

**WEBSITE:** reiaawaynecounty.org  
**FACEBOOK:** Wayne County REIA of Michigan  
 24hr recording (313) 437-2945  
 Fax: 313-386-7600  
**MAILING:** P.O. Box 5341  
 Dearborn, Michigan 48128

Volume 31

November 2015

Number 10

## NEXT MEETING

### TUESDAY November 3, 2015

### NETWORKING & DINNER

### RED LOBSTER

13999 Eureka Rd • SOUTHGATE  
 Next to 7-11, near Trenton Rd.

6:00 - 7:15 .....Dinner & Networking  
 7:30 .....Meeting

### ***SPEAKER/TOPIC***

**Aaron D. Cox, Esq.**

*He will be speaking about pitfalls of purchasing properties at tax sales in Michigan. He will cover generally three steps: the foreclosure process; the title issues; and evictions. I'll also make myself available for question/answer periods as needed for other issues your members may be having.*

734-287-3664  
[aaron@aaroncoxlaw.com](mailto:aaron@aaroncoxlaw.com)  
[www.aaroncoxlaw.com](http://www.aaroncoxlaw.com)

For Any Questions Please Call:  
 Wayde Koehler, President 313-819-0919

## New & Returning Members

- |                    |                     |
|--------------------|---------------------|
| Mike Holloway      | Sujay Kumar         |
| Roberta Ried       | Srinivas Peddagolla |
| Charles Marchand   | Aaron Pugh          |
| Al Stirling        | Tyson Herman        |
| Leonard Martindale | O. Frank Woosch     |
| Jacqueline Schmitt | Tim Morris          |
| Mary Pettit        | Rob Green           |
| Steve Seward       | Cory Shannon        |
| Monica Soltes      | Jason Batha         |
| Noel Selewski      |                     |

**YOU ARE INVITED TO THE MONTHLY INVESTOR GET-TOGETHER!**  
 Hosted by our Vice President, Bill Beddoes

**3RD TUESDAY MEETING**  
**November 17, 2015 @ 6:00PM**

**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!

FREE ADMITTANCE 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.

For More Info: 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)

Fill Out Form and Mail or Fax to: R.E.I.A. • P.O. Box 5341 • Dearborn, Michigan 48128

Make Check Payable to: REIA — 24hr recording (313) 437-2945 • Fax: 313-386-7600

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 \_\_\_\_\_ 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 November 3, 2015
- Tuesday December 1, 2015

### BOARD OF DIRECTORS

- Tuesday November 10, 2015
- Tuesday December 8, 2015

**Investor Get-Together**  
**November 17th**  
**Meeting Starts at 6:00pm**

## Real Estate Investors Association of Wayne County

P.O. BOX 5341 • Dearborn, Michigan 48128

24hr recording (313) 437-2945/Fax: 313-386-7600

WEBSITE: [www.reiawaynecounty.org](http://www.reiawaynecounty.org)

Facebook — Wayne County REIA of Michigan

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

PRESIDENT	WAYDE KOEHLER	.....(313) 819-0919
TREASURER	WAYDE KOEHLER	.....(313) 819-0919
VICE PRESIDENT	BILL BEDDOES	.....(734) 934-9091
PARLAMENTARIAN	BILL BEDDOES	.....(734) 934-9091
SECRETARY	Bob Cousino	.....(734) 782-1847

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

Jerry Kirschner	248-867-0744	Richard Nagy	734-283-1754
Rose Papp	313-383-6592	Mike Brandau	734-231-0400
John O'Neil	603-848-8689		

