

## BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

*"Working together to provide quality housing & 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:** April 9, 2016, 9-10 am  
Columbus Indiana Airport (Lower Level Meeting Hall)

**Guest Speaker:** Molly from Human Rights Commission

This is our local **Fair Housing** office. These are the folks who review the actions, advertising, policies, and spoken words of landlords, watching for compliance with Federal Fair Housing Law and the recently added protected classes for Columbus.

They handle the complaints from renters.

The protected classes can be confusing, not always logical to a landlord.

Example: we cannot ask if they have CHILDREN, we can ask "How many PERSONS".

Cannot ask "what is your handicap?"

but can ask "What features or modifications to the home do you require?"

Federal law: Race, Color, Religion, Sex, Handicap, Familial Status, National Origin

Additional local law: Sexual Orientation, Age over 40, Veterans

**Last Month:** Sheriff Matt Myers

GREAT talk about how drugs are affecting every person, with petty thefts and other problems. A big portion of the drugs are stolen from Grandma's medicine cabinet or Mom's purse.

The Mexican drug cartel is now present in Columbus.

Matt and Brad are developing a simple form which will help the Deputies provide good "service" of court summons.

(if the defendant is not "served" with court papers, the LL's court case grinds to a halt.)

The court only provides the address we put on the filing paperwork.

The deputy can serve them a work or other locations IF we give that info to the Sheriff.

Sheriff's Summer Youth Academy Ages 6-14 (older class goes to the firing range!)

[www.ceraland.org/discover-cera/cera-activities/camps/bartholomew-county-sheriffs-office-youth-academy/](http://www.ceraland.org/discover-cera/cera-activities/camps/bartholomew-county-sheriffs-office-youth-academy/)

**Special THANK YOU to all the vendors who support BCLA! They help our businesses every day. Please support our vendors.**

**Community Buying Group:** Our group code is **BCLA109**

BCLA pays for a group membership so no additional cost to you.

**Lowes** - 5% or more at the register plus 2% off your bill.

Need a Lowes LAR credit card and register the card with CBG.

**Sherwin Williams** – HUGE discount nationwide, locally just show your BCLA card

**OfficeMax** – discounts vary, must have the OfficeMax retail discount card

**Sunbelt Rentals** – discounts on equipment and tools

**SimpliSafe** – group pricing on security systems

**And many more**

**No Doxpop?** If you did not renew, your Doxpop and other services were shut off.

Renew online at [www.BartholomewLandlords.com](http://www.BartholomewLandlords.com) \$65.

(Webmaster has not updated the pricing, so click on the \$65 amount so you do not have to catch up the extra \$10.

Our records will show if you received your handbook)

## **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.

