

## 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:** Dec 10, 9-10 am Columbus Indiana Airport, Lower Level

### **Agenda: Q&A Pros Helping Newbies and Growers**

Newbie: Bring your questions. No question is too trivial or dumb.

Pros: bring your experience and advice and keep up with changes in our market.

Our group is a wealth of information and experience.

Knowledge is power and profit.

These have been very popular sessions so by request we're doing more!

### **A Letter From Court**

*To the Bartholomew County Landlord Association,*

*As both winter and the Holidays approach, please remind the landlords of the following. First, landlords cannot disconnect or shut off utilities for any reason. It is no secret this is one of the things I will not tolerate. Second, please remind the landlords the move out dates will be longer than normal in December. Please remember the court has a long standing and consistent policy of allowing tenants extra time to move during the Holidays.*

*Finally, please ask the landlords to be patient with us as we transition to a new case management system. Our first day using the system will be December 5, 2016. We will likely not be able to process claims, and other filings, as quickly as we have in the past when we start using the new system. Also, please remind the landlords the court reporters are a direct extension of me. Accordingly, the landlords should treat the court reporters the same, if not better, than they would treat me.*

*Please let me know if you have any questions about this.*

*Thank you for your help and understanding.*

*Best Regards,*

*Joseph W. Meek*

*Magistrate, Bartholomew Superior Court 2*

### **Help Law Enforcement**

The law enforcement community has asked our BCLA group for assistance, asking landlords to take extra effort to lock and secure their buildings, whether during renovation or vacancy, and post a NO TRESPASSING sign on the property. The posted sign helps the Prosecutor after an arrest. We know cold weather means squatters.

Changing times: It seems many of the drug overdoses are taking place in vacant buildings.

Securing YOUR building might deter an overdose and save a life. It's not a foolproof plan but fewer vacants might lead to fewer overdoses, and less harm to officers.

One of the most dangerous actions for a police officer is to enter an enclosed area like a house. It could be a trap, or bad guys hiding around each corner, or startling a high squatter holding a gun. The safety of our officers is important so let's help in our own small ways to keep our guys and gals in blue and brown safe.

### **Time To Renew**

Every membership expires Dec 31.

except new members who signed up in the last few months.

Landlords are THE HARDEST to get money from! Harder than renters!

You can renew by check or credit card ONLINE

at [www.BartholomewLandlords.com](http://www.BartholomewLandlords.com)

Don't lose your Doxpop online court records,

\$6 credit reports online, extra discounts at Lowes,

Home Depot (free delivery to Columbus)

Sherwin Williams, OfficeDepot, Sunbelt Rentals,

SimpliSafe Security Systems, Eviction Attorney Service, and more.

Deadbeats search out non-connected Mom&Pops who don't check records.

One member reported she saved \$7200 this year with the BCLA discounts.

### **Fee increase**

Early Bird: \$65 renewal until Jan 14.

After the Jan 14, General Meeting the fee

will increase to \$75 per calendar year.

Save \$10 by renewing NOW!

### **Coming up:**

Sat, January 14, Magistrate Meek. (Eviction court)

This will be longer, 9-10:30am.

Paid members only; paid JCPI members welcome.

Sat, February 11, Vendor Fair. Come meet the vendors and contractors who want your business and have offered 25 door prizes plus a \$500 MEGA Prize.

**JCPI** Johnson County Property Investors

("Franklin LL group") are welcome same as BCLA members.

**Training:** New members are invited to stick around after the meeting for a brief orientation of BCLA services available to them.

### **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.

(use a 10% coupon and still get the extra 2%!)

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

**OfficeMax/Depot** – discounts vary, must have the attached OfficeDepot retail discount card

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

**SimpliSafe** – group pricing on security systems

**And many more**

### **New! Landlord Getaway!**

Members have asked about a tax deductible

resort style business trip so here's your chance.

BCLA is joining with The 27th Annual MrLandlord.com

Getaway Conference in Puerto Vallarta, Mexico  
**January 25, 26, 27, and 28, 2017**  
at the **Marriott CasaMagna Puerto Vallarta Resort.**

Meet and hang out with investors and  
landlords from all over the US along with some great speakers.  
Click this link for more info: <https://landlordretreat.wordpress.com/>

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

### **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 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.  
4770 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.

