

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Jan 11, 9-10 am

Columbus Indiana Airport, Lower Meeting Hall

\$1 per person to pay for the room.

PAID MEMBERS ONLY – Special closed meeting

Renew now online at www.BartholomewLandlords.com

Or bring a check.

Saturday's Agenda: Emotional Support Animals!

Special Guest **Aida Ramirez**, Director of the Human Rights Commission

(Our local Fair Housing office)

will clear the air about the latest instructions from HUD

on Emotional Support Animals (ESA)

and Service Animals.

Suddenly every animal has turned into an ESA.

If you are not aware, for legit service animals the

LL cannot charge animal rent or fees,

the resident can bring multiple pit bulls into your

“no pets” property without notice,

But what is legit?

There is a lot of confusion on the legalities,

What you can ask, what you cannot say,

Animal fees, deposits, clean up, barking, allergies...

Websites to “register” your animal are scams so

What documents are “legit”?

How can a LL protect themselves? Their property?

Their other residents?

Aida and her Commissioners are the final local authority if there is a dispute.

Scroll down for a bio on Aida.

February:

Small Claims (Eviction) Magistrate Meek

Court is a part of LLing and every LL must know how it works.

Closed meeting, **paid members only**. Renew online.

Coming soon:

Judge candidate forum

Property Tax Assessor

Home Inspector

AirBnb

CPA

Real estate in your Roth IRA

Rehab magic

Painless Evictions

Landlord Skills

Can't happen here??

WATCH THIS VIDEO!! before you vote.

(Just click on the blue link or copy/paste it into your browser)

https://m.youtube.com/watch?v=S8P-18_dTsI

Titled: This City Will Fine You For Mismatched Blinds

Previous Month:

Year end tax savings tips

Winter prep to protect your properties.

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!

Membership is more important than ever!

Your dues now support lobbying at the Statehouse!

BCLA is now a member of Indiana State Real Estate Investors Assoc.

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

This event is a fundraiser to pay for lobbying.

***Start 2020 with the premier real estate investing
conference in the state...***

1 -- Meet people who are successful investors. They know the biz and are willing to share their tips and tricks so you can be a successful investor as well.

2 -- Meet local, regional and national sponsors to save money and earn rebates as you screen tenants, find resources for your business and borrow money for your next project.

3 -- Learn from top coaches. Million Dollar Landlord -- How to use social media so deals come to you instead of you chasing deals -- How to work with hard money, private

**money and institutional lenders so your next deal makes
YOU more money.**

4 -- 1:1 Q&A Round Tables at the end
of the day. You'll have 10-15 minutes
per expert to ask questions.

NEW DECADE PROMO

\$111/person

First 11 attendees receive Robyn
Thompson CD on how to
Rehab Luxury Homes
(\$159value) and are
upgraded to VIP tickets

Special pricing good now until midnight
Friday, January 3rd, 2020.

*Ring in the bells. Kick off the decade.
Make 2020 YOUR YEAR!!*

[CLICK HERE FOR SPECIAL PRICING](#)

Lobbying Success:

Meet part of our lobbying team and a short explanation of the new law PROTECTING
landlords!

www.youtube.com/watch?v=q5eFmL5IKxA

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.

BIO: Aida Ramirez joined the Human Rights Commission in November of 2013 as the Deputy Director. Following the retirement of former Director Lorraine Smith, Ms. Ramirez took the position of Director in July 2014.

Ms. Ramirez received her Juris Doctorate from the Indiana University Robert H. McKinney School of Law in Indianapolis and obtained her undergraduate and graduate degrees at Purdue University in West Lafayette. Prior to joining the Commission, Ms. Ramirez worked as a Judicial Law Clerk to the Honorable Louis F. Rosenberg, Judge of Marion County Circuit Court, via funding by an Indiana Supreme Court Grant. Ms. Ramirez worked with judicial officers to increase access to justice in the Marion County Small Claims Courts by implementing the 2012 Indiana Court of Appeals Task Force Recommendations. Ms. Ramirez's selected accomplishments include increasing access to the courts for persons with limited English proficiency by translating documents, increasing access for persons with physical and hearing impairments, drafting uniform court forms, drafting a pro se litigant manual, and providing assistance in drafting local Marion County Small Claims Rules.

Prior to law school, Ms. Ramirez acquired extensive experience in academia at Purdue University, working both as a lecturer and a graduate assistant for various departments on campus. While a graduate student, she worked as a Project Coordinator of the Purdue Student Wellness Office and managed a \$300,000 U.S. Department of Education grant to prevent high-risk drinking among first-year students. In 2011, Ms. Ramirez competed in the Honorable Robert H. Staton Moot Court Competition and was named to the Order of the Barristers. She also received the Larry W. Suci Windfall Award, the Norman Lefstein Pro bono Award of Excellence, the Betty Nelson Skilled Leader Award, and was a 1999 recipient of the Lilly Endowment Community Scholarship Award in Lake County, Indiana. Her volunteer work and activities include pro bono with the Indiana State Bar Association Young Lawyers Section, volunteer Judge for Moot Court Competition, and member of the Health Law Society.

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

3129 25th Street PMB202 Columbus Indiana 47203 812-376-3500

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

President: Brad Grayson 812-376-3500 goffice@comcast.net

www.BartholomewLandlords.com

11-1-2018

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, Jan1 thru Dec31 (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 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

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.

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

Mail check and form to:

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

Or Bank Draft or Credit Card

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

I: _____ I: _____ ||' (*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 _____

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