

REIA

REAL ESTATE INVESTORS ASSOCIATION
WAYNE COUNTY

WEBSITE: reiawaynecounty.org
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Fax: 313-386-7600

MAILING: **P.O. Box 5341**
Dearborn, Michigan 48128

Volume 30

June 2014

Number 5

NEXT MEETING

ANNUAL PICNIC!

TUESDAY JUNE 3, 2014

See You There!

**ANNUAL
PICNIC!**

Millward Park in Allen Park
June 3rd from 6pm to 9pm
Family & Guests Welcome!!
MAPS ON BACKPAGE

FROM Red Lobster
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1. Go west on Eureka Rd.
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3. Turn right onto Goddard Rd.
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5. Turn right onto Pleasant Dr.
6. Dead End At Millward Park

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For Any Questions Call:
Bill Beddoes - (734) 934-9091
or Rose Papp - (313) 383-6592
Wayde Koehler, President 313-819-0919

WELCOME

New & Returning Members

James Harvey
Noel Selewski
Robert Watson
Stephanie Rose
Mike Harden
Diane Barcalow
Scott Bergeron

**YOU ARE INVITED TO THE MONTHLY
INVESTOR GET-TOGETHER!**

**Hosted by our Vice President
Bill Beddoes**

**3RD TUESDAY MEETING
JUNE 17, 2014**

WHEN 3rd Tuesday of the month

*Join us for a casual evening with like-minded
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For More Info Contact:
Bobbi (734) 946-6280 or Bill 734-934-9091

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)

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

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EMAIL ADDRESS _____ **Can you volunteer some time, talent or information??**
Tell us the companies you use and see if we can advertise for them.

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

NEXT MEETINGS

MONTHLY MEETING

• ANNUAL PICNIC

• Tuesday July 1, 2014

INVESTOR GET-TOGETHER — MAY 20TH

BOARD OF DIRECTORS

• Tuesday June 10, 2014

• Tuesday July 8, 2014

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— LIBRARY - Bob Cousino —

Inkster residents to get refunds after water overcharges

By Marion A. Walker Detroit Free Press Staff Writer

Inkster residents and businesses will be receiving refunds for overcharges on their water bills after a judge ruled that the rates were too high and ordered the city to reduce them.

Byron Nolen, the attorney for plaintiff Terrance Trahey, said retired Wayne County Circuit Judge Paul Teranes, who presided over the bench trial last week, ordered a reduction in water rates from \$15.30 per unit to \$11.96.

The lawsuit was led by Trahey, who received a \$6,000 water bill last fall. He argued that new digital water meters were not working properly and the city's sharply higher water rates were in violation of the state constitution and city charter. Trahey's \$6,000 water bill was eliminated by the judge, Nolen said.

"He said every citizen will get a credit on their account," Nolen said. "I was a little surprised."

City officials didn't return calls seeking comment Thursday.

Installation of the new digital meters began in late 2011. A short time after, residents reported receiving bills that were much higher than normal. City officials said then that the old meters hadn't been working properly and that people were undercharged for water.

The lawsuit also claimed SCL Meter Service breached its contract by selling the city defective meters and that the city added hidden costs into its water rate, making it an unconstitutional tax because it had not been approved by a public vote.

John Kosiur, operations manager for SCL Meter Service, said his company was dropped from the lawsuit when it was determined only to be the installer of the meters, not the manufacturer. He said the company installed about 8 800 meters on homes throughout the city.

About 250 residents in the group Inkster Citizen Action Network tried to join in the lawsuit. Nolen said he will renew a motion to add those members as plaintiffs, taking the lawsuit to class-action status. Refunds, though, are going to be available to all residents, regardless of their status on the lawsuit.

Inkster had about 25,000 residents in the 2010 census. Nolen said he was unsure about the total amount the city will owe to its residents.

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"It's going to be a lot," he said.

