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Volume 29

September 2013

Number 8

NEXT MEETING

TUESDAY SEPTEMBER 3, 2013

NETWORKING & DINNER

RED LOBSTER

13999 Eureka Rd • SOUTHGATE

Next to 7-11, near Trenton Rd.

6:00 - 7:15 Dinner and Networking

7:30 Meeting

SPEAKER/TOPIC

Members Open Forum

Bring your questions and experiences dealing with Contractors/Sub-Contractors, Appraisers, Inspectors, and any deals with Real Estate, to share with our members.

For Any Questions Please Call:

Wayde Koehler, President 313-277-4168

New & Returning Members

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Harish Papat

Bobbie Riley

Kara Davis

Jeremi Washington

Mickey Gilhool

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

**Hosted by our Vice President
Bill Beddoes**

WHERE

**Red Lobster@6pm - 9pm
13999 Eureka Road, Southgate**

WHEN 3rd Tuesday of the month

Join us for a casual evening with like-minded individuals to share your stories, discuss your issues and learn more about our investing community!

No admittance fee, just make sure you pay for your food. :)

We hope to see many of you there, and feel free to bring a friend or two.

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 _____

Business Name(if applicable) _____

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

- Tuesday September 3, 2013
- Tuesday October 1, 2013

INVESTOR GET-TOGETHER — SEPT 17TH

BOARD OF DIRECTORS

- Tuesday September 10, 2013
- Tuesday October 8, 2013

Real Estate Investors Association of Wayne County

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Six ways to speed up turnover time

After a resident moves out (or evicted) you don't want a property sitting empty for a long time for several reasons. So here are six ways to reduce your turnover time:

1. You MUST put aside a portion of your received rents each month so that when the time comes you do have cash to hire the labor. Most businesses call this "retained earnings," but you can just think of it as your maintenance fund.
2. Do quarterly or semi-annual inspections to make sure the residents are not destroying the place so that there is not as much work to do at time of turnover.
3. Find good, reliable contractors and have them lined up IN ADVANCE. This is essential for doing quick turnovers when there is a bunch of work to be done. If your resident is giving you a 30-day notice, there is no reason you shouldn't have a list of repair items prepared to be started on the day after they leave.
4. I have all my leases end on the 23rd so that I have a few days to rehab and have a new resident move in at the end of the same month.
5. Prep the curb appeal and start marketing while the helpers finish the inside.
6. I find that "doing it along the way" is the way to go. Every six months or so, I visit my properties and see what's "really" needed, and get it done. Then, annually, as Jeffrey Taylor (aka Mr. Landlord) suggests, I offer the residents an "upgrade" of something else that will rehab the place. The idea being that by the time a resident moves out, paint and maybe flooring are all that's needed.

Reprinted from AOA News and Buyers Guide, and taken from Rental Property Owner's Association (RPOA) - the Voice,

DISCLAIMER

Any opinions expressed in these articles are not necessarily the opinions of the Real Estate Investors Association of Wayne County. (R.E.I.A. of Wayne County) This information is designed to provide accurate and authoritative information in regard to the subject matter covered. It is offered with the understanding that the authors are not engaged in rendering legal, accounting or other professional service. If legal advice or other expert advice is required, the services of a competent professional should be sought. Members and Guests should consult an attorney, accountant or other professional before making an investment decision. All Members and Guests assume the risk of making their own investment decisions.

MICHIGAN VOTES

Senate Bill 35, Authorize criminal penalties for nonpayment of “administrative hearing bureau” fines: Passed 35 to 1 in the Senate

To authorize additional penalties for failing to pay fines imposed by “administrative hearing bureaus” that most cities are allowed to create for enforcing “blight violations” under a 2003 law. Under that law, cities already have the power to place a lien **against the property**. The bill would authorize additional fines of \$500,98 days, in **Jail for** a second offense, and up to a year for a third offense.

