



Landlords' Legend

FIRST QUARTER 2010

QUARTERLY
NEWSLETTER

President's Column

by Keith Smith

January is now behind us as we anticipate the warmer weather ahead.

Recently, Susan and I spent a very nice week on the cruise ship *Liberty of the Seas* traveling the Western Caribbean with many other real estate investors from across the country, including Ron and Margie White from Dubuque as part the 20th Annual Mr. Landlord Cruise hosted by Jeffrey and Dot Taylor. We found it a great opportunity to renew past friendships, make new ones, and hear great ideas on how to see the opportunities ahead of us. We were even blessed to be able to take advantage of the great education opportunity of consulting with several national speakers such as Robert Shemin, Lee R. Phillips, Pete Youngs, Tom Nardone, and Mike Butler.

Our take away from seminar at sea was that we need to continuously set and re-view our goals. The theme for the cruise was "Cruising with a Renewed Focus." New year's resolutions are common--and commonly forgotten after January 3rd or so. Now that most of the year-end paper work is done and the tax paper work hit the mail before January 31, take some time for business goal setting. Think about the different areas of your business you would like to focus on this year. Are you expanding your portfolio? How many units would you like to add this year? How will you go about accomplishing this? Set some specific action steps. Are you managing your portfolio by selective cuts? Now is the time to talk with your tax professional to stage your planned sales. Is your goal to find new tenants? To keep current tenants? Maybe you just want to better organize your office and balance your work and family time. Don't



forget to talk with other landlords--when we stay isolated our challenges seem larger, when we talk with others we realize our challenges are shared.

If filling vacancies was one of your goals, focus on how and where you'll find those new residents. Look for a niche market to fill vacancies. Who is in need of housing in your area? Consider marketing to a specific occupation type such as teachers or nurses or factory workers. Identify your target and advertise where they spend time. Get creative. Is it time to talk with HR departments at local businesses? Maybe post fliers in employee break rooms? Have you used www.postlets.com? This is a free website that will blast your ad to other websites across the net. The site easily converts your information into a polished web page you can copy and paste into craigslist.

Once you have successfully filled your units, you'll want to focus on keeping good residents. Times are tough for everyone. It is not a matter of "if" a resident is late with the rent, it is only a "when." Be prepared by building a list of aid sources for your residents. Who could help them with rent if they are behind? At the top of the list might be the Iowa Rental Assistance program,

INSIDE THIS ISSUE:

Board Minutes	2
Legislative Report	3
Membership Report	4
Board of Directors	5
2010 Convention	5
Consumer Reports & Adverse Action Notes	6-7
Local Chapters	8-9
Census 2010	10
Landlord University	11



www.iowarentalhelp.com. The federal government offers information at www.hud.gov. Select state information and then Iowa. Just googling Iowa rental assistance brings up a variety of options. Talk with local churches, charities, and aid agencies. Have the list ready to share with that good resident who may be late with rent. This investment in time and support could pay off when a good resident stays and the expense of advertising and prepping an apartment is avoided.

Set aside time for goal setting and planning. Renew your focus. Enjoy a cold drink as you do so--and think about those 70 degree temps that can't be too far away. ❖

Unapproved Minutes—Landlords of Iowa Board of Directors Meeting January 15, 2010, Clarion Hotel, Cedar Rapids, IA

ATTENDEES: Keith Smith, Dick Sack, Kim Frederickson, Stephanie Feuss, Berdette Bryngelson, Jim Ervin, Bob Smith, Max Patterson, Diana Wilson, Gary Olmstead, Jerry Merrick, Kathi Skovronski, Walter Skovronski, and Aleks Thomas.

CALL TO ORDER: President Keith Smith called the meeting to order at 10:00 a.m.

BOARD OF DIRECTORS: President Keith Smith asked that each board member introduce themselves and discuss the top three issues that need addressed with their current chapters. All stated that they need to find ways to obtain new members. Many are dealing with city housing inspections.