Reprinted from the Free Press & submitted by Wayde Koehler, Pres, R.E.I.A. of Wayne County

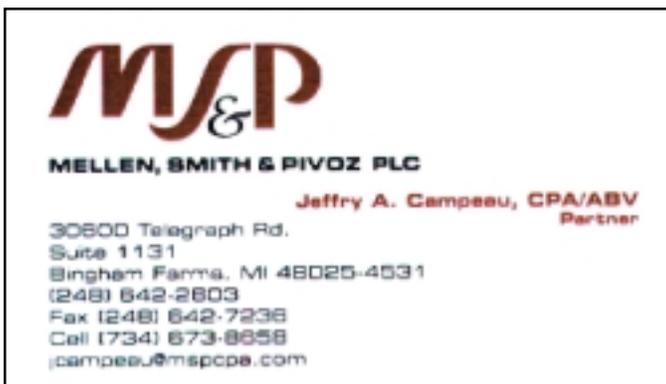
LOCAL FAIR HOUSING

Traverse City, MI - In May 2013, the Center received a complaint from a client and her adult granddaughter alleging unlawful discrimination on the basis of familial status.

The client and her granddaughter lived in a two bedroom apartment within an 18-unit apartment complex in Traverse City, MI. The client's granddaughter was expecting her first child in August 2013. The client alleged that her landlord, after learning of the pregnancy, had told her that they would all have to move out of the complex after the baby was born because, as the landlord stated, "We can't have babies here." The landlord allegedly then began repeatedly asking the client when she would be moving out, and also told other residents that the client would be moving after the baby was born.

The Center's investigation and casework supported the client's claim of familial status discrimination and a case was ultimately filed with the Michigan Department of Civil Rights. The landlord answered the complaint by alleging that she operated a senior community and was thus allowed to discriminate against children. However, investigation revealed that, although most residents were seniors, the landlord had only recently begun stating an intent to operate as housing for older persons, doing so insufficiently, and also that the landlord did not have any age verification procedures. Further, investigation revealed that the landlord had illegally discriminated against families with children in order to achieve the proportion of seniors within the complex.

The case settled in October 2013, allowing the client, her granddaughter and her newborn son, to stay in the apartment. The landlord must provide compensation to the client and her granddaughter, comply with fair housing regulations, and attend fair housing training.



Reprinted from FHCWM Notes & News.
Fair Housing Center of West Michigan
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Taken from MICHIGAN LANDLORD



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Jerry Kirschner

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Section 8 Questions???
Call Jane Scarlett

Wayne Metropolitan Community Action Agency
Housing Agent for the Michigan State Housing
Development Authority

734-284-6999

jscarlett@waynemetro.org

Wayne Metropolitan
Community Action Agency

05/14

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How to Choose the Right Garage Door - Pros and Cons of Steel ... Wood ... Vinyl ... More

Bottom Line/Personal interviewed Don Vandervort, founder of HomeTips.com. Based in Glendale, California, he is author of more than 30 books on home improvement and served as a segment host on the HGTV program *The Fix*.

Garage doors are underappreciated. They spend decades exposed to the elements. They are the largest moving part of the typical house. They are so large, in fact, that a deteriorating or unattractive garage door can make the entire home look shabby, particularly if the door is on the front of the home.

But it's easy to go wrong when the time comes to replace a garage door. There is an increasing number of door options. Price, appearance, durability and maintenance all need to be considered. The good news is that there's no need to spend a fortune—you can get a wellmade, durable, attractive two-car garage door* starting at around \$700 installed. A one-car door typically costs about two-thirds as much as a two-car door. Including an automatic opener will add perhaps \$200 to \$300 to your bill.

Money saver: Installing a garage door yourself could save you \$250 to \$450, but it's a challenging job appropriate only for skilled do-it-yourselfers. Advice on how to do it is available at Hometips.com/diy-how-to/garage-door-installation.html.

Explore options at home-supply centers ... on Web sites of leading door manufacturers—C.H.I. Overhead Doors (chiohd.com), Clopay (Clopay Door.com), Raynor (Raynor.com) and Wayne Dalton (Wayne-Dalton.com)... and in your area's garage door showrooms.

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To choose a garage door...

DOOR MATERIALS

Most garage doors are made of either steel or wood, but there are other options worth considering...

