

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: May 13, 9-10am, Columbus Indiana Airport

Agenda: BEDBUGS!!

One of the most frequent calls I receive from LLs is
"What do I do about bedbugs!?!?" (insert panic in the voice)
They are here in a big way and not going away.

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

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 will receive free bedbug test kits.****

Last Month: Recordkeeping

With tax deadlines bearing down
don't you wish you'd been a little more organized?

Do you procrastinate because you
just don't want to face the pile?

Frustrated trying to find the documents

you need, when you need them?

Brad presented part of his Landlord Skills seminar
covering recordkeeping.

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.

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 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.

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 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.

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 25th 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 _____