

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

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

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

This Saturday: July 9, 2016,

Agenda: Roundtable Discussion

Bring your questions and bring your experience.

Suggested topics include: Service/Comfort animal laws,

Month to Month lease change at court, raising rents,

competition from city sponsored housing,

AC maintenance, finding skips,

As always, any question is good, any whining is bad. ☺

Training: Classes have been going great! Wonderful feedback!

Down to one class left:

Landlord Skills –More Profit/Less Stress.Basic to Cutting Edge.

Jeffrey Taylor, MrLandlord, calls Brad

“one of the top landlords in the country.”

Brad will show you how to add \$800-1000 profit

on each of your existing rentals and

ways to put your business on autopilot.

Full info at www.BradGrayson.com

Last Month: Aviation Day.

Great turnout! Lotsa pancakes consumed

and fun watching the airshow!

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 will take place in Puerto Vallarta

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.

Community Buying Group:

Last week we bought \$100 in toner at OfficeMax.

Used the CBG discount and got \$30 off!

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

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 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.