^a **Steel garage doors** are economical, durable, secure and require little maintenance. They have overtaken wood in popularity. Quality steel doors come with long warranties—often 10 years or more—an indication of their durability. Today's steel doors can be attractive, too. Great strides have been made in recent years in crafting steel garage doors. They come in a wide palette of colors, and some are designed to look like stained wood. It is possible to paint steel garage doors, but special paints or primers might be required depending on the door's finish or cladding.

On the downside, steel doors can dent and low-end steel doors might rust or simply look unattractive.

What to look for: The thickness of the steel can provide a clue about the door's overall quality. Top-quality steel doors tend to be made from 24-gauge steel, moderate-quality doors from 25 or 26-gauge steel, and low-quality doors from 27- or 28-gauge. (The higher the number, the thinner the steel.) Thin steel is more prone to dents.

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12/09

Doors made from galvanized steel that has a baked-on polyester finish are especially rust-resistant. (Vinyl-clad steel doors are very rust-resistant, too, but might look "plastic-y.")

Opt for an insulated steel door if keeping the garage warm or controlling noise between the garage and outdoors is a priority. This might be the case if you use the garage as a workshop or spare room ... or if a room immediately above or adjacent to the garage is cold. Polyurethane garage door insulation is superior to polystyrene.

Price: Expect to pay \$750 to \$1,200 installed for a two-car steel door of reasonable quality.

(continued with Wood Doors)

• **Wood garage doors** offer a warm, homey appearance. Composite-wood doors are affordable and are meant to be painted—a reasonable choice if price is your primary concern or if you want the color of your garage door to match the siding of your house. *Appearance-grade* wood doors are meant to be stained for an attractive naturalwood look. Custom wood garage doors are made by skilled craftsmen and can be extremely attractive, distinctive—and pricey. Wood is a better insulator against cold and noise than steel alone, but not as good as an insulated steel door.

However, wood garage doors require significant upkeep, including periodic painting or staining. (Steel doors might occasionally require painting, but not nearly as frequently.) Wood doors age quickly, especially when frequently subjected to precipitation or direct sunlight.

They tend to have short warranties that reflect their often short lives—one-year warranties are standard. Wood doors are heavy, too. Still, a wood door might be appropriate if used in a location that doesn't get much direct sunlight and is sheltered from precipitation by an overhang.

What to look for: Choose a roll-up wood garage door rather than a tilt-up model. The latter might save you a few dollars, but it will be heavy and inconvenient to operate. (A tilt-up door might be appropriate if the goal is to cover the garage door with the same siding that's on the rest of the house—it's difficult to put siding on a roll-up.) It's particularly important to stick with doors made by the leading manufacturers when choosing a composite-wood door. Obscure-brand, low-priced composite garage doors often are very poorly-made.

Price: Perhaps \$700 to \$1,000 installed for a two-car composite-wood door, or \$1,500 to \$2,000 for an appearance-grade two-car door—possibly more, depending on the wood. Custom-made wood doors can cost anywhere from \$2,000 to \$9,000.

• **Glass and aluminum garage doors** feature perhaps eight to 16 frosted-glass or fiberglass panels supported by an aluminum frame. These doors have a distinctive, contemporary look. The panels typically are translucent but not transparent, so they allow plenty of light into the garage without letting people see in—a nice option for someone who uses a garage as a workshop or active storage area.

The aluminum frames on these doors are very durable, but the glass or fiberglass panels can crack or break—fiberglass is especially brittle in cold weather. Fiberglass also can yellow with age. Warranties vary widely—one to five years is typical—but they usually don't cover cracked panels. Glass and fiberglass panels don't provide much insulation or security.

What to look for: Choose glass rather than fiberglass panels—they weigh a bit more but won't fade or yellow over time, and burglars might be leery of breaking in by shattering a glass panel because of the noise.

Price: \$1,500 to \$2,000 or more installed for a two-car door.

Warning: All-aluminum garage doors also are available but are best avoided. While aluminum garage-door frames can be quite strong, sheet aluminum can dent very easily.

