

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: June 10, Columbus Indiana Airport

Agenda: Aviation Day, Saturday, June 10

Our meeting room is not available so we'll make this a fun morning.
This is a HUGE event at "Indiana's Best Small Airport"

Sat: in lieu of a meeting

8-10 am Pancake breakfast

BCLA will pay for members and their families.

Go into the "real hangar" to the right (east) of the main building,
NOT in the restaurant.

Look for a BCLA person and sign in for free food!

Friday:

Rides in an open cockpit bi-plane! D25 Waldo Wright. \$75

Sat:

Airshow at 10 am and 2 pm.

Vlado Lench Aerobatic Show featuring a P51 Mustang

Vanguard Squadron airshow

Noon – Red Star Pilots "Missing Woman" flyover tribute to their
first woman pilot who recently passed.

Free admission, bring a hat, sunglasses, sunscreen, and water bottle!

Join in a fun-filled day of airshow acts, car show,
bouncy house, various planes on display,

Last year they had a kids "hands on" to make toy gliders and
rides in a vintage WWII bomber (for a fee).

Huey helicopter rides \$100 for age 12+, \$50 under 12.

Jeff Air Cessna 172 rides (modern single engine 4 seater)

\$35 in the front seat, \$25 back seat

Possibly rides in the M*A*S*H helicopter

Last Month: BEDBUGS!!

It's not "IF" you get bedbugs but "WHEN".

One of the most frequent calls I receive from LLs is

"What do I do about bedbugs!?!" (insert panic here)

They are here in a big way and not going away.

Local pest control companies tell me they receive
more calls about bedbugs than roaches.

Every LL MUST learn how to handle bedbugs.

Are YOU ready?

What's in your arsenal?

What's in your lease?

Who pays to treat?

How do you prove the home was bedbug free at move in?

Attendees received free bedbug test kits.

Coming up: State Senator Greg Walker

on housing issues before the legislature,

especially the hot topic of service organizations

feeling they should not have to pay property tax.

Sept: Panel of local agencies who can help with rent and other housing issues.

Good News: the state legislature did NOT approve a proposed rule exempting service organizations from paying property tax and late fees. Locally this is worth several hundred thousand dollars in tax revenue to the county.

Doxpop:

CAUTION: read the screen carefully!
The Chronological listing is now reversed – with the newest post at the top.
We still need Doxpop because the new Odyssey system does not cover all Indiana counties, including some surrounding counties you'll need to search.

Community Buying Group:

Our group code is **BCLA109**
BCLA pays for a group membership so no additional cost to you.
Sherwin Williams – HUGE discount nationwide, locally just show your BCLA card
OfficeMax/Depot – discounts vary, must have the BCLA 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.

JCPI Johnson County Property Investors ("Franklin LL group") are welcome the same as BCLA members.

BCLA

"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

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.

