

## BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

"Working together to provide quality housing and protect our investments."

President: Brad Grayson 812-376-3500 gmoffice@comcast.net.

[www.BartholomewLandlords.com](http://www.BartholomewLandlords.com) 3129 25th St #202, Columbus IN 47203

**This Saturday:** Nov 14, Columbus Airport (Lower level)

8:30 am Set up and social time, BYOCoffee

9-10 am Program

### **TIME TO RENEW!**

Stay in the loop with

- Group Discounts at Lowes, Sherwin Williams,

- Doxpop Court Records online,

- \$6 Credit Reports online, Training...

Renew online with check or credit card.

at [www.BartholomewLandlords.com](http://www.BartholomewLandlords.com) (click this blue link RIGHT NOW)

Early Bird Special \$55 until Dec 31.

Membership will be \$65 starting Jan 1.

(no fee increase for the last 4 years but Doxpop costs are way UP!)

ALL memberships always expire on Dec 31 each year.

Fee is tax deductible.

### **Agenda: Prep for Cold + Holidays: Houses and Residents**

How to keep your **PROPERTIES** safe during freezing weather,

- Pipes, furnaces, ice dams on roofs

AND keeping your **INCOME** safe!

- Lack of prospects, holiday layoffs, higher heat bills, court schedule, holiday evictions,

**Handouts:** Lowes 10% off coupons

**New Protected Classes** ADDED to Fair Housing law in Columbus:

Sexual Orientation, Age over 40, and Veteran.

### **Last Month: October is Fire Safety Month**

#### **Free smoke detector to members in attendance**

It's not IF you have a fire, it's WHEN.

Always good to review these basics.

The landlord is responsible for many safety features in every rental

AND state law requires a written disclosure signed by the resident.

We distributed the required disclosure and

diagrams to show the legal placement of

smoke detectors by the landlord.

Discussion and questions will branch into other fire and safety

issues to keep your properties and your residents safe.

**Need your rent info:** Strength in numbers.

We need YOUR help to **build a data base of local rents**

for the tax assessment process. This is to our advantage.

We need your rental address and it's BASE rent for the home.

Do not include utilities, pet fees, appliance fees, parking,

trash, internet, etc. Just the base rent for the home.

The more info we can gather the more accurate the assessments.

Other LLs need this info to appeal their taxes down.

You can bring that info or email it to Brad at [gloffice@comcast.net](mailto:gloffice@comcast.net)

If you are worried about privacy, the Assessor's office already knows who owns the property.

**Buying or Selling:** New rules.

The HUD1 for will be replaced by a SETTLEMENT STATEMENT and the buyer must review the statement 3 DAYS PRIOR TO CLOSING.

NEW: some banks are adding a week for this process.

(thanks for the heads up Mortgage Loan officer Dave Siewert! of Bailey & Wood Financial Group)

**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

**What you DON'T know CAN hurt you**

- Handbook with Forms: Application, Lease, Late Letters, Inspections, Court, etc
- Online Court eviction records, (Doxpop) at no charge - worth \$300-500 per year
- Credit Reports, online, \$6. Criminal, Sex Offender reports available
- Buying Group – 10%+2% at Lowes, huge discount at Sherwin Williams, and more
- Learn how to be increase profits, reduce turnover, reduce headaches!
- Learn about tax advantages, extra deductions, rental bookkeeping
- You are not alone. Meet other local landlords facing the same issues
- Learn about court: eviction, garnishments, body attachments (warrant for their arrest)
- Learn about collections, finding skips
- Learn from speakers - local CPAs, attorneys, furnace repair, pro painters, etc.
- Swap names for contractors, suppliers
- Strength in numbers: representation on Housing Task Force, etc.
- Tenants can get free attorneys. What are you doing to stay ahead of them?
- Many laws are not logical; some are urban legends. Fines are huge.
- Ignorance of the law is not an excuse. Fair Housing laws, lead based paint laws, Flood Disclosure, building codes, and health codes apply to landlords with 1 or 1,000 units.