• **Vinyl garage doors** are another option. They are lightweight, affordable, maintenance-free (you don't ever need to paint them) and extremely durable—they won't rust or rot. Compared with steel or aluminum, vinyl is extremely dent-resistant. That dent-resistance is particularly useful for home owners with kids who play sports in the driveway.

Vinyl also stands up well to salt air, making these doors a good option in coastal communities. Vinyl-door warranties often last 20 years, a sign that they are built to last. Insulated vinyl doors are available if garage sound or temperature is a concern.

What to look for: Choose a vinyl door that's light in color—darker colors are more likely to fade. Never choose a vinyl door from a catalog photo. View an example in person to confirm that it doesn't look too "plastic-y"—they really don't look like wood. Their lack of visual appeal might make them the wrong choice if your garage door is on the front of your house.

Price: Around \$800 to \$1,300 for a two-car door.

***Prices in this article are typical costs for 16-foot-by-7-foot, two-car garage doors of reasonable quality, including hardware and installation, except as noted.**

Quality Hardware—A Must

The quality of a garage door's springs, rollers and hinges can have a major effect on its durability and operation...

The rollers should contain ball bearings—the more the better. Nylon rollers are quieter than metal but generally don't last as long.

Hinges should feel solid and substantial.

Springs should have a warranty of at least three years. It isn't easy to judge the quality of a spring by looking at it, but a lengthy warranty can be a clue.

Warning: The warranty length cited for a garage door generally refers only to the door itself. Different warranty lengths apply to the door's hardware.

Tracks that are "Powder-coated" — painting process that yields a more long-lasting finish than conventional painting—actually don't do a lot to improve garage door performance, but they can be a sign that the manufacturer has spent a little extra to provide higher-end hardware.

Insider tip: Ask if a hardware upgrade is available with the door you select. It may be possible to get higher-end hardware for \$50 to \$100 more, and higher-end hardware may have an extended warranty.

TEN TIPS TO TENANT PROOF YOUR RENTALS

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- 1. ..Remove storm or screen doors, especially with children around (storms/screens code required).*
- 2. ..VCT tiles are my low-cost choice for floors. Try dragging a washing machine or heavy furniture across any floor to test it for durability.*
- 3. ..I have replaced broken glass windows with 1/8 inch Plexiglass instead.*
- 4. ..Buy metal doors for entry/exit doors on a house. Use solid wood doors for the interior rooms.*
- 5. ..When installing bathroom towel bars or roll paper holders, make sure you hit a stud with your mounting screws and not rely on plastic drywall anchors. Kids use towel bars to do chin-ups with.*
- 6. ..With hardwood floors that need refinishing but your budget will not allow it, I have painted them using chocolate brown OIL based S-W paint. It looks great too.*
- 7. ..Never use a light fixture that has an on/off pull chain on it. Provide a switch at the wall only.*
- 8. ..Use medium-grade kitchen/ bath faucets. Cheap plastic ones break too easily and the expensive Kohler ones tend to get stolen.*
- 9. ..Use cheap mini-blinds and hang them yourself or you will discover what a four-inch long framing nail does.*
- 10. Never install carpet for any one. It is just a matter of time (or months) before it gets soiled beyond repair.*

Reprinted from the JALA News (Jackson Area Landlords Association) and submitted by Rose Papp

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BANKING

FDIC sues 16 over interest rate settings

The Federal Deposit Insurance Corp. has sued 16 big banks that set a key global interest rate, accusing them of fraud and conspiring to keep the rate low to enrich themselves.

The banks, which include Bank of America, Citigroup and JPMorgan Chase in the U.S., are among the world's largest.

The FDIC says it is seeking to recover losses suffered from the rate manipulation by 10 U.S. banks that failed during the financial crisis and were taken over by the agency. The civil lawsuit was filed Friday in federal court in Manhattan.

The bank rigged the London interbank offered rate, or LIBOR, from August 2007 to at least mid-2011, the FDIC alleged. The LIBOR affects trillions of dollars in contracts around the world, including mortgages, bonds and consumer loans. A British banking trade group sets the LIBOR every morning after the 16 international banks submit estimates of what it costs them to borrow. The FDIC also sued that trade group, the British Bankers' Association.

