#### BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

**This Saturday**: Nov 11, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room. First time guests are free.

#### **Time To Renew!**

All memeberships expire Dec 31.
Renew online at <a href="https://www.BartholomewLandlords.com">www.BartholomewLandlords.com</a>
With check or credit card via PayPal.

Agenda: Lew Wilson, Tax Assessor
Property taxes are a major expense for landlords
and we need to understand them.
Lew has a slide presentation with this short title:
'What to avoid when appealing your assessment?'
And this snappy little title:
'How the property tax shift from large commercial
and industrial properties to small business and
residential properties affect you and your rentals?'
Kidding aside, stuff is changing. Don't be caught unaware.

Free Smoke Detector: We still have a few left from our October Fire Safety Month so the first members to pay their \$1 will get ANOTHER free SD.

Last Month: State Senator Greg Walker, a friend of BCLA, speaking on housing issues before the legislature, especially the hot topic of service organizations feeling they should not have to pay property tax and Service Animal law to penalize fakers. How laws are made and what WE can do.

Each member is attendance received a free smoke detector paid by BCLA.

#### Coming up:

CPA on taxes
Christmas Party- new!
Small Claims Eviction Judge
Sheriff Matt Myers

Feb: Vendor Fair with big prizes!

<u>URGENT!!</u> Court is cracking down on the required written Deposit Settlement mailed within 45 calendar days. If not done properly you might lose every penny the deadbeat owes you. Do the letter! Repair quotes or estimates are OK. Get a CERTIFICATE OF MAILING for \$1.05 at the Post Office Or send it PRIORITY with tracking for \$6.65 from your office with

USPS Click and Ship online label and payment. The law only requires you SEND it

To the last known address (perhaps your rental)

## <u>Court is now doing eFile</u> for evictions. Save a trip, pay with credit card online.

Dec 4 will be the last eviction hearings ordering move out before Christmas.

FILE NOW because I estimate

Nov 13 as the last date to file to get

a hearing before Dec 4. (Thanksgiving holiday expands the timing)

Miss these deadlines and your resident will

Be staying into sometime in January.

#### Credit Reports: BIG change!

These are still a vital tool in your screening arsenal. BUT...the federal government, in all their wisdom and experience working screening applicants has decided that as of July 1, 2017,

COURT EVICTIONS and MONETARY JUDGMENTS,

even previous actions, will no longer show on credit reports.

Yes, you read that right.

We still use CRs but you MUST also search carefully on

Doxpop for evictions.

(MyCase does not cover all counties)

Thru our great arrangement with NTN Credit Reports

You can request DECISION POINT service which pulls

evictions, criminal, sex offender, bankruptcies...the whole shebang!

AND gives you an overall YES/NO score on your applicant's rentability.

NTN can also provide selected services cafeteria style.

#### **Doxpop:** CAUTION: read the screen carefully!

The Chronological listing has been reversed -

with the NEWEST post at the top but it might be on the next 3-4 lines.

We still need Doxpop because the new Odyssey system

does not cover all Indiana counties,

including some of our surrounding counties you need.

### 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 <a href="https://www.BartholomewLandlords.com">www.BartholomewLandlords.com</a> Heavy Doxpop users may see additional cost.

**Monday lunch:** Sirloin Stockade, Hwy 31 next to old Kroger. 11:30, every Monday even most holidays. Come as you are! This is an open forum business session, to network, listen, learn, ask question, share experience. 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.

Dear Landlord, Our records show your membership has expired. Big changes lately in court and property taxes. Could cost you thousand\$\$\$ to not know.

# 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 Owner/Landlord Number of units 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 \$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. 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) \$75 or \$85 from my checking account. (Copy the computer numbers from the bottom of your check) I: II' 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