Sen. Patrick Colbeck (R-Canton) - Y
Sen. Hoon-Yung Hopgood (D-Taylor) - Y

Senate Bill 38, Authorize wage garnishment for nonpayment of “administrative hearing bureau” fines: Passed 35 to 1 in the Senate

To allow a local government to garnishee the wages of a property owner who has failed to pay fines imposed by “administrative hearing bureaus” that most cities are allowed to create for enforcing “blight violations” under a 2003 law.

Colbeck - Y
Hopgood - Y

Senate Bill 39, Authorize foreclosure for nonpayment of “administrative hearing bureau” fines: Passed 35 to 1 in the Senate

To allow a local government to foreclose on property owned by a person who has failed to pay fines imposed by “administrative hearing bureaus” that most cities are allowed to create for enforcing “blight violations” under a 2003 law.

Colbeck - Y
Hopgood - Y

Senate Bill 218, Repeal sunset on borrow-and-spend “water resource improvement authorities”: Passed 92 to 16 in the House

To eliminate the sunset on local governments creating new “water resource improvement authorities,” which use extra property tax levies and “tax increment financing” schemes to divert other taxing units’ property tax revenue to cover debt service payments on debt they incur for various recreation and development projects. The bill would also expand the scope of activities and geographic limits of these entities, letting them borrow and spend for dredging among other things.

Rep. Douglas, Geiss (D-Taylor) - Y
Rep. Andrew Kandrevas (D-Southgate) - Y
Rep. Paul Clemente (D-Lincoln Park) - Y
Rep. Bill LaVoy (D-Monroe) - Y
Rep. Patrick Somerville (R-New Boston) - Y

House Bill 4126, Revise horseback riding liability waiver: Passed 59 to 48 in the House

To revise a law limiting the liability of stables and equine event organizers for injury, death or property damage resulting from an inherent risk of an equine activity, by changing an exception allowing suits for “negligence” so that it instead only allows suits, for “willful and wanton disregard” for participants’ safety.

Geiss - N
Kandrevas - N
Clemente - N
LaVoy - Y
Somerville - Y

House Bill 4002, Increase interest to taxpayers owed refunds: Passed 107 to 0 in the House

To require the state to pay 3 percent in interest (annual rate) to a taxpayer who is due a tax refund because of an overpayment (including excessive “withholding”), starting 60 days after the claim is filed.

Geiss - Y
Kandrevas - Y
Clemente - Y
LaVoy - Y

Reprinted from Detroit Free Press & submitted by
Wayde Koehler, Pres. REIA of Wayne County

NEW Member Application

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STUDY:

Welfare Benefits Pay \$28,872 Per Year in Michigan

The Current Welfare System provides such a high level of benefits that it acts as a dis-incentive to work

By Jarrett Skorup

State and federal welfare benefits pay \$28,872 per year in Michigan, according to a new study. This puts Michigan in about the middle of the pack nationwide.

The Cato Institute on Monday released “The Work Versus Welfare Trade-Off,” which examines the total level of welfare benefits by state.

The study focuses on the level of benefits a single mother with two children would be eligible to receive. Benefits in Michigan are up nearly 10 percent since 1995, prior to federal “welfare reform,” and pay about 77 percent of the median salary in the state.

The poverty guideline in Michigan for a household with three people is \$19,530 a year, according to the U.S. Department of Health and Human Services.

“The current welfare system provides such a high level of benefits that it acts as a disincentive for work,” the study said. “Welfare currently pays more than a minimum-wage job in 35 states, even after accounting for the Earned Income Tax Credit, and in 13 states it pays more than \$15 per hour.”

In Michigan, the wage equivalent for welfare benefits is \$12.71 an hour.

The report says that there are 126 separate federal anti-poverty programs, spending about \$668.2 billion annually, with states spending another \$284 billion per year. The most prominent of these programs are the Temporary Assistance for Needy Families, Supplemental Nutrition Assistance Program, Medicaid, Housing Assistance, Utilities Assistance and the Women, Infants and Children Program. There also are county and municipal government programs.

The authors of the study said they think the government should work to encourage people to find jobs, even low-level or part-time work when possible.