Citigroup spokeswoman Danielle Romero-Apsilos declined to comment on the suit. Spokesmen for Bank of America and JPMorgan didn't immediately return requests for comment.

Four of the banks - Britain's Barclays and Royal Bank of Scotland, Switzerland's biggest bank UBS and Rabobank of the Netherlands - have paid a total of about \$2.6 billion to settle U.S. and European regulators' charges of rigging the LIBOR. The banks signed agreements with the U.S. Justice Department that allow them to avoid criminal prosecution if they meet certain conditions.

The process of setting the LIBOR came under scrutiny after Barclays admitted in June 2012 that it had submitted false information to keep the rate low.

A number of U.S. cities and municipal agencies also have filed suits against banks that set the LIBOR rate. They are seeking damages for losses suffered as a result of an artificially low rate. Local governments hold bonds and other investments whose value is pegged to LIBOR.

Taken from the Detroit Free Press and submitted by Wayde Koehler, Pres. REIA of Wayne County

Livonia man gets prison for false oil spill claim

By Tresa Baldas
Detroit Free Press Staff Writer

A Livonia man who once ran for Congress and for mayor of Detroit was sentenced to 15 years in prison Wednesday for filing bogus claims with British Petroleum, claiming his boat was damaged in the massive 2010 oil spill in the Gulf of Mexico. He lied.

According to the government, there was no damaged boat, and the defendant was in the Detroit area when he claimed to be in the gulf.

As a result, Duane Montgomery, 46, who ran for Detroit mayor in 2009, is going to prison for 15 years after a jury convicted him in August of mail fraud for collecting money that was meant for real victims of the oil spill. He collected nearly \$44,000 from a fund meant for victims but tried to get more than \$2.4 million.

At trial, the jury heard testimony that Montgomery tried to collect money for purported damages to a boat he claimed to have been operating in the Gulf of Mexico at the time of the Deepwater Horizon oil spill. According to prosecutors, Montgomery claimed that tar balls resulting from the oil spill destroyed his boat engines, costing him hundreds of thousands of dollars in lost revenue.

Prosecutors said that Montgomery ended up submitting a series of false claims to BP, the Gulf Coast Claims Facility and the National Pollution Fund Center, administered by the U.S. Coast Guard. His last claim to the National Pollution Fund Center sought more than \$2.5 million for denying his previous claims of \$861,512.

Before Montgomery's final claim, the Gulf Coast Claims Facility had issued an emergency payment to him in the amount of \$43,900, according to the U.S. Attorney's Office.

In imposing the sentence, U.S. District Judge Stephen Murphy III cited Montgomery's history of abusing the judicial system, his prior criminal history, ownership and possession of various weapons, including body armor and silencers -even after a prior felony conviction - and his lies.

Reprinted from the Detroit Free Press & submitted by
Wayde Koehler, Pres. R.E.I.A. of Wayne County

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Notes from MONROE COUNTY LANDLORD ASSOCIATION

John Massengill reported that a scraper cut an air conditioner from one of his rentals. A new law from Lansing requires payment for any of those items worth more than \$25.00 would have to be mailed to the person selling the material at an established address, not a P.O. Box. The House Bill had set the limit at \$50.00, but the Senate changed it to the \$25.00 limit. Some worry that illegal scrapers will divide what they turn in, into smaller loads and go to several different businesses.

The Kecks lost a court decision from a tenant who moved out and did not pay their rent because of bed bugs. The Judge did not hear them say that there were no bed bugs when the tenants moved in. Make sure you have a signature of the tenants that the unit is pest free when they move in. Also tenant is responsible for pest control.

If you have a fire in either a rental unit or your home, it is better to have your own "Insurance Adjuster" to deal with the insurance company.

Reprinted from Monroe County Landlord Association Newsletter & Submitted by Rose Papp

Well-kept home hid gruesome secret

Mummified woman found in the garage

By **John Wisely, Christina Hall and Niraj Warikoo**

Detroit Free Press Staff writers

For at least five years, the woman's body lay clothed in a winter jacket in the back seat of her Jeep in the garage of a home where she lived alone.

