



BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

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

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www.BartholomewLandlords.com 3129 25th St #202, Columbus IN 47203

Moved...AGAIN !!

This Saturday: March 14, 9-10am



Moved AGAIN!! Golden Corral closed after our last meeting. We must have jinxed it!



Our TEMPORARY location for March and April is the very classy Hotel Indigo, Downtown Columbus, "the building with the pictures on it", near the Post Office. We have the ground floor large meeting room, near the café.

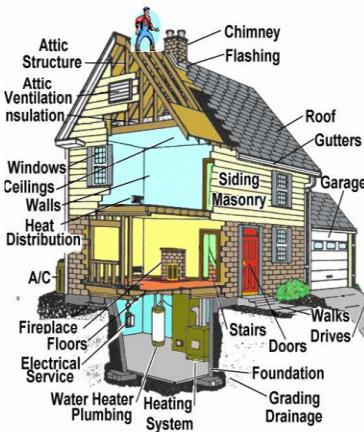
Work clothes are still fine, but don't get used to these expensive digs!



Door charge: \$2 per person includes unlimited coffee.

Come early or stay late to eat. They have 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.



Our Speaker: **Dave Rosenberger**, a BCLA landlord, rehabber, and licensed home inspector will show 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.

Dave has an Engineering degree and an excellent mechanical aptitude. Dave was once an accomplished automotive technician, and continues to own and work on high-performance cars, enjoys fine craftsmanship woodworking in his basement woodshop. Throughout his career, Dave has held positions including auto technician, skilled trades technician, engineering associate, purchasing manager, and finance executive. Dave's credentials include:

- Completion of the AHIT (American Home Inspectors Training) master inspection course, scoring nearly 95% on the exam
- Licensed home inspector in Indiana
- Licensed termite inspector in Indiana
- Licensed radon tester
 - Mechanical Journeyman's card



Vendor of the Month:

Meghann Vamvas, FirstCall Insurance Claims Adjustors

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.



Mayoral Debate 2015



April 11 Meeting: Public Mayoral Candidate Debate:

Hotel Indigo, 9 am

Each election year, BCLA works to bring housing and landlord issues to the table.



Last month: Steve Haworth, CPA. Two days before Steve's talk, the IRS changed the rule! New form not required. (can you believe it! Govt NOT wanting paperwork!) Steve is Certified Public Accountant and a long time friend of BCLA. He did have plenty to talk about with TONS of questions from the crowd. Thanks Steve for your time and wisdom!



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.



Several BCLA landlords attended a demonstration at Sherwin Williams of the countertop resurfacing product, a pro-grade tub refinishing kit, and HVLP sprayer. (High Volume, Low Pressure = more control, minimal overspray)

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 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!

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 March and April 2015 Hotel Indigo, 400 Brown Street, Columbus IN 47201 (downtown, across from the post office)

Breakfast.

6:00 am - 11:00 am Weekdays; 7:00 am - 11:30 am Weekends

Hot & hearty

The breakfast quesadilla*	\$7.00
<i>flour tortilla filled with eggs, cheese and your choice of sausage or bacon served with a side of salsa</i>	
Golden croissant sandwich*	\$6.00
<i>an omelet topped with apple wood smoked bacon and cheddar cheese on a butter croissant</i>	
Pesto Florentine sandwich*	\$6.00
<i>an egg white omelet with fresh baby spinach topped with Provolone cheese and pesto sauce, served on a whole grain bun</i>	
Steak and eggs*	\$13.00
<i>6 oz sirloin steak, rosemary roasted potatoes and an omelet topped with cheddar cheese</i>	
Stuffed cinnamon swirl French toast	\$6.00
<i>cinnamon swirl French toast filled with brown sugar, cream cheese and fresh strawberries, served with maple syrup</i>	
Smoked salmon*	\$8.00
<i>smoked salmon served with dill cream cheese and a toasted bagel</i>	

Quick & easy

Bakehouse parfait	\$4.00
<i>low-fat vanilla yogurt, local fat-free granola from Scholars Inn Bakehouse of Indiana, topped with fresh fruit</i>	
Fresh fruit trio	\$4.00
<i>a variety of seasonal fresh fruit</i>	
Fresh baked scone	\$3.00
<i>choice of apple cinnamon, blueberry or white chocolate raspberry</i>	
Kashi cereal or oatmeal	\$3.00
<i>assorted flavors</i>	
Yogurt or breakfast bar	\$2.00
<i>assorted flavors</i>	
Muffin	\$3.00
<i>choice of banana nut, chocolate chunk or blueberry</i>	

Sides

Bacon or sausage*	\$3.00
Toast	\$2.00
Toasted bagel plain or cinnamon raisin	\$2.00
Whole fruit	\$1.00

Drinks

Copper Moon coffee	\$1.65	\$1.95	\$2.25
Cafe latte	\$2.95	\$3.75	\$4.55
Cappuccino	\$2.95	\$3.75	\$4.55
Cafe mocha	\$2.95	\$3.75	\$4.55
Americano	\$1.95	\$2.15	\$2.45
Hot chocolate		\$2.65	
Hot tea		\$2.00	
Espresso	\$1.65	\$2.25	
Milk		\$3.00	
Juice		\$3.00	

*Consuming raw or under-cooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

