

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Sept 8, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room.

STOP! Right now, mark your calendar and phone reminders

For BCLA on the 2nd Saturday of every month.

We have not missed a session in over 20 years!

You can count on it!

I cannot tell you how many times I meet a fellow

Landlord in Lowes and they say "Are we still meeting?"

Or "I forgot". Then they ask me for advice on the

very topic we discussed at the meeting!

Saturday's Agenda: Fire Safety Month

Free smoke detector to all attendees!

We'll look at fire safety from the LL's view,

How to protect YOURSELF legally and

Protect your properties.

Legalities, insurance, prevention,

What to look for in your properties,

The form required by Indiana law,

Where to place SD's

Carbon Monoxide detectors

Checklist for your business.

Previous Month: Brad Grayson

5 Things You're Doing Wrong

(and creating your own problems!)

Traditional landlording is dead. It leads to frustration, stress, and lost income.

People have changed and we must adapt.

Brad's maverick methods have increased income and reduced stress.

Brad taught how to add

\$800-1,000 cash flow per year per home

By simply adjusting management and lease.

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 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

INstateREIA has already been active helping LLs
In Morgantown with the new utility rule which holds
LLs responsible for the resident's bills.

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 Credit Reports and Screening
(no date) Aida Rameriz explaining Service and Support Animal laws
(no date) Mike Todd of IRA Innovations – Tax free rental or flip income

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 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. 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 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.

