

We Are Family

Issue 10
October 2009

Over the past month we have had several fun events. We had the Maybe Baby Workshop, Haunted Harvest Festival, Legal Symposium and Lunch at Maru. Our Maybe Baby Workshop and Legal Symposium had great turnouts but I hope to improve our headcount in the future. These workshops are really important for our community will be annual events for us. If there was anything you missed that you would like to see us talk about in the future please email me. Another piece of big news for us was the addition of our Youth Group Program. Celeste has volunteered to run the program and coordinate the teen events. We have had a lot of requests for a program like this so I hope it takes off!

I also want to add that I have only scheduled one event for December (Little Pastry Chefs) and one for January (King Putt Mini Golf and Pizza Party) due to the holidays and because of my pregnancy due date being the first week in February I am not scheduling any events for that month. Celeste, however, will be scheduling Youth Group events for that month so there will at least be something going on. I will resume event planning in March.

Page 2: Legal Corner

Page 4: Upcoming Events



FOR IMMEDIATE RELEASE: 11/11/2009

Contact: Candra Nazzaro - Casting & Media Relations:
323/904-4680 323/904-4680
CNazzaro@ShedMediaUS.com

CASTING FOR ABC' S SUPERNANNY:

Families must apply NOW for ABC' s top rated parenting show!

8550 West Charleston Blvd.
Suite 102-223
Las Vegas, NV 89117



Member Support

members@wearefamilylv.org

Volunteer

volunteer@wearefamilylv.org

Youth Program

Celeste@wearefamilylv.org

Adele Terranova

President

adele@wearefamilylv.org

Board of Directors

Tara Newberry

Brian Knudsen

Brian Eagen

We Are Family

Issue 10

October 2009

Legal Corner

Mortgage Update:

What Options do Homeowners have other than Foreclosure?

Loan Modification

As a result of the housing crisis, there are numerous companies advertising "loan modification" and "stop foreclosure" programs, but be careful before you engage any company to assist you. Extensive fraud has been committed by some loan modification companies, and many homeowners have found themselves scammed out of thousands of dollars.

In response to the rampant fraud, the Nevada legislature passed AB 152 during the 2009 session, which requires all loan modification companies to pass FBI and other background checks, a credit check, educational requirements, and post minimum \$75,000 surety bond. AB 152 was effective on October 1, 2009, and as a result, over 30 non-compliant companies have been shut down by the State. You can view a list of companies that remain authorized to provide loan modification and other covered services, via a link on the home page of the Mortgage Lending Division's website, www.mld.nv.gov.

Litigation

During the housing boom, mortgage lenders were doling out the dough, giving loans to people who would never have qualified before. Now, homeowners and government officials are increasingly taking these institutions to court, alleging unfair and predatory practices. While many of these suits are still winding their way through the legal system, some banks have already settled for millions of dollars.

Homeowners are seeking the courts' help either individually or as part of class action. With foreclosures continuing to rise, borrowers are looking to force banks to modify unaffordable loans or to stop them from foreclosing on homes. Banks have faced unfair lending lawsuits for years and have paid millions of dollars in settlements, but the recent housing boom was fueled by questionable and exotic loans that many borrowers had no hope of repaying, and there has been an increase of lawsuits as a result.

8550 West Charleston Blvd.
Suite 102-223
Las Vegas, NV 89117



Member Support

members@wearefamilylv.org

Volunteer

volunteer@wearefamilylv.org

Youth Program

Celeste@wearefamilylv.org

Adele Terranova

President

adele@wearefamilylv.org

Board of Directors

Tara Newberry

Brian Knudsen

Brian Eagen

We Are Family

Issue 10

October 2009

Legal Corner

(continued)

A vast majority of adjustable rate mortgages have violations that occurred in the loan documentation or during the loan origination process. If your lender failed to stay within those guidelines set by federal and state lawmakers, you may want to consult an attorney or a forensic loan auditor to review your loan documents. A loan auditor or predatory lending attorney will review all of your loan documents and determine whether you have fallen victim to predatory lending.

Mediation

The relentless downward slide in the real estate market has left nearly 1 in 6 homeowners upside down on their mortgages. In response to the number of foreclosures occurring in Nevada, the legislature created The Foreclosure Mediation Program by the passage of Assembly Bill 140 shortly before the end of the by the 2009 legislative session. The new law provides for mediations in foreclosure actions commenced on or after July 1, 2009, as a way to help homeowners keep from losing their houses. A homeowner who receives a Notice of Default and Election to Sell after that date can request an opportunity to sit down with the lenders and a trained mediator, and explore whether a mutually agreeable resolution can be reached. If you have elected mediation, or intend to, and want more information about the process, go to <http://www.lacsn.org/go/foreclosures>

Nevada home owners have several options other than foreclosure: loan modification, foreclosure mediation, and/or predatory lending litigation. Check with the State of Nevada Mortgage Lending Division before engaging a loan modification provider, and contact an attorney if you believe you have been the victim of predatory lending. The State Bar of Nevada provides a lawyer referral service (702) 382-0504 and can advise you as to the disciplinary history and experience of any attorney you are considering. <http://www.nvbar.org>

Written by: Attorney Tara D. Newberry of the law firm Deaner, Deaner, Scann, Malan & Larsen. For more information, please email: tnewberry@deanerlaw.com or call (702) 382-6911.

8550 West Charleston Blvd.
Suite 102-223
Las Vegas, NV 89117



Member Support

members@wearefamilylv.org

Volunteer

volunteer@wearefamilylv.org

Youth Program

Celeste@wearefamilylv.org

Adele Terranova President

adele@wearefamilylv.org

Board of Directors

**Tara Newberry
Brian Knudsen
Brian Eagen**

We Are Family

Issue 10
October 2009

Upcoming Events



November 21, 2009

Fishing Clinic

These classes are designed for the beginner with little to no experience with fishing. Students will learn: knot tying, casting skills, baits and lures, fish identification, and much more. There is a \$5.00 fee associated with the class and all equipment is provided free of charge.



December 13, 2009

Little Pastry Chefs

Join us for a fun afternoon of holiday cookie making!!! For \$5 each child will receive one sugar dough ball and cookie cutters to make their own Christmas cookies, they can add icing bags for \$.75 and sprinkles for \$1. The best part is that there is no cleanup!



January 10, 2009

King Putt Mini Golf & Pizza Party

We'll start off the afternoon by playing 18 holes of black light mini golf! Then we'll enjoy pizza in our very own party room where we will raffle off a King Putt t-shirt to one of the kids. While eating pizza we will watch a magician put on a fifteen to thirty minute show!



Member Support

members@wearefamilylv.org

Volunteer

volunteer@wearefamilylv.org

Youth Program

Celeste@wearefamilylv.org

Adele Terranova President

adele@wearefamilylv.org

Board of Directors

Tara Newberry
Brian Knudsen
Brian Eagen