ) Renewal ( )

**ANNUAL DUES Family — \$125.00** - (One Address — 2 People)

Single meeting fee for non-members is \$20.00 per person, which will be applied to the annual dues if you join the next month.

*(we hope this will encourage people to join)*

Fill Out Form and Mail to: R.E.I.A. • 2962 Fort St • Lincoln Park, Michigan 48146 • (313) 819-0919

Make Check Payable to: REIA

Name \_\_\_\_\_ Spouse \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone No.: Home \_\_\_\_\_ Work \_\_\_\_\_

How did you hear about us??: \_\_\_\_\_ Referred by a member?? Their Name \_\_\_\_\_

Business Name(if applicable) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_ Are you willing to volunteer some time & talents??

**FOR RENEWING MEMBERS: Any questions/comments on how to better our organization??**

## Next Meetings

### REGULAR MEETING

- Tuesday December 2, 2008
- Tuesday January 6, 2009

### BOARD OF DIRECTORS

Members Welcome (CALL FOR TIME & LOCATION)

- Tuesday December 9, 2008
- Tuesday January 13, 2009

## Real Estate Investors Association of Wayne County

2962 Fort Street • Lincoln Park, Michigan 48146  
 R.E.I.A. 24 hr INFOLINE • (313) 313-819-0919  
 WEBSITE: [reia.waynecounty.org](http://reia.waynecounty.org)

### **\*\* OFFICERS \*\***

<b>PRESIDENT</b>	<b>WAYDE KOEHLER</b>	<b>(313) 277-4168</b>
<b>VICE PRESIDENT</b>	<b>CHUCK SHIVEL</b>	<b>(313) 304-6234</b>
<b>TREASURER</b>	<b>TED OROSZ</b>	<b>(734) 281-6960</b>
<b>SECRETARY</b>	<b>TERESA SUROWIAK</b>	<b>(313) 218-2106</b>

### **\*\* TRUSTEES \*\***

Richard Nagy	734-283-1754	Terrye Benjamin	313-933-3811
David Kovacs	734-284-3727	Frank Jaros	734-283-7169
Mansa Musa	248-632-9467	Rose Papp	313-383-6592
Torri & Dan Dunne	313-600-0389	Dave Hartford	734-595-1024
Joe Trometor	734-612-0115	Mary Anne Rowland	734-625-1072

**This newsletter is warranted to be free from defects but NOT Guaranteed!!**

— LIBRARY - Terrye Benjamin 1/2 hr before Meeting —  
 ASSISTANTS: ----- MARGE MARTIN • BOB COUSINO

Working With You to Protect Your Property...  
...And Give You Peace of Mind

As a landlord or property manager, you probably handle the turn-off and turn-on of utility service every time a tenant moves. You may also worry about damage to your property if a tenant's utility service is shut off unexpectedly. DTE Energy's **Landlord-Tenant Property Protection Plan** is designed to protect your investment and give you peace of mind.\*

Here's  
How It Works

If we ever send your tenant a service disruption notice, such as shut off for non-payment, we will send a duplicate copy of the notice to the landlord or property manager listed on the **Landlord-Tenant Property Protection Plan** form on file. The landlord/property manager is not responsible for paying the tenant's overdue DTE Energy bill. It simply notifies them of the service disconnection. To enroll in the **Landlord-Tenant Property Protection Plan**, you and your tenant must complete the attached card, sign and mail to DTE Energy. It's that easy.

For more information on this program or others, please call 1.800.477.4747 or visit our website at [dteenergy.com](http://dteenergy.com).

\* The Landlord-Tenant Property Protection Plan service does not modify in any way Detroit Edison's or MichCon's liability, if any, for property damage that may result from shut off or interruption, for any reason, of a tenant's utility services.

An extra measure of security for the  
rental property you own or manage

Please enroll the following tenant on the **DTE Energy Landlord-Tenant Property Protection Plan**.

