

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 memberships expire Dec 31.

Renew online at www.BartholomewLandlords.com

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!

URGENT!! 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)

Court is now doing eFile 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 gmooffice@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: Sirlain 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.

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.

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

