

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

**This Saturday:** March 11, 9-11am, Columbus Indiana Airport

**SPECIAL LOCATION !!!**

Atterbury Bakalar Air (Military) Museum 4742 Ray Boll Blvd, Columbus, IN 47203

Just west of the military jet on display and the Control Tower.

The restaurant is being remodeled and using our regular room that day.

**Agenda: Open Q & A Discussion**

Our most requested "topic"! Newbies bring your questions. Pros bring some answers.

Everyone benefits from these discussions!

We'll start with summertime issues like

- Roofing
- Painting
- Landscaping
- Air Conditioning – window vs central
- Advertising – Wow! has THIS changed!!
- Screening – applications, not windows!
- Tenant tricks
- Contractors

**Last Month:**

**5<sup>th</sup> Annual Supplier Show**

Thanks to all the great suppliers who brought great info and super door prizes!

Congrats to the landlords who won over 20 prizes!

And the MEGA Prize (Over \$500 in tools, paint, cleaners, gift cards, dinner cards... goes to Chuck Doup! Just call him Mr. Mega!

Please support these vendors who supported our BCLA show:

**Bartholomew County Assessor / Lew Wilson**

**Brad Grayson Real Estate Seminars**

**Burt's Termite & Pest Control**

**Hallmark Mortgage / Dave Seiwert**

**Home Depot**

**LandlordLocks.com**

**Lowe's**

**Menards**

**Percifield Cabinets**

**Peters Heating & Air**

**Rumpke Environmental**

**Select Services Screening**

**Wayne Meyer Electric**

**Window World**

**Sherwin Williams**

**South Central Supply**

**Repp Accounting**

**Lowes:** You may have noticed Lowes has made some major changes

- from 17 down to 7 floor managers
- 11% coupons on store receipts to compete with Menards
- (sadly) dropped the 2% from our group buying program.
- (you still get an automatic 5% with the LAR card)

### **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 cover all Indiana counties, including some surrounding counties you'll need to search.

### **Coming up:**

State Senator Greg Walker on housing issues before the legislature  
Brad's session on bookkeeping and records

**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.  
**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](http://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.

**BARTHOLOMEW COUNTY LANDLORD ASSOCIATION**  
**MEMBERSHIP APPLICATION**

**Or Register with check or credit card at [www. BartholomewLandlords.com](http://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**

\_\_\_\_\_ Owner/Landlord          or \_\_\_\_\_ Property Manager          \_\_\_\_\_ Number of units

Personal Name(s) \_\_\_\_\_

Business Name \_\_\_\_\_

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 \$75 per calendar year. All memberships expire on Dec 31 of each year.

New members registering mid-year will receive the \$65 handbook.

New members registering in Oct, Nov, or Dec will be credited to Dec 31 of the following year.

Replacement Handbooks: \$65.

Optional: We will mail your handbook for an additional \$10.

**Mail check and form to:**

Bartholomew County Landlord Association  
c/o Grayson Management  
3129 25<sup>th</sup> Street #202  
Columbus IN 47203

**OFFICE ONLY:**

Payment received \_\_\_\_\_  
Forms packet \_\_\_\_\_  
Member Card \_\_\_\_\_  
Added to roster \_\_\_\_\_  
Doxpop setup \_\_\_\_\_  
Welcome email \_\_\_\_\_

**Or One Time Automatic Bank Draft:**

\_\_\_\_\_ (initial) I authorize BCLA to draft (circle one) \$75 or \$85 from my checking account.

(Copy the computer numbers from the bottom of your check) I: \_\_\_\_\_ : \_\_\_\_\_ ||'  
9 digit routing number          Account number

Any Violation of these rules/guidelines may result in dismissal or revocation of membership rights.

I agree to the terms shown above.

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