

## BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

**This Saturday:** July 14, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room.

### **Saturday's Agenda:** Lew Wilson – Assessor

You recently received a re-assessment notice in the mail which will affect your property taxes if the value changed.

Lew will explain what that means, how it works,

And how to do a free, easy appeal.

We are in the 45 day appeal period right now

But know it will close SOON.

Also the latest info on taxation of non-profit agencies in the home rental business.

### **Last Month:** Aviation Day

BCLA paid for pancake breakfasts for

lots of landlords and families who braved the heat and sun

for airplane rides, helicopter rides, airshow,

Military displays, airplanes of all kinds, Corvette Club, and more.

### **Previous Month:**

**Screening Applications** – by Brad Grayson

Great training and discussion.

Distributed a list of "People Finder" websites and

Brad's written screening criteria checklist.

(Are you checking their Facebook and their bathroom?)

Tips and tricks to keep out the baddies and housebeaters.

(yes, it was supposed to be

John Spafford from NTN Credit Reports but I screwed up!

John will join us soon!)

### **Big News!!**

In our continuing effort to bring value and quality

(and discounts!!) to your membership in BCLA

we (that's YOU!) are now part of the brand new

Indiana State Real Estate Investors Assoc.

**INstateREIA** is part of NationalREIA and

was formed to focus on laws and lobbying at the state level.

Example: the recent Landlord Registration passed

in Columbus was based on a new state law passed

by our state legislature.

Your BCLA dues are now supporting

lobbying at the state level AND

bringing us more discounts!

[www.indianastatereia.org](http://www.indianastatereia.org)

### **Support the Vendors who Support US!**

Special thanks to, and please support those who support us:

Assessor Lew Wilson and Ginny Whipple

Burt's Termite and Pest Control

Ceraland Family Park  
Direct Concepts Flooring  
Brad Grayson Seminars  
Hallmark Mortgage Dave Seiwert  
Home Depot- Art Slike  
Love Chapel  
MRC Managed Rent Collections – Chuck Doup  
NTN Online Screening, Credit Reports – John Spafford  
Old National Bank  
Peters' Heating and Cooling  
Repp Accounting –Sue Repp  
Rumpke  
RWS Rose & Walker Supply  
Sherwin Williams  
State Farm Dave Dailey  
Wayne Meyer Electric  
Window World

**Coming up:**

(no date) John Spafford of NTN-Online Screening  
(no date) Aida Rameriz explaining Service and Support Animal laws

**Big change!**

Community Buying Group is now part of Think Realty  
To get your discounts you MUST opt in by calling  
816-398-4130

Your discounts are gone until you opt in.

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

**84 Lumber** (new!)

**Sunbelt Rentals** – discounts on equipment and tools

**SimpliSafe** – group pricing on security systems

And many more

**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](http://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. Mid-year renewals are not discounted because BCLA must pre-pay for the services offered whether you used them or not.

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. 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.