INSTALLATION OF OFFICERS: Diana Wilson installed the following officers Keith Smith-President, Dick Sack-Vice President, Kim Frederickson-Secretary and Stephanie Feuss-Treasurer.

SECRETARY'S REPORT: Kim Frederickson

The secretary provided written copies of the minutes to each board member. Bob Smith moved that we accept the minutes as written with a second by Walter Skovronski. Motion passed unanimously.

TREASURER'S REPORT: Stephanie Feuss

The treasurer provided a written report to each board member. Diana Wilson moved that we accept the treasurer's report with a second by Walter Skovronski. Motion passed unanimously.

2010 BUDGET: Stephanie Feuss

Stephanie Feuss provided copies of the written budget to the board which was followed by discussion. Walter Skovronski moved to accept the budget as written with a second by Dick Sack. Motion passed unanimously.

2009 CONVENTION COMMITTEE: Dick Sack

Dick provided a written report to each board member. President Keith Smith asked for a motion to accept the report so moved by Walter Skovronski with a second by Jerry Merrick. Motion passed unanimously.

2010 CONVENTION COMMITTEE: Jerry Merrick

The convention will be held at the Best Western Midway in Dubuque on October 16th or October 23rd. Walter Skovronski so moved that we put down a deposit on said dates October 16th or October 23rd with a second by Gary Olmstead. Motion passed unanimously.

Keith asked that Jerry, Dick and Kathi work out the details for the 2010 convention and report back to the board. President Keith Smith will meet with five candidates for key note speakers. Walter Skovronski so moved that we approve what we got on the 2010 convention with a second by Dick Sack. Motion passed unanimously.

2011 CONVENTION COMMITTEE: Stephanie Feuss

The proposed location for the 2011 convention is the Clarion in the Amana Colonies on October 20th and 21st.

AUDIT COMMITTEE: Dick Sack

No issues with the 2009 Audit. President Keith Smith appointed Stephanie Feuss as the Chair person to review the convention financials with the help of Max Patterson.

EDUCATION COMMITTEE: Jerry Merrick

Education Events with Kirkwood Community College will be held on the following dates and locations, February 6th in Cedar Rapids and February 20th in Iowa City.

President Keith Smith made a special president appointment to have Aleks Thomas chair the education committee.

MEMBERSHIP COMMITTEE: Max Patterson

Stephanie Feuss provided the board with a written membership list and asked that each chapter review them to make sure the report is accurate and email her with any changes. Stephanie will email you this report and have you make any needed changes and send back to her.

WEBSITE: Bob Smith

Bob Randklev gave the board a presentation on the new website for Landlords of Linn County. He asked that the board put together a wish list so he can provide us with a cost to update our website. Jim Ervin asked that we get another competitive bid on the website after we put together a list of criteria.

LEGISLATIVE REPORT: Daryl Kruse

Legislative Day was set for February 16, 2010. President Keith Smith provided a written report of proposed bills to review. Discussion followed on issues that we need Joe Kelley to address.

FORM'S COMMITTEE REPORT: None

ELECTRONIC COMMUNICATIONS: Diana Wilson

Need all newsletter material by January 31st, 2010.

Jim Ervin will be Co-Editor with her.

LEGAL STATUS COMMITTEE: Walter Skovronski

Stephanie Feuss and Walter Skovronski will be working together on filling out the proper paper work for the non profit status.

Stephanie Feuss motioned to extend the meeting by thirty minutes with a second by B.O. Bryngelson. Motion Carried

OLD BUSINESS:

Stephanie Feuss discussed changes to the Roll Call sheet. Walter and Kathi Skovronski are both voting delegates. Tammi Lisius is no longer a member.

The following chapters have room for more board members as listed: Clinton 1, Black Hawk 1, Fort Dodge 2 and Pottawattamie 1.