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

Real Estate Investors Association of Wayne County

WWW.REIAWAYNECOUNTY.ORG

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F: 313.291.6839

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www.triomillworks.com

## 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!!

## ATTORNEYS AT LAW

Free Simple Legal Advice

- Peter C. Rageas CPA, MST

(313) 962-7777

(313) 962-0581 fx

- John Payne

(313) 562-5700

- Gary Segatti

(248) 808-2711

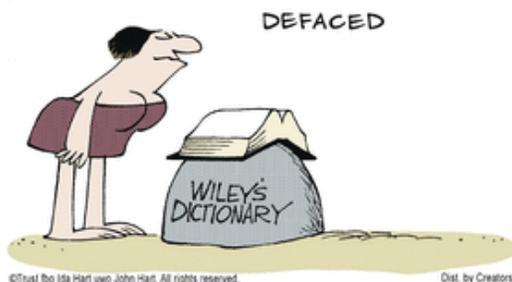
- Aaron D. Cox

(734) 287-3664

- RealChek, Thomas Moorhead

(800) 955-2435

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Noel Selewski  
Owner



12/15

15206 Mack Ave  
Grosse Pointe, MI 48230  
Phone: (313) 886-6857  
Fax: (313) 886-6106  
noelselewski@sbcglobal.net

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Howard Pollard, President

Office-313-551-4011

Howard--313-215-4889-can text

Fax-313-551-4526

[Howard@PollardHeating.com](mailto:Howard@PollardHeating.com)

23062 Columbia Street  
Dearborn, MI 48124

## R.E.I.A. Membership Benefits

- **Socializing, Networking, Networking & Networking**
- **Monthly Newsletter & Guest Speakers**
- **Court-Approved forms available-(courts.michigan.gov/)**
- **Liaisons with Local and State Government**
- **Referrals and Education**
- **Discount card for Sherwin Williams Paint & Office Max  
(ask and have your membership card.)**

## Ad Rates

### Business Card Size

\$100.00 for 6 months

\$160.00 for 1 year

### Post Card & 1/2 page

\$85.00 per month

\$350.00 for 6 months

\$550.00 for 1 year

### Full Page

\$150.00 per month

\$600.00 for 6 months

\$1000.00 for 1 year

*If you decide to advertise  
with us, send a copy or  
information w/check to:*

### R.E.I.A.

2962 Fort St • Lincoln Park, MI 48146

Email: [reiawaynecounty.org](mailto:reiawaynecounty.org)

Fax: 313-386-7600

Ph: 313-383-6592

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**AARON D. COX**  
Professional Limited Liability Company

23944 Eureka Rd • Suite 107  
Taylor, Michigan 48180

**Ph (734) 287-3664      Fax (734) 287-1277**

Email: aaron@aaroncoxlaw.com

**Claim Consultants International**

Phone: (586) 286-2700  
Fax: (586) 286-2706

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**Public Adjuster**  
*Michael J. Stabley*

Email: mstabley@claimconsultantsintl.com  
Website: www.claimconsultantsintl.com

**43230 Garfield • Suite 176 • Clinton Twp, MI 48038**

## DATED PICTURES AND WITNESSES

I ran into a fellow landlord the other day and he dumped this horror story on me that has been going on since I first got involved with rentals 28 years ago.

The tenant owed \$2500 and when served with eviction papers, told the landlord she would move. She did not initially, so the landlord filed the complaint and she has some meaningless defense.

She said she had moved and turned in the keys. Landlord proceeded to remove a few pieces of junk she left and changed the locks. She then went back to court, to the same judge that had issued the possession judgment and claimed that she never gave the landlord the key, that he locked her out and she wanted damages. On top of that she claimed the landlord had thrown away a bunch of toys and her aunt, a valuable old quilt. She wants compensation for the theft of her stuff and the lockout.

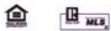
The landlord showed the judge pictures of the apartment as she left it. She claimed he took the pictures after he stole her stuff. I believe she is suing in civil court for damages (and her stolen property and her pleadings suggest professional help).

The moral of this story is that it is not sufficient to take pictures without a witness and make sure the pictures are time stamped. Take pre-move-in pictures, pictures at move out and after clean out. Also, have a witness sign and date pictures in addition to your signing.

Submitted by Robert Tulloch President & Reprinted from JALA Newsletter (Jackson Area Landlords Association) & submitted by Wayne Koehler, President REIA of Wayne County



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**Stephen M. Guerra**  
 Attorney and Counselor at Law

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 Tel: 248 254 7600 Fax: 248 671 0100

steve@makowerabbate.com Direct Dial: 248 254 7603

## ***ATM PIN NUMBER REVERSAL; VERY GOOD TO KNOW!!***

If you should ever be forced by a robber to withdraw money from an ATM machine, you can notify the police by entering your PIN number in reverse.

For example, if your PIN number is 1234, then you would put in 4321. The ATM system recognizes that your PIN number is backwards from the ATM card you placed in the machine.

The machine will still give you the money you requested, but unknown to the robber, the police will be immediately dispatched to the location.