“There is little doubt that one of the most important long-term steps toward avoiding or getting out of poverty is taking a job,” the report said. “Only 2.6 percent of full-time workers are poor, as defined by the Federal Poverty Level standard, compared with 23.9 percent of adults who do not work. Even part-time work makes a significant difference; only 15 percent of part-time workers are poor. And while many anti-poverty activists decry low wage jobs, a minimum-wage job can be a springboard out of poverty.”

The study went on to recommend that welfare programs be more tightly controlled.

“If Congress and state legislatures are serious about reducing welfare dependence and rewarding work, they should consider strengthening welfare work requirements, removing exemptions, and narrowing the definition of work. Moreover, states should consider ways to shrink the gap between the value of welfare and work by reducing current benefit levels and tightening eligibility requirements,” the study said.

The Cato Institute is a public policy think tank “dedicated to the principles of individual liberty, limited government, free markets and peace.” It is based in Washington, D.C.

Submitted by **Bill Beddoes, Vice Pres, REIA of Wayne County**



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OPINION

letters@freepress.com

Even a building-hugger knows that in Detroit you can't save them all

The latest architectural death sentence was handed out in Detroit this week, as a demolition permit was issued for the historic - but blighted - Hotel Charlevoix behind the Fox Theatre.

'A long, 108-year story short, the Charlevoix was built in 1905 by architect William S. Joy. While she may not look like much, this empty eyesore just so happens to be one of the city's oldest surviving hotels. And now, it will be one of the city's newest demolition victims.

So can the Hotel Charlevoix be saved? Sure. It could be renovated into Detroit's latest gleaming example of a city being reborn and embracing its architectural past. However, the chances of this happening are about zilch - and that's why you won't hear me raising my voice in protest.

While I am a hard-core preservationist - a building-hugger, you might say - it is simply not possible to save every building in Detroit. In a city with no shortage of endangered historic structures - but with a shortage of development dollars - we must concentrate on what I like to call "architectural triage."

Is the Charlevoix beautiful? Not really. Is it in good condition? No, far from. Is there anything historic about it besides its age? No. Is there any of its original character or splendor? It doesn't even have a staircase, and its insides were plastered with fake wood paneling. Was it by a noteworthy architect? No.

A renovation of the Charlevoix would easily be a \$40 million-plus project. There isn't a line of billionaires looking to throw down that kind of coin on a building in Detroit like **the Charlevoix**. As a case in point, the Ilitch family owns the beautiful Detroit Life Building a block north of the Charlevoix. It is in far better shape, but it still sits abandoned, more than a decade after the Hitch family bought it.

Again, this is not to say that I am clamoring for bulldozers and excavators to plow our city into rubble. But in a city with such finite resources as Detroit, with so few benefactors willing to invest in our city, isn't it more important that we save the buildings that are, well, more important?

A building with a similar brick-chucking problem to the Charlevoix, the Wurlitzer Building, is far more gorgeous and key to our skyline. The Free Press Building. The University Club. The Metropolitan Building. The National Theatre. Cooley High School. You could go on and on, and eventually, the Charlevoix gets so far down that list, any hope for a renovation goes from being nonexistent to not a prayer in the world.

In an ideal world, would the Charlevoix be saved? Yes.

But in an ideal world, it never would have been abandoned in the first place. In an ideal world, its negligent owner would have been held accountable by the city before the building could become such an eyesore.

Because of its owner and an abetting city government, the Charlevoix also could hurt a lot more than your eyes. The building is shedding bricks, and its facade is failing. This is fixable, but what about the building's present condition would lead anyone to believe owner Ralph Sachs would pay for that? Imagine the reaction to the headline: "ABANDONED DETROIT BUILDING KILLS 5-YEAR-OLD CHILD." Neighboring businesses fear for their customers' safety, and what's more important? Businesses like Cliff Bell's and Park Bar thriving and being part of a vibrant Detroit? Or taking the chance of them closing for the sake of having another abandoned building sitting there that nobody wants?