NEW BUSINESS

Landlord day on the Hill is February 16th, 2010.

Next meeting dates will be as follows:

April 16th-Marshalltown

July 16th-Waterloo

October 15th-Dubuque

ADJOURN: Walter Skovronski motioned to adjourn with a second by Dick Sack at 2:29p.m. Motion Carried. ❖

Legislative Report

by Joe Kelly, LLIA Lobbyist

The legislature is back and has hit the ground running. At the end of the first three weeks, it seemed like we were already in the middle of the session, which is expected to last only a little over eleven weeks. The first deadline for non-money bills to get out of the first committee is just a month away. The expense money for law-makers runs out on March 31st. It's a tough environment to be trying to pass legislation. There's not much that landlords are seeking to pass this year, but the one we're working on is a big one. It's one we didn't expect. Prior to November 20th, who would have thought that there would be complete chaos about how to serve notices in our state? However, the Iowa Supreme Court, in the War Eagle Apartment decision, has disallowed the exclusive use of certified mail in giving eviction notices. Magistrates all over the state have expanded that decision to disallow the use of certified mail for any kind of notice.

Landlords of Iowa has been working with the Iowa Bar Association to craft legislation which will clear up the issue of how notices can be legally delivered in Iowa without violating the due process clause of the Iowa Constitution. Several attorneys, who work with landlords, have been reviewing the drafts of the Iowa Bar Association.

The draft will be given to the legislature very soon. The Judiciary Committees of the Iowa Legislature will handle this proposed legislation. Those are the committees where the attorneys are in the legislature. Having the Iowa Bar Association be the lead organization promoting this legislative reform is our best bet for success. I won't go into detail about the proposal now, but I can assure you that you're probably going to have even more options for service of notice.

It's amazing how many bills were introduced in the first few weeks which are of interest to landlords.

- **HF 2062/SF 2051** were introduced at the request of the Iowa Home Builders Association. HF 2062 has 20 cosponsors, six of whom are Democrats. SF 2051 has 10 sponsors, evenly divided between Democrats and Republicans. The bills would overturn the administrative rule which would require sprinklers in residential construction by January 1, 2013. The bills would also prevent cities or counties from adopting such a building code provision. ILA sup-

ports these bills. SF 2051 was referred to the Senate Local Government Committee, whose Chairman doesn't like the bill. HF 2062 is in the House Commerce Committee, where we have a better chance for passage.

- **HF 2003** would propose to allow landlords to recover attorney fees for frivolous civil rights cases. Even though it sounds good, it's just not legally feasible to recover under the landlord tenant act money from a civil rights proceeding. A subcommittee meeting has been held on this bill, and it will not be taken up.
- **HF 2038** would require landlords to pay tenants 5% on security deposits held and would increase the bad faith retention punitive damage from \$100 to \$1000. ILA opposes. The subcommittee has met on HF 2038 and voted not to advance the bill.
- **SSB 3023/HSB 577** would require carbon monoxide alarms in all housing, including rental housing. The bill is being promoted by Walter Kidde Portable Equipment, one of at least 25 companies that make such systems. The company has hired an Iowa lobbying firm to promote SSB 3023/HSB 577. Fire fighters are also supporting this bill. There was a subcommittee meeting on HSB 577. Subcommittee members asked the various interest groups to see if some kind of compromise can be reached on the bill. Landlords of Iowa opposes HSB 577 and spoke out against it at the subcommittee meeting.
- **HF 2002** would raise the small claims limits from \$5,000 to \$10,000. A subcommittee meeting has been held, and this bill will not advance. Opposing the bill were the following groups: the Iowa Judicial Branch, the Iowa Magistrates Association, the Iowa Bar Association, and the Attorney General's office. Since the cost of filing in small claims is \$85 and the cost is \$185 in district court, it would have a negative fiscal impact on the Judicial Branch's budget. It could also negatively impact landlords because with a higher workload for small claims court, you could see your eviction cases delayed even more if HF 2002 should pass. ❖



Legislative Day on the Hill—Feb. 16, 2010



Association members save 10% with promotion code

90 seconds...

