

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

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

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

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

This Saturday: Feb 11, 9-11am, Columbus Indiana Airport, Lower Level

Agenda:

5th Annual Supplier Show PRIZES! NEW PRODUCTS and SERVICES

Suppliers who want your business will have tabletop displays of their goods and services for landlords. Assessor's Office, Burt's Termite and Pest Control, Brad Grayson Seminars, Hallmark Mortgage, Home Depot, HOME Property Management, Landlord Locks, Menards, Love Chapel, Old National Bank, Percifield Cabinets, Peters Heating and Air, Repp Accounting, Rumpke Trash, Select Services Screening, Sherwin Williams, Wayne Meyer Electric, Window World, and more.

Each vendor will have a \$25 or greater table prize.

\$500 MEGA PRIZE! Will go to one paid member.
Must enter in person, need not be present to win. Drawings at 11am.

Last Month: Small Claims (Eviction court) Magistrate Joseph Meek.

FANTASTIC session with great questions from members!

We appreciate Magistrate Meek's time and willingness to keep the community informed.

Time To Renew – third notice

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

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 court or credit 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, the fee will increase to

\$75 per calendar year.

Save \$10 by renewing NOW!

Doxpop

The court has shifted to a new system.
There are some bugs to shake out and a learning curve .
Doxpop assures us their service will continue.
We still need Doxpop because the new Odyssey system
does not include all Indiana counties,
including some surrounding counties you'll need to search.

Coming up:

Our room is not available in March so stay tuned for our March Location!

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

**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 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: \$75 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 old 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.