So yes, the Charlevoix's demise is sad, but frankly, we should be more angry. Let the Charlevoix serve as a lesson going forward that the city must hold property owners accountable before more pieces of Detroit's storied past go beyond the point of no return.

Dan Austin is a Free Press copy editor and runs HistoricDetroit.org. He is the author of "Lost Detroit. Stories Behind the Motor City's Majestic Ruins" and "Forgotten Landmarks of Detroit." Contact him at daustin99@freepress.com.

Michigan News LLC BILL TO BE INTRODUCED

Rep. Lisa Lyons will introduce a bill in the Michigan House to enable rental property owners owning property under an LLC to do their own tenant evictions.

The new law would only allow single-member LLC's and two-member LLC's made up of a husband and wife to file cases that do not exceed the small claims limit (\$5,000).

After many years of wrangling for a workable solution with the Michigan Bar, Lyons and the Rental Property Owners Association of Michigan believe that this bill provides a reasonable solution to a costly and unnecessary ruling by many judges that LLC's cannot be represented by one of their members for simple eviction cases.

ONLINE MULTI-PART COURT FORMS

During the last few months I have made statements regarding multiple copies of forms which is erroneous.

Based on the forms available on-line from the State Court Administrators Office, the d12 website, and our website, I suggested that you only need submit one copy to the court and they would make the rest of the required copies. This is incorrect. You are required to provide the court the number of copies required for service, distribution, etc. The top of the form will say first copy Court, second copy Defendant, etc.

Additionally, when there are multiple defendants (co-habitants, etc.) you must make copies for all the defendants.

Submitted By Robert F. Tulloch - JALA President

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Drunken man arrested for trying to break into house, being disorderly

By Joe Slezak
Press & Guide Newspapers

DEARBORN HEIGHTS - A south-end resident, 31, was arrested at about 2:30 a.m. Monday for allegedly trying to break into a house on Powers Avenue, west of Gertrude Street, and disorderly conduct for what apparently happened just before and after he was taken into custody.

There also were warrants issued by four courts for his arrest.

A resident of the Powers house told police he awoke to his dog barking. He heard a screen on a rear bedroom window being pushed open and saw the 31-year-old. The Powers resident went outside to confront the other man, who jumped a fence and ran toward Gertrude, heading north toward Eton.

An officer approaching on Eton turned his patrol car lights off. Once he saw the fleeing man, he turned his spotlight on him. The man Yelled at the officer that he was trying to urinate.

The officer wrote in the report that the man smelled of alcohol, his eyes were glassy and his speech was slurred. The man said he and his girlfriend had argued and he had planned to roam the streets until the morning.

The man was arrested, and police learned he had a warrant for his arrest in Wayne County Circuit Court for not paying child support and unspecified warrants in 24th District Court in Allen Park, 33rd District Court in Woodhaven and 55th District Court in Mason.

Police said the man was having mood swings and was aggressive while being driven to the police station and during the booking process. His blood-alcohol level was 0.11 percent, just above the 0.08 percent state threshold for being drunk.

As the man was being arrested, his next-door neighbor called police to say someone tried to break into their house.

Police lifted several fingerprints off the bedroom window at the Powers house.

*Reprinted from the Dearborn Press & Guide submitted
by Wayde Koehler, Pres. REIA of Wayne County*

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FAIR HOUSING

SERVICE ANIMALS: THE ADA VS. THE FAIR HOUSING ACT

I know this article is needed because we get these questions frequently:

Q. “The Americans with Disability Act (ADA) says that service animals have to be trained or certified..”

Q. The ADA was recently changed; how does that affect the need to accommodate disability-related animals in housing?”

Q. “The ADA now only allows for the use of service dogs. Does that mean I can serve an eviction notice to those I’ve accommodated in the past with companion kitties? And so it goes.

Folks, there’s a fundamental point that many are missing. The ADA is not the Fair Housing Act (FHA). The ADA has nothing to do with the FHA. Changes to the ADA have no effect on the FHA. In fact, to a great extent, the ADA has little to do with housing at all. Unfortunately, the ADA has been in the news a good deal and articles about it rarely delve into the fact that disability-related animals in housing is a different critter altogether.