...is all it takes to run an online background check



Product packages include:

• Eviction Statewide	• National Sex Offender
• Criminal Statewide	• OFAC – US Treasury Dept. Database
• Credit Evaluation	• SSN Fraud Check
• Address Search	

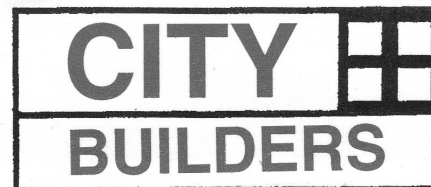
**Questions? Contact Customer Service
(888) 401-7999
www.ScreeningWorks.com**

©2008, ScreeningWorks, a service of RentGrow, Inc. All rights reserved.

Membership Report as of December 31, 2009

Chapter #	Name	Members
1	Landlords of Black Hawk	109
2	Landlords of Linn County	123
5	Wapello County Area Chapter	13
6	Siouxland Rental Association	14
7	Clinton Landlords Association, Inc.	54
8	Pottawattamie Co. Landlord Assn.	125
9	Marion Co. Landlords' Association	8
10	Fort Dodge Area Landlords Assn.	90
11	Muscatine Landlord Association	16
12	Marshalltown Rental Property Assn.	24
14	Dubuque Area Landlords Assn.	68
16	Central Iowa Rental Property Assn.	12
17	North Iowa Landlords Assn.	25
20	Greater Iowa City Apt. Assn.	43
21	Landlords of Davenport Inc.	33
99	At-large Members	2
	Vendor/Associate Members	6

TOTAL = 765



♥ Love Your Home

- THV Composit Window Systems
- Four Season Sunrooms
- Alside Insulated Siding
- Gutters with Leaf Protection
- Alside Composite Siding
- Luxury Bath Systems
- Residential Roofing

website: CityBuilders.com

DWIGHT WIELENGA

PRESIDENT

citybuildersden@cfu.net

2009 Center St.

Cedar Falls, Iowa 50613

319.277.4000 ph (Cedar Falls)

515.289-9000 ph (Des Moines)

319.366.1952 ph (Cedar Rapids)

800.798.4000 ph 319.277.2351 fx

Landlords of Iowa Board of Directors 2010

B.O. Bryngelson

Marshalltown Rental Property Association
641/752-3646, bo_bryn@willinet.net

Jim Ervin, Newsletter Co-Editor

North Iowa Landlords Association
641/424-6589, ervin@jumpgate.net

Stephanie Feuss, LLIA Treasurer, Budget Committee -- Chair,

Landlords of Linn County
319/329-5378, feuss99@hotmail.com

Kim Frederickson, LLIA Secretary

Landlords of Linn County
319/366-0434, gatewaykim@mcleodusa.net

Glenda or Michael Hanback

Central Iowa Rental Property Association
515/279-2847, glendahanback@msn.com

Keith or Inez Hill

Wapello County Area Chapter
641/684-7842, keithhill2@juno.com

Tony Jacobsen, LLIA Immediate Past President

Fort Dodge Area Landlord Association
515/573-4961, westridge1@frontiernet.net

David Kacena, Forms Review Committee -- Chair

Greater Iowa City Area Apartment Association
319/354-0386, David@k-rem.com

Daryl Kruse, Legislative Committee -- Chair

Landlords of Black Hawk, Inc.
319/240-0880, dreeemon@aol.com

Jerry Merrick, Education Committee -- Chair

Dubuque Area Landlords Association
563/556-7418, phubai1971@aol.com

Gary Olmstead

Landlords of Black Hawk, Inc.
319/266-8649, gandnolm@cfu.net

Max Patterson, Membership Committee -- Chair, Audit Committee

Marshalltown Rental Property Association
641/752-1887, m.patterson@mchsi.com

Maynard Porter

Siouxland Rental Association
712/258-8182, maynardporter@hotmail.com

Richard Sack, LLIA Vice President, Convention Committee --

Chair, Audit Committee—Chair
Clinton Landlords Association, Inc.
563/243-2617, cosuda@mchsi.com

