



## BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

"Working together to provide quality housing for the community."

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# Mayoral Debate 2015



**This Saturday:** April 11

8:30 am Meet & Greet ALL area candidates

9:00 am Mayoral Debate.

Plus questions from the audience.

Free coffee in the room.

Snack and brunch available from the Café.

Each election year, BCLA works to bring housing and landlord issues to the table. The debates and forums we sponsor help members and the public learn about the issues and the candidates.

**Our TEMPORARY location** for April is the very classy Hotel Indigo, Downtown Columbus, "the building with the pictures on it", behind the Post Office.

We have the ground floor large meeting room, near the café.

Work clothes are still fine, but don't get used to these expensive digs!

**Come early or stay late to eat.** Hotel Indigo has a nice café with muffins, bagels, juices, teas, fruit cup, and short menu of freshly cooked egg sandwiches, French toast, smoked salmon & cream cheese bagel, etc \$6-\$8, Steak & Eggs \$13. See attached photo for full menu.



**Last month:** : **Dave Rosenberger** , of Accurate inspections, and a BCLA

landlord, rehabber, and licensed home inspector showed us things an investor should inspect before buying, and learn when to call the pros. When selling a property, most retail buyers order an inspection. Knowing Dave, how inspections work, and the "lingo" will help you work with the inspection report and the buyers to get to the closing table. Dave has inspected and reported on hundreds of homes.



**Thanks to March's Vendor: Meghann Vamvas, FirstCall Insurance Claims Adjustors**

**For the great dinner door prizes last month! 2 lucky landlords won a great night out**

Endorsed by Dave Ramsey. Property loss can be devastating to those who lose their homes or their place of business. Whether your loss is due to fire, water, vandalism, or severe weather, **FirstCall can help.** FirstCall is one of the largest firms of licensed public adjusters in the Southeast. We advocate for the insured (you!) and specialize in property loss claims in Tennessee, Kentucky, Indiana, Georgia and many other states. Few people understand **that the burden of proving a loss is on the policyholder-** not the insurance company or their insurance adjuster. Contacting FirstCall can greatly ease this burden. We can help you properly prepare, document, present and negotiate your insurance claim and receive the compensation you deserve.

Brad's testimony: on a recent small fire FirstCall was able to bring in an extra \$11,000 over what the insurance company first offered. FirstCall helped another member get an additional \$50,000 from a triplex fire.



**No more printed Newsletter:**

Email, text, Facebook, and BCLA website. Details to come.

Best: simply mark your calendar for the Second Saturday of every month.

This will save BCLA \$2000 per year, helping us keep membership fees low.

If you are not "connected" and must have a printed newsletter, let us know.

**Vendor Show:** The Airport is closed for remodeling, including the Large Meeting Hall, so the Annual Vendor Show is postponed but is replaced with an individual vendor each month. Vendors are important to every landlord. Please support our BCLA vendors and speakers.



**Membership:** \$55 per calendar year (deductible business expense), made out to BCLA, and a completed registration form. New members joining midyear receive a large notebook of forms worth more than the membership fee, full of info geared to Bartholomew County, Doxpop online court records, \$6 credit reports, attorney program, discounts on paint and materials, contractor referrals, mailings, and email updates. New in Oct, Nov, Dec credits the following year. Family members or legitimate business

partners are included in a business's membership.

Enroll online at [www.BartholomewLandlords.com](http://www.BartholomewLandlords.com) Heavy Doxpop users may see additional cost.

**Monday lunch:** Sirloin Stockade, Hwy 31 next to Kroger. Noon, every Monday except holidays. Come as you are! No program, just fellowship, swap ideas, help each other, and yak. Newbies and questions welcome! Ya gotta eat! We're in the side room to the left of the food bars.

**Monthly Meeting:** We meet on the second Saturday of each month, 9-10am, with guest speakers or topical discussions. Please mark your calendars. Work clothes are OK. Learn how to protect your RE investment and improve your profit.

**NEW Location:** Temporary location during April 2015 Hotel Indigo, 400 Brown Street, Columbus IN 47201 (downtown, behind the post office)

<b>Breakfast.</b>			
6:00 am - 11:00 am Weekdays; 7:00 am - 11:30 am Weekends			
<b>Hot &amp; hearty</b>			
<b>The breakfast quesadilla*</b>			<b>\$7.00</b>
<i>flour tortilla filled with eggs, cheese and your choice of sausage or bacon served with a side of salsa</i>			
<b>Golden croissant sandwich*</b>			<b>\$6.00</b>
<i>an omelet topped with apple wood smoked bacon and cheddar cheese on a butter croissant</i>			
<b>Pesto Florentine sandwich*</b>			<b>\$6.00</b>
<i>an egg white omelet with fresh baby spinach topped with Provolone cheese and pesto sauce, served on a whole grain bun</i>			
<b>Steak and eggs*</b>			<b>\$13.00</b>
<i>6 oz sirloin steak, rosemary roasted potatoes and an omelet topped with cheddar cheese</i>			
<b>Stuffed cinnamon swirl French toast</b>			<b>\$6.00</b>
<i>cinnamon swirl French toast filled with brown sugar, cream cheese and fresh strawberries, served with maple syrup</i>			
<b>Smoked salmon*</b>			<b>\$8.00</b>
<i>smoked salmon served with dill cream cheese and a toasted bagel</i>			
<b>Quick &amp; easy</b>			
<b>Bakehouse parfait</b>			<b>\$4.00</b>
<i>low-fat vanilla yogurt, local fat-free granola from Scholars Inn Bakehouse of Indiana, topped with fresh fruit</i>			
<b>Fresh fruit trio</b>			<b>\$4.00</b>
<i>a variety of seasonal fresh fruit</i>			
<b>Fresh baked scone</b>			<b>\$3.00</b>
<i>choice of apple cinnamon, blueberry or white chocolate raspberry</i>			
<b>Kashi cereal or oatmeal</b>			<b>\$3.00</b>
<i>assorted flavors</i>			
<b>Yogurt or breakfast bar</b>			<b>\$2.00</b>
<i>assorted flavors</i>			
<b>Muffin</b>			<b>\$3.00</b>
<i>choice of banana nut, chocolate chunk or blueberry</i>			
<b>Sides</b>			
<b>Bacon or sausage*</b>			<b>\$3.00</b>
<b>Toast</b>			<b>\$2.00</b>
<b>Toasted bagel plain or cinnamon raisin</b>			<b>\$2.00</b>
<b>Whole fruit</b>			<b>\$1.00</b>
<b>Drinks</b>			
<b>Copper Moon coffee</b>	<b>\$1.65</b>	<b>\$1.95</b>	<b>\$2.25</b>
<b>Cafe latte</b>	<b>\$2.95</b>	<b>\$3.75</b>	<b>\$4.55</b>
<b>Cappuccino</b>	<b>\$2.95</b>	<b>\$3.75</b>	<b>\$4.55</b>
<b>Cafe mocha</b>	<b>\$2.95</b>	<b>\$3.75</b>	<b>\$4.55</b>
<b>Americano</b>	<b>\$1.95</b>	<b>\$2.15</b>	<b>\$2.45</b>
<b>Hot chocolate</b>		<b>\$2.65</b>	
<b>Hot tea</b>		<b>\$2.00</b>	
<b>Espresso</b>	<b>\$1.65</b>	<b>\$2.25</b>	
<b>Milk</b>		<b>\$3.00</b>	
<b>Juice</b>		<b>\$3.00</b>	
*Consuming raw or under-cooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.			