The ADA addresses public accommodations in businesses, restaurants, and the like. The only place it touches the housing industry is where it speaks to: (1.) The accessibility needs of the model homes and sales/ rental offices and (2.) the accessibility requirements of any publicly available places within a housing complex (for example, a community center available for anyone to rent for private functions).

The FHA, on the other hand, deals with housing. The portion of this federal law that addresses disability as a protected class includes provisions for reasonable accommodations and modifications. The request for a disability-related animal despite a no-pets (or other pet-restricted) policy is, in fact, one of the more common reasonable accommodation requests we see in housing of all kinds-rental, sales, homeowners associations, manufactured home parks, etc. And it’s not surprising given the range of services such animals can provide and knowing that an even broader array of medical conditions that can benefit from such treatment.

In housing, under the FHA, it doesn’t matter what you call them (service animals, companion animals, therapy animals, assistance animals, aid animals , working animals, etc.); if the animal exists to serve the individual’s disability it is not legally a pet and may not be treated as such. That means no pet fees, pet deposits, pet rent, and no increased security or cleaning deposit simply because the animal exists. You may not restrict such animals by breed or species in housing.

You may have assistance animal rules as long as they’re no more restrictive than any pet rules you may have. Now as with any other accommodation/ modification request, the disability-animal request must too, be “reasonable” and the resident is responsible for their animal. That means that you would be within your rights to respond to the service bird that shrieks at two in the morning, the companion cat that attacks other residents, or the seeing-eye-dog that soils the carpet.

Jo Becker, Education Specialist Fair Housing Council, FHCO.org.
and reprinted from MR. LANDLORD

Would you Buy a home where death occurred??

Sellers not obligated to disclose violent crimes

By **Zlati Meyer** Detroit Free Press Staff Writer

Kayla Bentley was thrilled to move into her in-laws' house as a 19-year-old newlywed back in 2010.

That is until she found out that the unassuming house on a quiet street in Allen Park was where Justin Olszowy, a mentally unstable 26-year-old man, fatally shot his parents two years earlier.

"We were kind of upset about it," she recalled. "It freaks me out, especially because in this situation, he's not dead. If he was released or escaped, this is where he'd come."

But her in-laws, retirees Paula and Jerry Bentley, had fallen in love with the house - three bedrooms, full-size kitchen, nice living room, privacy fencing, a garage, a corner lot.

Location, location, location may be the adage, but what happens when that location is the site of a violent death?

Properties that were the sites of homicides or suicides have an interesting stain that remains long after crime-scene investigators leave. For some potential buyers, owning a home with notoriety gives them, well, notoriety. Others are freaked out by it.

In short: I see dead people - and lovely crown moldings.

"One group says, 'I don't want to have anything to do it.' Another group says, 'I'll get the carpets cleaned. How much can I buy it for?'" explained Jason Abrams, owner of the Abrams Team based out of Keller Williams in West Bloomfield and star of HGTV's "Scoring the Deal."

Under Michigan law, real estate agents aren't obligated to disclose whether the property was or was suspected to have been the site of a homicide, suicide or illegal activity "which had no material effect on the condition of the real property or improvements located on the real property."

Although sellers don't have to fill you in on any ghoulish details, they do have to confess to a leaky basement or roof or whether the insulation is made from toxic materials, such as formaldehyde.

However, elsewhere in the country, some states, such as California, require would-be buyers to be told. (In the Golden State, that's spawned a micro-industry of home cleansers who remove spirits from homes.)

"On the seller's disclosure form, there's nothing that says, 'Has there been a murder? Has there been a ghost?'" said Michelle R. E. Donovan, a Bloomfield Hills real-estate attorney. "You don't want to fail to disclose something that would influence the buyer's decision to not purchase the property."

How, to find out if a home has a bloody past

By **Zlati Meyer** Detroit Free Press Staff Writer

You're looking to buy a home, but how do you find out the 411 behind the for-sale sign?