Her bills were automatically deducted from her bank account, and residents of the quiet middle-class Pontiac neighborhood said they noticed nothing amiss.

Nobody saw her, but the grass was cut and the mail didn't pile up. Some neighbors said they thought she had moved out of the country after the recession hit several years ago.

Eventually, the money in her bank account ran out and the house went into foreclosure, leading to the gruesome discovery this week.

The body had mummified, Oakland County officials said, adding to the mystery. A contractor the bank sent to check out the house discovered the body Wednesday in the attached garage of the ranch-style home on Savanna Drive, according to the Oakland County Sheriff's Office.

Undersheriff Mike McCabe said investigators believe the woman has been dead since at least 2008. That's the year the license plate on the Jeep expired.

"She had \$54,000 in her account, and her bills were being deducted," McCabe said. "Eventually, the money ran out, and her house went into foreclosure."

The undersheriff said neighbors told deputies they thought the woman had moved out of the country because they had not seen her for three or more years.

An autopsy showed there was no trauma to the body; a cause of death is pending, McCabe said.

Dr. Bernardino Pacris, the Oakland County deputy medical examiner who conducted the autopsy, said the skin was intact, though internal organs had decomposed. He said he found no evidence of internal or external injuries.

Pacris said that in the mummification process, skin will develop a parchment-like consistency and leathery texture. Climate, weather and humidity play a role, he said.

He said finding a body in that condition is unusual, but "once in a while, we see this."

Pacris said the body was on the back seat and clothed in a heavy jacket and jeans, leading him to believe the woman may have died when the weather was cold. The key was in the ignition, but in the off position, Pacris said.

He said the immediate concern is confirming the woman's identity and learning more about her, including her medical history and social habits, to determine the cause of death.

McCabe said some relatives on the East Coast may have been identified, but he withheld the woman's name until they could be notified.

Neighbor Darryl Tillery, 49, said the woman's mail never piled up at the house and her lawn was kept neat.

"It was pretty manicured," he said Thursday from his home. "There was no indication there was a body in there, at all."

Tillery said he and his neighbors are shaken.

Renea Garrett, 46, said she felt bad about the death and the body not being discovered for so long.

"People need to be closer to each other and check on your neighbors," she said.

Another neighbor said he assumed that the woman had left after the economy went bad in 2009. At the time, many people were leaving their homes because they could no longer afford them.

McCabe said neighbors had complained about a hole in the home's roof and said raccoons were getting in. The company managing the house for the mortgage holder sent a repair man.

"He went into the garage and saw the mummified remains in the back seat and called 911," McCabe said.

McCabe said the electricity was still on in the house but moisture had caused black mold throughout. Detectives planned to wear protective suits to inspect the rest of the home, he said.

Staff writer L. L. Brasier contributed to this report. - Reprinted from the Detroit Free Press & submitted by Wayde Koehler, Pres, R.E.I.A. of Wayne County

HOW TO SCREEN FOR “CRAZY” TENANTS

(Sarcasm)

First off, crazy people don't know that they are crazy. Let me explain myself. If I am going to go out on a date with a girl, I always talk to her on the phone first. And, I screen her just as I would as if I were screening a tenant or a motivated seller.

One of the questions that I ask the girl is: “If I were to talk to any of your ex-boyfriends, would they have any stories to tell me about your slashing their tires, keying their car, or leaving them 70 voicemails?” And, you would be surprised at the answers I get. A lot of women will be like “Yeah, this one time my boyfriend cheated on me so I went and keyed up his car.” Or, “This one time a guy broke up with me because he said I was too clingy’, so I filled up his voicemail box for a week straight!”

You see, the “crazy” woman thinks that all women key cars under certain circumstances, or that all women leave a lot of voicemails when their hearts get broken.

Once again, crazy people (and prospective tenants) don't know they are crazy, so just by asking them simple questions, they generally will “convict themselves”. It's a pretty slick way of finding out the truth!