Al Seim

Wapello County Area Chapter
641/682-7878, arseim@lisco.com

Walter or Kathi Skovronski, Legal Status Committee -- Chair

Landlords of Davenport, Inc.
563/326-5693, kaski58@msn.com

Keith Smith, LLIA President

Landlords of Linn County
319/721-4191, smithke@mchsi.com

Robert Smith, Website

Clinton Landlords Association, Inc.
563/212-2211, rjsmith@clinton.net

Roger Wahl

Pottawattamie County Landlord Association
712/322-8153, wahlapts@aol.com

William Wege

Pottawattamie County Landlord Association
712/322-5486, wrwege@msn.com

Diana Wilson, Newsletter Co-Editor,

Muscatine Landlord Association, Inc.
563/264-2077, dkwilson@machlink.com

2010 LLIA Convention Dates Set

by Jerry Merrick

The 2010 LLIA Convention will be held October 15 & 16 at the Best Western Midway Hotel in Dubuque.

We received many comments from the 2009 Convention and are working to make this the best convention yet!

Save the Dates!

Tentative Dates for Future Conventions

October 21 & 22, 2011—Amana Clarion

October 5 & 6—Location to be determined

Consumer Reports and Adverse Action Notices

Tenant screening is a process of investigation, analysis, and selection/rejection of rental applicants. Not everyone can be your next tenant and not everyone should be your next tenant. Your decision to accept or reject an application will be based upon information you obtain from various sources and by qualification under sound business criteria. The circumstances of a rejection determine what you must do by law to notify an applicant that his application has been rejected. Handling the situation in an appropriate manner and doing so legally is the subject of this article.

Landlords using consumer reports for evaluation of rental applicants must follow the provisions of the Fair Credit Reporting Act (FCRA). A consumer report contains information about a person's credit characteristics, character, general reputation, and lifestyle. A report also may include information about someone's rental history, such as information from previous landlords or from public records like housing court or eviction files. Consumer reports include:

- Credit reports from a credit bureau, such as TransUnion, Experian, and Equifax or an affiliate company,
- Reports from a tenant screening service that describe the applicant's rental history based on reports from previous landlords or housing court records,
- Reports from a tenant screening service that describe the applicant's rental history and also include a credit report the service got from a credit bureau,
- Reports from a tenant screening service that is limited to a credit report the service got from a credit bureau; and
- Reports from a reference checking service that contains previous landlords or other parties listed on the rental application on behalf of the rental property owner.

The FCRA is designed to protect the privacy of consumer report information and to guarantee that the information supplied by consumer reporting agencies (CRAs) is as accurate as possible. To be covered by the FCRA a report must be prepared by a credit reporting agency (CRA). The most common type of CRA is the credit bureau.

Landlords often ask applicants to give employment and previous landlord references on their rental applications. Whether verifying such references is covered by the FCRA depends on who does the verification. A reference verified by the landlord's employee is not covered by the Act; a reference verified by an agency hired by the landlord to do the verification is covered.

The FCRA requires landlords who deny a lease based on

information in the applicant's consumer report to provide the applicant with an "adverse action notice."

An adverse action is any action by a landlord that is unfavorable to the interests of a rental applicant. It includes not only a landlord's denial of a rental application but also a landlord's action that imposes a burden not required of all tenants. Common adverse actions by landlords include:

- Denying an application
- Requiring a co-signer on the lease
- Requiring a deposit that would not be required for another applicant
- Requiring a larger deposit than might be required for another applicant raising the rent to a higher amount than for another applicant

The landlord must provide the notice if the adverse action in any way is based on a consumer report that played a factor in the landlord's action, even though its action is based primarily on an applicant's income or prior reputation as a tenant. In fact, even if the information in the report plays only a small part in the overall decision, the applicant must be notified. This means that the landlord must usually send a notice if you hire a tenant screening company or even if just looking at a credit report. Disclosure of this information is important because some consumer reports contain errors.