Here are some tips on how to find out whether that bungalow, ranch, condo or McMansion was the site of a violent crime:

Direct question: Sure, Realtors aren't obligated to ten you whether someone died on the property, but if you ask the question point-blank, they might have a hard time evading the answer. If nothing else, pay attention to whether they're hemming and hawing or changing the subject quickly.

Read between the lines: If the asking price is much lower than it should be or if the house has been on the market for quite a while, ask why. There might be a good explanation or you might have to parse it out.

Independent research: Do a Web search of the address - both the exact house number and the block number. (Example, both 13706 Farmdale and the 13700 block of Farmdale.) You might find news stories about a crime or suicide online or if it's a smaller community, the local library's newspaper collection. Also, ask the local police department; someone there would surely know.

Shoe leather: Whom better to query than the neighbors? Some might be nervous about talking, especially if they're secretly hoping the long-vacant home will now be inhabited. However, every block has one blabbermouth - find him or her and get the inside scoop.

Source: John McArdle, broker-owner of Remerica Hometown One in Plymouth; Free Press research

Donovan, whose former home in Clinton Township was down the street from where a man fatally stabbed his wife, said someone who buys a so-called stigmatized property might try to sue under Misrepresentation or fraud.

For higher-profile killings - like Jane Bashara's, reportedly in the Grosse Pointe Park home she shared with her husband, Bob, now charged with killing her - buyers know what they're getting into, but that doesn't mean it's very easy for the Realtor selling it.

"Obviously it's not like any other house, when you have a distressed property, said Janis Chiapparo of 11 Elite Real Estate in Roseville, the real estate agent who sold the Bashara house. "The house was innocent ... Grosse Pointe is full' of homes people have died in.

Maybe not in that manner."

Chiapparo wouldn't say how much it sold for, only that it was less than the listing price of \$415,000.

"Buyers obviously are going to want a steal. They think they're going to get the price cheaper or they stay away from it," she said.

That's what happened with the Bentleys. Kayla said the family believes in ghosts, but the issue was more about the cash than Casper. They got it for less than \$70,000.

"They talked the people down, because it had been empty for two years. Obviously, no one wanted to buy it," said Kayla Bentley, who admitted that her husband, Joshua, slept with a baseball bat at his bedside for part of the two years they lived with his parents.

Disclosure posed a dilemma for Mario Como, the broker-owner of St. Clair Shores-based Realty Executives Select, a few years ago when showing a house in that community that he suspected someone had committed suicide in.

d committed suicide in.

"I knew that would only cause the client emotional conflict. On one hand, they were excited about the property and on the other hand, it was giving them an opportunity to pass on the property," he said. "I was definitely torn. I have certain duties as an agent of client or buyer, but ultimately, one of my duties is to help them reach their goals. In this case, the goal was very clear: a home they were very, very enthusiastic about."

Abrams said he thinks sharing a house's violent past is the way to go. He never has sold a home in Michigan that was the site of a homicide or suicide, but he has elsewhere in the U.S.

"The more information a buyer can have, the better off a buyer is. If you're going to be a state that's really serious about consumer protection, the idea should be always disclose," he said. **Death** "weeds people out. Death is that topic that universally **makes people squeamish and it ends up being** a focal point, no matter how beautiful the home is."

Zlati Meyer is the Free Press' consumer watchdog reporter. She also produces comedic videos and writes a humor column. Contact her. 313-223-4439 or zmeyer@freepress.com. Follow her on Twitter ZlatiMeyer

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05/14

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If you have any suggestions for speakers, drop us
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PROPERTY MAINTENANCE

I DON'T NEED LEAD-BASED PAINT TRAINING

Why waste my money and a day of my time sitting in the 8-hour Renovator training class? I'll just hire contractors and let them take care of everything, and that will cover us. While they worry about it, I'll be at the beach or pursuing my hobby (restoring 1920's to 1950's vacuum tube radios, in my case). Yep, owning rental property is easy-why worry? You just hire contractors and turn them loose.

