

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Oct 14, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

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

Agenda: 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. Greg will also explain how laws are made And what WE can do.

Free Smoke Detector: October is Fire Safety month. Each member in attendance will receive a free smoke detector paid by BCLA.

Last Month: Housing Forum
A public meeting sponsored by BCLA in conjunction with Columbus City Hall. Know the local resources and agencies that can help you fill vacancies and help your residents pay their rent. Columbus Housing Authority, Columbus Township Trustee, Human Services, Inc., Thrive Alliance (formerly Housing Partnership), Turning Point, Love Chapel, and Lincoln Neighborhood Center.

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)

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 www.BartholomewLandlords.com 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.

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.

