

## BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

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

President: Brad Grayson 812-376-3500 [goffice@comcast.net](mailto:goffice@comcast.net).

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

**This Saturday:** Jan 14, 9-10:30 am (longer session) Columbus Indiana Airport, Lower Level

### **Agenda: Small Claims (Eviction court) Magistrate Joseph Meek. (PAID members only! JCPI members welcome!)**

This is a rare opportunity to hear a judge.

If you come to ONE session this year, THIS is it!

The court decides your income in a Landlord/Tenant dispute.

Many LLs avoid court because the process can be confusing.

The deadbeats know the system - WE should know it better!

Magistrate Meek is a good teacher. We've asked him to talk about

LL/T laws, how and why decisions/judgments are made,

real life situations, and recent changes at the court.

This meeting will go long, at least until 10:30 or longer.

Please email your questions to Brad [goffice@comcast.net](mailto:goffice@comcast.net) in advance.

We will also take questions from the floor.

Disclaimer: our guest is not allowed to give legal advice or comment on specific cases.

Please frame your questions in a generic manner.

**NOTE: Again, this session is limited to PAID members only.**

If you have not yet renewed, bring a check for \$65 (tax deductible) to the meeting.

Membership for 2017 increases to \$75 after this meeting.

### **LAST MONTH: Q&A Pros Helping Newbies and Growers**

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!

### **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 – second 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](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 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:**

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.