Oops, what is that? - My contractors now want to charge *how much* for that job? Oh wait, I've got a regulator on the phone asking to review my renovation and repair records for the past three years! Egad! I was just told about a lead-poisoned child in rental #3. Now I really wish I was at the beach.

The new EPA Renovation, Repair, and Painting regulation is one of the most significant events of the past 50 years in the rental housing and contracting industries.

Why wouldn't you want to understand what it is all about?

Why wouldn't you want to save money and manage, rather than react and guess?

Why wouldn't you want to know where there is or is not, lead-based paint on your buildings?

Why wouldn't you want to have a leg-up on your clueless competitors?

Yet only a small percentage of landlords have attended Renovator training classes. The demand for lead-based paint inspections is higher than ever and growing. Yet a very small percent of buildings have been inspected. Does anyone believe that training or inspections will become less expensive as growing demand meets limited supply? As an owner or manager, you may never pick up a tool, but you do want to be able to understand what your contractors are doing, be able to analyze bids, and be able to evaluate their performance.

Attending the 8-hour Renovator training class is one of the best ways to enhance your understanding of the tasks and time required to comply with the regulations. Of course, if you are working on your own buildings, or directly supervising work crews, attendance is a must. If you examine the long list of tasks a Renovator must perform, and the times when a Renovator must be present at a job site, it is clear that every on-site work crew supervisor must be trained and certified.

Remember, all work done on pre-1978 buildings must now be done according to the new regulations, and there could be heavy fines for violations discovered during future audits. The regulators are not standing still. They have already amended the new regulations. Besides taking the class, it is important to keep up with the regulations. The changes effective July 6, 2010 require additional disclosures of records to residents. The EPA is proposing that a consultant check and test all work, rather than allowing Renovators to use wipes and a color chart to check their work. They are also proposing that the regulation be applied to public and commercial buildings.

Stephen Masek, President of Masek Consulting Services, Inc. MasekConsulting.net

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07/13

Westland to pay \$5.1M after homes are flooded

By Marlon A. Walker
Detroit Free Press Staff Writer

The City of Westland will pay about \$5.1 million to about 500 residents whose homes were flooded with raw sewage after heavy rain in 2010 and 2011, an attorney for the residents said Wednesday.

Steven Liddle of Macuga, Liddle & Dubin said residents involved in the lawsuit will receive their first payment in the next few weeks.

"It's a good situation and a very good settlement," Liddle said. "The (clients) have been happy with it. Nobody objected to the settlement."

The residents filed suit against the city last year for compensation for property damage related to raw sewage flooding homes in June 2010 and in May 2011.

Under the agreement, residents also will be eligible for water bill abatements of up to \$500 annually for three years, Liddle said.

Karen Longuski said she doesn't know how much she'll receive in the settlement, but it won't replace some of the things she lost. Among the possessions in her basement were video game systems for her son and photo albums holding pictures of her father, who died 17 years ago.

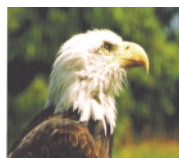
"You can't put a price on that," said Longuski, 50. "I had a refinished basement, and all my things were down there. By the time it was over, I had cement walls and empty floors."

She said when the rain started on June 5, 2010, she stayed up watching movies with her son and boyfriend. They were awakened early the next day by a neighbor who talked about flooding in the basement. She said she went to check her own basement and found about 18 inches of standing sewage.

"It was horrible," she said. "My house smelled like a toilet. But I was one of the luckier ones because we didn't have toilet paper floating around."

Residents in Grosse Pointe Farms filed suit against their city for similar damage to homes there in May and September of 2011. That suit is still pending.

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



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- **American Landlord Association**
Northwest Activity Center
877-247-3372
- **Real Estate Investors Association of Wayne County (REIA of Wayne Co)** *1st Tuesday of every Month*
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7:15 Announcements
7:30 pm Meeting
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Sullivan Hall @Gescu Parish
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— WEB SITE CORNER —

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