

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

**This Saturday:** June 9, Columbus Indiana Airport

**Agenda: Aviation Day, Saturday, June 9**

Our meeting room is not available so we'll make this a fun morning.

This is a HUGE event at "Indiana's Best Small Airport"

Sat: in lieu of a meeting

**8-10 am Pancake Breakfast**

BCLA will pay for members **and their families!**

Go into the "real airplane hangar" to the right (east) of the main building,  
NOT in the restaurant.

Look for a BCLA person and sign in for free food!

Enjoy the free airshow and vehicles on display or

Hang around and talk real estate stuff!

Military vehicles on display.

Please be sure to visit the Military Museum

just west of the jet on display.

It's free, very nice, and air conditioned!

Rides: (sign up early in the day)

Young Eagles- free rides for ages 8-17

Jeff Air's Cessna \$35 front seat, \$25 back seat

WWII B-17 Bomber Yankee Lady: \$450, holds 12

Indy Stearman Flight (open cockpit biplane) single passenger \$120 and up

The Texan T-6 Spanish Lady, (like in the old WWII movies) one passenger, \$275

1968 Huey Helicopter Adults \$100, children under 12 \$50

Noon:

Military Aerial demonstration

Theme:

American Heroes Edition

**JCPI** Johnson County Property Investors

("Franklin LL group") are welcome the same as BCLA members.

**Last month: Burts Pest Control**

**Great presentation by Bob and Doug! A+!**

Bedbugs and rentals: **It's not IF but WHEN.**

Burts is getting more calls on BBs than on roaches, etc.

They are all over Columbus so you **MUST**

learn how to prevent and how to treat.

Clean or filthy does not matter. BBs are like mosquitoes,  
attracted to HUMANS by our carbon monoxide breathe  
and body heat.

Some LLs have reported BBs in their own homes,

not from rentals but just from moving around town.

Lots of great questions! And discussion!

## **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)

## **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.

## **Pre-Previous Month:**

**Service and Emotional Support Animals**

Last minute change due to illness.

We're rescheduling Aida for another date.

Without Aida, Brad trained on the terms and laws, talked about ways to protect ourselves legally from fakers.

NOTE: Indiana lawmakers have presented a bill to the Governor making it a misdemeanor to misrepresent a service animal.

## **Coming up:**

(no date) John Spafford of NTN-Online Screening & Credit Reports

(no date) Aida Rameriz explaining Service and Emotional Support Animal laws

(no date) Political candidate forum

## **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

**Biggie: 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 N 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.

**Special THANK YOU to all the vendors who support BCLA! They help our businesses every day. 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

### **BCLA**

*"Working together to provide quality housing & protect our investments."*

President: Brad Grayson 812-376-3500 gmoffice@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 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. 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.

**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 25<sup>th</sup> 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 \_\_\_\_\_