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Reprinted from the LJC NL and reprinted from the JALA News

— WEB SITE CORNER —

This new column of useful website addresses is a new addition to our newsletter format. If you wish to have a website featured in this column please email reianews@aol.com

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www.nationalreia.com National Headquarters
www.irs.gov IRS web site
www.bendover.com Govt. Red Tape Help
www.taxsites.com Tax and Accounting
www.unclefed.com Online Tax Resource
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<http://www.michigan.gov/taxtrib> Tax Appeals
<http://www.ask-the-rehabber.com>

State Criminal Records:

www.state.mi.us/mdoc/asp/otis2.html Offender Tracking System (OTIS)
<http://apps.michigan.gov/ichat/home.aspx> Criminal History Check (ICHAT)
<http://www.oakgov.com/crtsOO04/main> Oakland County District Court Case Search
www.mipsor.state.mi.us/ Michigan Sex Offender: (PSOR)

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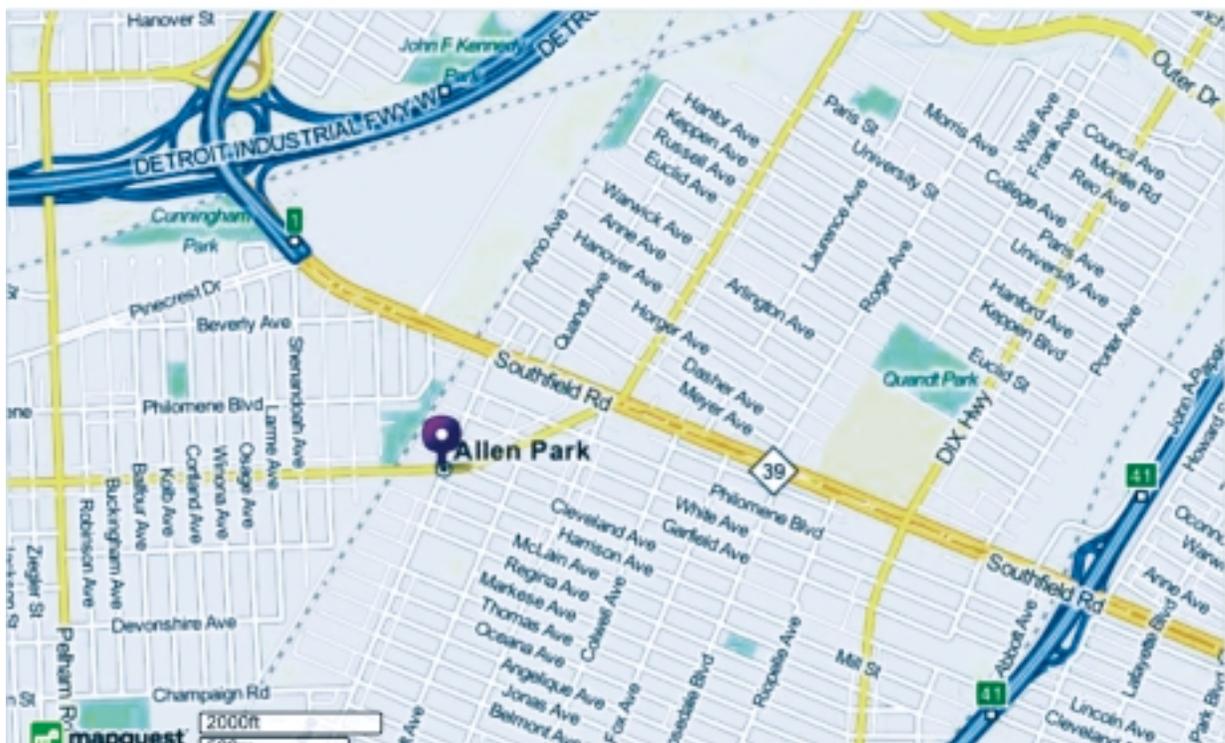
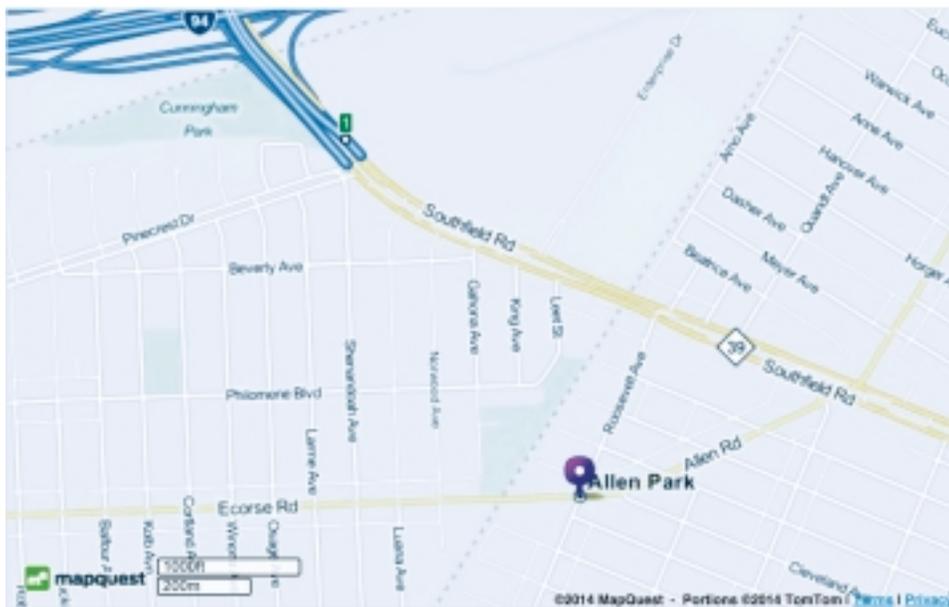
— MEETING AGENDA —