As examples, landlords must send an adverse action letter to applicants who are denied a lease if the following describes the decision related to denial even if other factors also played a part.

- A tenant screening company is hired which gives the landlord a report that includes negative information leading to rejection of this applicant,
- A consumer screening agency is used that supplies only a credit report and the applicant is rejected on the basis of information in the report,
- A local landlord or owner association has an arrangement with a tenant screening company that provides a member with a report on an applicant that results in the landlord deciding that the applicant is unacceptable,
- The landlord pays someone on a contractual basis (as an independent contractor rather than an employee)

(Continued on page 7)

(Continued from page 6)

to do tenant screening and the contractor's report leads the landlord to conclude that he shouldn't accept the applicant,

The landlord contracts with a property management company to investigate applicant and the landlord rejects an applicant based on what the management company says. An adverse action report is generally not required if the basis for the rejection is one of the following:

- Information obtained from applicants themselves on the application form or in conversations with them or
- Oral or written information provided by an applicant's reference.
- Furthermore, landlords usually needn't send a formal adverse action letter if the following describes the situation.
- The applicant is not accepted because the landlord, when asked by the applicant, won't vary a rental term such as the rent or deposit amount or the pet policy,
- Information supplied on the rental application indicates that the applicant cannot meet the landlord's criteria – e.g., no income,
- The landlord learns from a conversation with the applicant that he has to move in by a certain date because he's being evicted and the eviction is considered to indicate a poor risk,
- The landlord or his employee calls the applicant's past or current landlord, employer, or personal reference and which provides information that leads to rejection, or
- A self-employed applicant provides tax returns that show an income below the landlord's qualifying criteria (e.g., "3 times the rent"),
- Upon analyzing an employed applicant's pay stubs the landlord discovers that the applicant was untruthful regarding place of employment or income when filling out the application form.

Section 615(a) of the FCRA requires landlords, when they take an "adverse action" against a rental applicant based in any way on a "consumer report" from a "consumer reporting agency," to provide an adverse action notice to that consumer. In particular the law requires landlords to provide tenant applicants with a notice that informs them about the adverse action, identifies the consumer reporting agency that provided the report that contributed to the landlord's action, and specifies consumers' rights under

the FCRA.

When an adverse action is taken that is based solely or partly on information in a consumer report the FCRA requires the landlord to provide a notice of the adverse action to the consumer. The notice must include:

- The name, address and telephone of the CRA that supplied the consumer report including a toll-free telephone number for CRAs that maintain files nationwide,
- A statement that the CRA that supplied the report did not make the decision to take the adverse action and cannot give the specific reasons for it, and
- A notice of the individual's right to dispute the accuracy or completeness of any information the CRA furnished, and the consumer's right to a free report from the CRA upon request within 60 days.

Although the law can be interpreted to allow oral adverse action reports, it is best to mail an adverse action letter to rejected applicant. Although emailing is probably better than a phone call, it really does not provide the paper trail that might be needed if the applicant claims he never received a letter. It is best to send the letter Certified Mail return receipt requested, providing proof that the letter was received by the applicant on a specific date. At a minimum send it with a Certificate of Mailing proof of mailing, as this will at least prove when it was mailed.

Landlords who fail to provide required disclosure notices potentially face legal consequences. The FCRA allows individuals to sue landlords for damages in federal court. A person who successfully sues is entitled to recover court costs and reasonable legal fees. The law also allows individuals to seek punitive damages for deliberate violations of the FCRA. In addition the Federal Trade Commission (FTC), other federal agencies and the states may sue landlords for non-compliance and get civil penalties. However, a landlord who inadvertently fails to provide a required notice in an isolated case has legal protections, so long as he can demonstrate "that at the time of the violation he maintained reasonable procedures to assure compliance" with the FCRA.

