#### 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 3129 25th St #202, Columbus IN 47203

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

# <u>Agenda:</u> 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 gmoffice@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

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.

<u>Training:</u> 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 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.

<u>Monday lunch:</u> 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.

<u>Monthly Meeting:</u> 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!

<u>Location:</u> 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.

## BARTHOLOMEW COUNTY LANDLORD ASSOCIATION MEMBERSHIP APPLICATION

#### Or Register with check or credit card at www. BartholomewLandlords.com

The Bartholomew County Landlord Association is only an information gathering tool and an educational organization. All information compiled or distributed is based strictly on statements from other landlords, public record, or contributions from speakers on a voluntary basis.

I understand that as a member of the Landlord Association that any information obtained for me will be used strictly by me and that I will not discuss or inform other persons in regard to that information.

I understand that all information I supply the Landlord Association is to be submitted in writing and signed and dated by me.

I understand that all information submitted to the Landlord Association by me is true and accurate with the necessary proof to withstand legal action. I also understand that I am personally responsible for any fictitious or deceptive information supplied by me.

I understand that it is my responsibility to inform the Landlord Association of any change in status of information submitted by me. The right to rent/lease property is strictly the landlord's or property manager's option and should not be affected by information from the Landlord Association.

I understand that I may not in any way represent the Landlord Association without official consent of the Board of Directors. Members shall be in good standing with the community.

## **GENERAL INFORMATION** or Property Manager Number of units Owner/Landlord Personal Name(s) Mailing address City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_ Email(s) \_\_\_\_\_ Phone Number to give out for referrals, etc\_\_\_\_\_ Home Phone Cell Fax Suggested topics? Speakers? Needs? Just starting? \_\_\_\_\_\_ Membership is \$65 per calendar year. All memberships expire on Dec 31 of each year. \$75 after Jan 14, 2017. New members registering in Oct, Nov, or Dec will be credited to the following year. Replacement Handbooks: \$65. Optional: We will mail your handbook for an additional \$10. OFFICE ONLY: Payment received Mail check and form to: Forms packet Bartholomew County Landlord Association Member Card c/o Grayson Management Added to roster 3129 25<sup>th</sup> Street #202 Doxpop setup Columbus IN 47203 Welcome email Or One Time Automatic Bank Draft: (initial) I authorize BCLA to draft (circle one) \$65 or \$75 from my checking account. (Copy the computer numbers from the bottom of your check) I: ll' 9 digit routing number Any Violation of these rules/guidelines may result in dismissal or revocation of membership rights. I agree to the terms shown above.

\_\_\_\_\_ DATE SIGNED \_\_\_\_\_

SIGNATURE