**Tenant Information**

\_\_\_\_\_  
DTE Energy Account Number

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip Code

I agree to and authorize DTE Energy to mail any service disruption notices, including shut off for non-payment, to the landlord or property manager indicated below.

\_\_\_\_\_  
Tenant's Signature (required for enrollment) Date

Mail any service disruption notices, including shut off for non-payment, to the landlord or property manager listed below.

**Landlord/Property Manager Information**

\_\_\_\_\_  
Landlord or Property Manager Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip Code

60454.004/200M/8-02/IP

Form continued on next page  
Submitted by Marge Martin



**LANDLORD-TENANT PROPERTY PROTECTION PLAN  
ENROLLMENT FORM**

DE 963-5376 04-06

Please enroll the following tenant on the DTE Energy Landlord-Tenant Property Protection Plan.\*

**Tenant Information**

\_\_\_\_\_  
DTE Energy Account Number

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

I agree and authorize DTE Energy to mail any service disruption notices, including shut off for non-payment, to the landlord or property manager indicated below.

\_\_\_\_\_  
Tenant's Signature (required for enrollment)

\_\_\_\_\_  
Date

Mail any service disruption notices, including shut off for non-payment, to the landlord or property manager listed below.

**Landlord/Property Manager Information**

\_\_\_\_\_  
Landlord or Property Manager Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

**Return completed form to:**

**DTE Energy  
Attn: Correspondence  
4420 44th St. S.E. Ste B  
Grand Rapids, MI 49512-4011  
Fax: 800.251.3542**

\* The Landlord-Tenant Property Protection Plan service does not modify in any way Detroit Edison's or MichCon's liability, if any, for property damage that may result from shut off or interruption, for any reason, of a tenant's utility services.

12/08



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**Gary Segatti**

35000 Schoolcraft • Livonia MI, 48150

**Attorney at Law  
Practicing Real Estate Law**

Ph: (248) 808-2711  
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A-12/08

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## HOME OWNERSHIP CAN BE THE AMERICAN NIGHTMARE

Can you afford to own your own house? Asking a person if he or she can afford to own their own house sounds like an attack on the American dream.

However, if you own your own home and do not know how, are not motivated, or cannot afford to maintain that home, the American dream can easily become the American nightmare.

I am bringing this subject up now because New Year's is coming. If you have the least little doubt about staying in your home, or need to make repairs, it would be a good idea to resolve to explore all your options.

If a person does not have the desire to put up with the hassles of home ownership, they are better off renting.

My mother is an excellent example. She and my dad were happy homeowners for more than 50 years. They moved to Florida and had a wonderful house down there. After dad died, mom decided that she wanted to move back to Michigan to be closer to most of her kids and grandchildren. She could have moved back to a house, but decided on an apartment because she didn't want the bother.

Don't think mom is a frail little old lady. She took up skydiving on her 78th birthday and can outwalk or outrun me any day of the week.

She just has better things to do with her time than call a plumber or an electrician in the middle of the night. Now she calls the landlord and lets him take care of the problems.

### The bank really owns The house

We use the term home ownership, like you actually own the home. Usually all you own is the obligation to **pay** a monthly bill and take care of the house. If you can't afford that bill, you lose the house.

That happens even when the house was built by a wonderful organization such as Habitat for Humanity. If you can't pay the monthly bill, you are out on the street.

Most mortgages have been far too easy to get. According to the Wall Street Journal, \$625 billion in sub-prime mortgages were issued in 2005. Every one of these mortgages is an accident waiting to happen.

I don't much care about the financial institutions. Their greed got them into this mess. I care about the little people who were lured into getting a mortgage for which they really were not qualified. Many of these folks would be money ahead if they were in rental property and could just call a landlord when something goes wrong.

Even if a person is older with a totally paid off house, that house needs maintenance. It would be wonderful if houses took care of themselves. They don't.

*(Continued with - As We Age)*



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