RED LOBSTER ON EUREKA • SOUTHGATE

Next to 7-11, near Trenton Rd.

6:00 - 7:15 ... Dinner and Networking

7:30 - Meeting — (\$20.⁰⁰ FOR GUESTS)



NEW Member Application

Please fill out our form when you come to the meeting. We need your email address so we can send you the newsletter & alerts and updates!!

**HOPE YOU CHECKED OUT
OUR LIBRARY!**

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7:00 pm - 7:30 pm

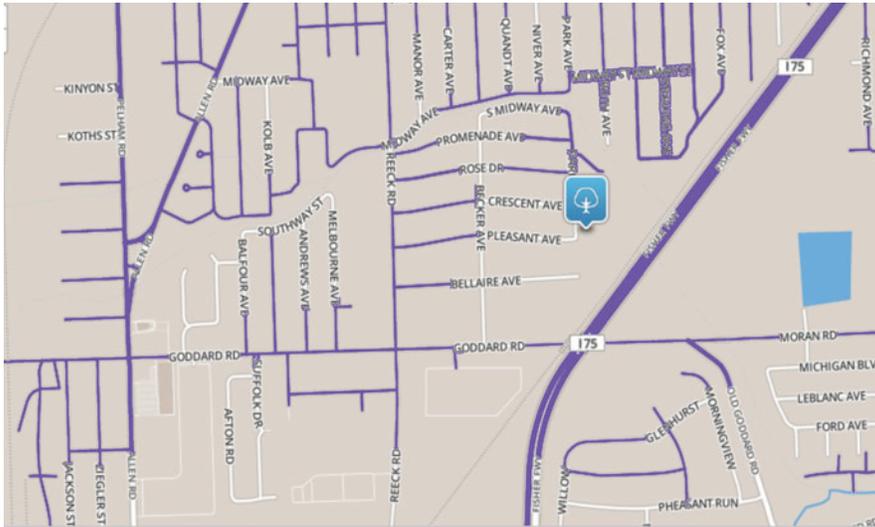
Bring a Dish to Share - All Are Welcome!

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Family & Guests Welcome!!

Millward Park in Allen Park

**TUESDAY
June 3rd
6pm to 9 pm**



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1. Go west on Eureka Rd.
2. Turn right onto Allen Rd.
3. Turn right onto Goddard Rd.
4. Turn left onto Reeck Ave.
5. Turn right onto Pleasant Dr.
6. Dead End At Millward Park

For Any Questions Call:
Bill Beddoes - (734) 934-9091
or Rose Papp - (313) 383-6592

*The trip is 4.9 mi.
and takes 10 mins.*

