

## BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

**This Saturday:** Jan 12, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room.

### **Saturday's Agenda: CHANGE !**

**The only thing constant is change.**

**I picked the absolute worst weekend for the Vendor Show.**

Seems every team, club, school, etc are doing something that day.

So...Plan B: Vendor of the Month

We'll be inviting vendors to sponsor a meeting with a door prize in exchange for a commercial.

This meeting will be Chick-Fil-A with something tasty!

and Art from Home Depot will be showing new products and tools, and free delivery to help landlords.

Art always has great prizes.

Meeting other LLs and swapping ideas, contractors, etc is ALWAYS an important part of our organization.

### **TIME TO RENEW!**

All memberships expire Dec 31.

Don't lose Doxpop, \$6 credit reports, strength in numbers, Membership in the new INDIANA state REIA organization

to lobby for landlords and investors, and much more!

Go to [www.BartholomewLandlords.com](http://www.BartholomewLandlords.com)

Eezy Peezy! Use a check or credit card on the website.

Please complete a form to update our records.

**Mark Your Calendar** and phone reminders

For BCLA on the 2<sup>nd</sup> Saturday of every month.

We have not missed a session in over 20 years!

You can count on it!

### **Previous Month: How to use and read Credit Reports**

#### **To avoid sneaky deadbeats**

Special Guest: John Spafford of NTN Online.

Applicants can look good and smell good

UNTIL you see how they handle their money!

Credit reports show what you cannot see by looking.

BCLA has a VERY special arrangement with NTN:

No sign up fee and \$6 for a scored report.

NTN also has complete screening services –

Just enter their info and NTN does the rest for you

### **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](http://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.

### **Coming up:**

**Feb 9 Eviction Court Magistrate Meek**

### **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.

## **BARTHOLOMEW COUNTY LANDLORD ASSOCIATION**

3129 25<sup>th</sup> Street PMB202

Columbus Indiana 47203

812-376-3500

11-1-2018

*"Working together to provide quality housing for the community."*

President: Brad Grayson

812-376-3500

[gloffice@comcast.net](mailto:gloffice@comcast.net)

**[www.BartholomewLandlords.com](http://www.BartholomewLandlords.com)**

**About BCLA:** Bartholomew County Landlord Association is the area's 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 23 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.

### **What you DON'T know CAN hurt you**

- Handbook with digital 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
- Think Realty Buying Group:, huge discount at Sherwin Williams and more
- IndianaStateRealEstateInvestorsAssociation (INstateREIA) – lobbies for us at state level
- 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.

**Monthly Meeting:** Normally, we meet on the second Saturday of each month with guest speakers or topical discussions. Please mark your calendars. Work clothes are OK. Learn how to protect your RE investment and improve your profit!

Room Charge \$1 per person.

Location: Columbus Indiana Airport, Lower Level Meeting Hall.

4770 Ray Boll Boulevard, Columbus, IN 47203

**Membership:** \$75 per calendar year (deductible business expense), made out to BCLA, and a completed Membership Application form. This includes a notebook of forms and info geared to Bartholomew County, Doxpop online court records, \$6 scored credit reports, discounts on paint and materials, contractor referrals, and email updates. Enroll online with check or credit card at [www.BartholomewLandlords.com](http://www.BartholomewLandlords.com) Heavy Doxpop users may see additional cost.

**Monday Lunch:** Sirloin Stockade, Hwy 31 next to Kroger. Anytime between 11:30am and 1pm, every Monday except holidays. Come as you are! We simply meet to eat, fellowship, swap ideas, help each other, and yak. Newbies and questions welcome!  
Ya gotta eat!

**BARTHOLOMEW COUNTY LANDLORD ASSOCIATION**  
**MEMBERSHIP APPLICATION**

11-1-2018

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, is true and accurate with the necessary proof to withstand legal action, and 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. Persons may apply and pay online at [www.BartholomewLandlords.com](http://www.BartholomewLandlords.com)

**GENERAL INFORMATION**

\_\_\_\_\_ Owner/Landlord    \_\_\_\_\_ Property Manager    \_\_\_\_\_ Vendor/Contractor    \_\_\_\_\_ Other    \_\_\_\_\_ # 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 \_\_\_\_\_ Cell \_\_\_\_\_

Suggested topics? Speakers? Needs? Just starting? \_\_\_\_\_

Dues are \$75 for the calendar year ending Dec. 31 and are only renewed when yearly membership is paid. New memberships starting Oct, Nov, Dec will include the following calendar year. New memberships starting midyear receive the digital handbook (a \$300 value) as part of their membership. Handbooks are now digital. Replacement Digital Handbooks to members is \$75.

**Mail check and form to:**

Bartholomew County Landlord Association  
c/o Grayson Management  
3129 25<sup>th</sup> Street #202  
Columbus IN 47203

(OFFICE USE)	
Payment received	_____
Digital handbook	_____
Member Card	_____
Added to roster	_____
Doxpop setup	_____
Welcome email	_____

**Or Bank Draft or Credit Card**

\_\_\_\_\_ (initial) I authorize BCLA to draft \$\_\_\_\_\_ from my **checking account**.

I: \_\_\_\_\_ I: \_\_\_\_\_ II' (the computer numbers at the bottom of your check)  
9 digit routing number      Account number

\_\_\_\_\_ (initial) I authorize BCLA to charge my **credit card** \$\_\_\_\_\_ # \_\_\_\_\_

Expiration \_\_\_\_\_ 3 digit security code on back \_\_\_\_\_

\_\_\_\_\_ (initial) I authorize BCLA to **automatically renew** my membership each January 1 using the information listed above until I notify BCLA in writing.

Any Violation of these rules/guidelines may result in dismissal or revocation of membership rights and discounts. I agree to the terms shown above.

SIGNATURE \_\_\_\_\_ DATE SIGNED \_\_\_\_\_