All ATM's carry this emergency sequencer by law.

This information was recently broadcast on by Crime Stoppers, however, it is seldom used because people just don't know about it.

This is the kind of information people don't mind receiving, so please be sure to pass it along to everyone (family, friends, etc.)

*Submitted By Robert Tulloch President & Reprinted from JALA Newsletter (Jackson Area Landlords Association) & submitted by Wayne Koehler, President REIA of Wayne County*



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 Community Action Agency

**Jane Scarlett**  
 Director of Housing & Homeless Programs

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*Real Estate Investors Association of Wayne County*

[WWW.REIAWAYNECOUNTY.ORG](http://WWW.REIAWAYNECOUNTY.ORG)

# A TENANT'S STORY AS TOLD BY A JALA MEMBER

As landlords, we all hear about and experience very odd situations with tenants and who they may choose to allow to live with them.

Here is the story: A tenant that had a valid lease with the landlord decided that he would vacate the property without letting the landlord know about it. In addition, he gave the keys to the rental property to one of his „Äufriends,Äù, who happened to be a drug addict (along with the other people he moved in.

The landlord happened to go by the property one day (about a week after the initial tenant skipped out) and saw these people who he,Äôd never seen before outside the home, just mulling around.

The landlord called the police because the "new" tenant had no color of title to the property, and of course had made no attempt to pay a dime for rent, making them a trespasser and/or a squatter. As what usually takes place, the police responded to the complaint; however, the police told the landlord that the problem was a civil matter and that they would have to be evicted just as any other tenant(s) would be. Of course, that made no sense to the landlord, because these people should not have been living at this property; they did not belong there and never did. The police left and the landlord figured he,Äôd have to start eviction proceedings to rid himself of these „Äúnon-tenants,Äù who were living in the home.

In an odd (yet very fortunate) turn of events, the reason that these people were mulling around outside the rental property, was because they had locked their keys in the house, and wanted to know if the landlord would let them back in.

DUH!!! Of course, the landlord wouldn,Äôt even think of letting them back in the property. What luck though,Ä¶locking themselves out as the landlord is going by! The timing was Divine (and Karmic I am sure)!

While speaking to the trespassers outside, they told the landlord that they had just gotten \$150 worth of food from some charitable organization before they locked themselves out. What did they do with the food that so many people need in our area?

They just threw it all over the house. Not only did that make it difficult for the landlord to clean up, but someone else could have certainly benefitted from the perfectly good food these people completely wasted.

As stated before, the landlord would NOT allow these people back into the property. However, the tenant had the audacity to ask the landlord if he would consider packing up all the belongings in the home and dropping them off at his mother,Äôs house for him. While most landlords would just laugh and say „Äúno way,Äù, this landlord used his common sense and went ahead and did it. The reason being: It was the easiest way to get the junk they accumulated out of the rental property, so in the near future it could be re-rented. It was a good idea and it worked.

In closing this story, make sure you keep a close eye on your properties and if need be, inspect them every month. Just make sure you give the correct/legal notice of making entry to inspect the premises, and it is always a good idea to take a witness (police officer perhaps) with you, so when you, as a landlord, are accused of stealing some valuable property, you will have validation that you are innocent!

*Written and Submitted By Charyl Wozniak, - JALA Office Manager*

**Reprinted from JALA Newsletter (Jackson Area Landlords Association) & submitted by Wayne Koehler, President REIA of Wayne County**

## FREE ADVERTISING

The Commercial Segment is just before the regular meeting, at 7:15 P.M.

*This is your opportunity to tell everyone what you want to:*

**BUY • SELL • TRADE • GIVE AWAY**

**COME ON UP TO THE MICROPHONE!**  
(THIS IS A SHY FRIENDLY SETTING)

### PROFESSIONAL SERVICE PROVIDERS:

Tell everyone what Professional Service or skilled trade you offer; specifically for the Real Estate Investor. (Bring your flyers and business cards)

### NEED HELP?

Come on up and introduce yourself. Ask for a little help on your project. (This may be why we are all here???)