**Membership:** \$65 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 members joining in Oct, Nov, Dec automatically roll to 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 even most holidays. Come as you are! No program, just fellowship, swap ideas, help each other, and yak. Newbies and questions welcome! Spend a little time with local landlords who have 20, 30, 50 years of experience.

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, demonstrations, or topical discussions. Please mark your calendars. Work clothes are OK. Learn how to protect your RE investment and improve your profit. Door charge \$1. Guests welcome!

**Location:** Columbus Municipal Airport, Large Meeting Hall (downstairs). Fully accessible via elevator. 4470 Ray Boll Blvd, Columbus, IN 47203

Or drive north on Central Ave, follow the bend to the right, then left on Ray Boll Blvd. Next to the jet on display.

**About BCLA:** Bartholomew County Landlord Association is the largest and oldest local organization of housing providers supplying related information. Our aim is to help landlords and property managers get the information they need to serve the community's housing needs and to protect their own investments. BCLA has been meeting every month for over 20 years to address these issues. Members include private landlords, property managers, realtors, suppliers, and more. Your membership is vital as we work with community leaders to address housing concerns.

**BARTHOLOMEW COUNTY LANDLORD ASSOCIATION**  
**MEMBERSHIP APPLICATION**

**Or Register with check or credit card at [www. BartholomewLandlords.com](http://www.BartholomewLandlords.com)**

The Bartholomew County Landlord Association is only an information gathering tool and an educational organization. All information compiled or distributed is based strictly on statements from other landlords, public record, or contributions from speakers on a voluntary basis.

I understand that as a member of the Landlord Association that any information obtained for me will be used strictly by me and that I will not discuss or inform other persons in regard to that information.

I understand that all information I supply the Landlord Association is to be submitted in writing and signed and dated by me.

I understand that all information submitted to the Landlord Association by me is true and accurate with the necessary proof to withstand legal action. I also understand that I am personally responsible for any fictitious or deceptive information supplied by me.

I understand that it is my responsibility to inform the Landlord Association of any change in status of information submitted by me. The right to rent/lease property is strictly the landlord's or property manager's option and should not be affected by information from the Landlord Association.

I understand that I may not in any way represent the Landlord Association without official consent of the Board of Directors.

**GENERAL INFORMATION**

\_\_\_\_\_ Owner/Landlord            or \_\_\_\_\_ Property Manager            \_\_\_\_\_ Number of units

Personal Name(s) \_\_\_\_\_

Business Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email(s) \_\_\_\_\_

Phone Number to give out for referrals, etc \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell \_\_\_\_\_ Fax \_\_\_\_\_

Suggested topics? Speakers? Needs? Just starting? \_\_\_\_\_

Dues are \$55 for the calendar year ending Dec. 31, 2015, and are only renewed when yearly membership is paid.

Dues increase to \$65 on Jan 1, 2016.

Replacement Handbooks \$65 Mailing available for additional \$10.

**Mail check and form to:**

Bartholomew County Landlord Association  
 c/o Grayson Management  
 3129 25<sup>th</sup> Street #202  
 Columbus IN 47203

<b>(OFFICE USE)</b>	
Payment received	_____
Forms packet	_____
Member Card	_____
Added to roster	_____
Doxpop setup	_____
Welcome email	_____

**Or One Time Automatic Bank Draft:**

\_\_\_\_\_ (initial) I authorize BCLA to draft (circle one) \$55 or \$65 or \$75 from my checking account.

(Copy the computer numbers from the bottom of your check) I: \_\_\_\_\_ I: \_\_\_\_\_

9 digit routing number

Account number

Any Violation of these rules/guidelines may result in dismissal or revocation of membership rights.  
I agree to the terms shown above.

SIGNATURE \_\_\_\_\_ DATE SIGNED \_\_\_\_\_