***The Right Place at the Right Time!!***

**THIS IS NETWORKING!**

12/14



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Fax (248) 642-7238  
Cell (734) 673-8658  
jcampeau@mspcpa.com

### SPEAKERS COMMITTEE

**Jerry Kirschner 248-867-0744**

*If you have any suggestions for speakers, drop us a line at: [www.reiawaynecounty.org](http://www.reiawaynecounty.org)*

## HOPE YOU CHECKED OUT OUR LIBRARY!

Our Library will be available (for 1/2 hr) before our meeting or reserve a book

**7:00 pm - 7:30 pm**

*Identify yourself as a member of Real Estate Investors Association of Wayne*

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# BOARD MEMBERS INFORMATION

NAME	PHONE	EMAIL
. Wayde Koehler	----- 313.819.0919	..... housemgt@comcast.net
. Bill Beddoes	----- 734.934.9091	..... billbeddoes@me.com
. Jerry Kirschner	----- 248-867-0744	..... gkirsch888@aol.com
. Rose Papp	----- 313.383.6592	..... rosep2962@yahoo.com
. Bob Cousino	----- 734.782.1847	..... bojic@att.net
. Mike Brandau	----- 734.231.0400	..... mbrandau55@gmail.com
. John O'Neil	----- 603.848.8689	..... jr_oneill@yahoo.com



## Time for BOARD ELECTIONS Again!!

*If you are so inclined that you might like to be a part of the Board of Directors, we'd love to hear from you - We have a great board, but can always use more opinions and helpful members to give a different perspective on all the important things taking place at the present time*

**They must attend at least 1 Board Meeting (September or October)**

## THE ANNUAL R.E.I.A CHRISTMAS PARTY

**- Tuesday, December 1st 2015 -**  
*Crystal Gardens in Southgate*

**INSTEAD OF OUR MEETING AT THE RED LOBSTER**  
There will be an hour and a half of Hors d'Ouvers, prior to All-You-Can-Eat Dinner. Also an Open Bar all Nite

**Tickets are \$35.00 per person if paid before November 17th plus a free gift. \$40 after.**

**For More Info, Check the Website:  
[www.reiawaynecounty.org](http://www.reiawaynecounty.org)**

## OUR WEBSITE!!!

**[www.reiawaynecounty.org](http://www.reiawaynecounty.org)**

24hr recording (313) 437-2945 • Fax: 313-386-7600

**Wayne County REIA of Michigan**  
**LOOK FOR US ON FACEBOOK!**

# —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](mailto:reianews@aol.com)

[www.reiaofOakland.com](http://www.reiaofOakland.com) ..... REIA of Oakland.  
[www.nationalreia.com](http://www.nationalreia.com) ..... National Headquarters  
[www.irs.gov](http://www.irs.gov) ..... IRS web site  
[www.bendover.com](http://www.bendover.com) ..... Govt. Red Tape Help  
[www.taxsites.com](http://www.taxsites.com) ..... Tax and Accounting  
[www.unclefed.com](http://www.unclefed.com) ..... Online Tax Resource  
[www.courts.michigan.gov/](http://www.courts.michigan.gov/) ..... Michigan Courts  
<http://www.michigan.gov/taxtrib> ..... Tax Appeals  
**<http://www.ask-the-rehabber.com>**

## State Criminal Records:

[www.state.mi.us/mdoc/asp/otis2.html](http://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/](http://www.mipsor.state.mi.us/)..... Michigan Sex Offender: (PSOR)

## Are You Looking For Houses To Buy???

[www.realtor.com](http://www.realtor.com)  
[www.buyowner.com](http://www.buyowner.com)  
[www.fsbo.com](http://www.fsbo.com)  
[www.hud.org](http://www.hud.org)  
[www.historicproperties.com](http://www.historicproperties.com)

## Are you looking for comps?

[www.homeradar.com](http://www.homeradar.com)  
[www.realestate.yahoo.com/realestate/homevalues](http://www.realestate.yahoo.com/realestate/homevalues)

## Need to find someone?

[www.555-1212.com](http://www.555-1212.com)  
[www.anysho.com](http://www.anysho.com)

## Lead Base Paint Pamphlets?

[www.hud.gov/lea](http://www.hud.gov/lea)

Need to E-mail any questions or articles or anything for us?? Our web address is **[ApPrint1@aol.com](mailto:ApPrint1@aol.com)**

Send us your email for meeting reminders and to get your newsletter sent to you. Or fax your email address to us at 313-386-7600 or **[reiaawaynecounty.org](http://reiaawaynecounty.org)**

*24hr recording (313) 437-2945*



## — 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)