The above discussion relates only to federal law. As for many property management issues, landlords must also understand and abide by any more restrictive consumer credit laws that might exist in their particular states.

About the Author

YouCheckCredit.com has been providing online credit reports and background checks since 2000. If you have any questions, we can be contacted at YouCheckCredit.com, 3822 Campus Drive #200, Newport Beach, California. Toll Free number 1-866-666-8833 or Articles@YouCheckCredit.com ❖

Local Chapters (Listed alphabetically—numbered by order of joining)

#1 LANDLORDS OF BLACK HAWK, INC.

www.blackhawklandlords.org

Chapter Address: PO Box 742, Waterloo, IA 50704

Meetings: Monthly, 3rd Thursday 6:00 - 8:30 p.m.

Dinner, Program, Business Meeting

Elks, 409 E. Park Ave., Waterloo, IA 50703

Board meets 2nd Thursday of the month for lunch, 12 p.m.,
Hwy 63 Diner

2010 President: Carole Hyder

#16 CENTRAL IOWA RENTAL PROPERTY ASSOC.

Meetings: Monthly, 3rd Thursday 7:00 – 9:00 p.m.

Iowa Realty Office, 3521 Beaver Ave.

Des Moines, IA 50310

2010 President: Anne Bickell

#7 CLINTON LANDLORDS' ASSOCIATION, INC.

www.clintonlandlords.com

Chapter Address: PO Box 155, Clinton, IA 52732-0155

Meetings: Monthly, 4th Thursday 5:30 – 9:00 p.m.

Social Hour, Dinner 6:00 p.m., Business Meeting; 6:30
p.m., Program

Frontier Restaurant, 2300 Lincoln Way, Clinton, IA 52732

Board meets as required

2010 President: Richard Sack

#21 LANDLORDS OF DAVENPORT, INC.

Chapter Address: 2350 Farnam St., Davenport, IA 52803

Meetings: Monthly, 4th Tuesday 6:30 - 8:00 p.m.

Business Meeting, Program

Union Arcade Bldg, 111 E 3rd St., Davenport, IA 52801

2010 President: Walter Skovronski

#14 DUBUQUE AREA LANDLORDS ASSOCIATION

Meetings: 2nd Tuesday, 7:00 p.m. in September, November,
January, March & May

Dubuque Area Lifetime Center

3505 Stoneman Road, Dubuque, IA 52002

Board meets 1st Tues. at noon - same months as meetings.

2010 President: Jerry Maro

#10 FORT DODGE AREA LANDLORD ASSOC.

www.fdala.com

Meetings: Monthly, 3rd Wednesday, 7:30 – 9:00 p.m.

Chamber of Commerce Office

1406 Central Ave., Fort Dodge, IA 50501

2010 President: Dave Essing

#20 GREATER IOWA CITY AREA APARTMENT ASSOCIATION

www.gicaa.org

Chapter Address: PO Box 1765, Iowa City, IA 52244-1765

Meetings: Monthly, 4th Tuesday, 9 months

No meetings - July, Aug., Dec.

11:30 a.m. to 1:00 p.m. Lunch, Business, Speaker

Iowa City Board of Realtors

438 Hwy 1 West, Iowa City, IA 52246

Board Meets 2nd Tuesday every month

2010 President: David Kacena

#2 LANDLORDS OF LINN COUNTY

www.landlordsoflinncounty.com

Chapter Address: PO Box 851, Cedar Rapids, IA 52406

Meetings: Monthly, 2nd Thursday, noon luncheon

Metro Buffet, 2745 Blairs Ferry Road NE

Cedar Rapids, IA 52402

2010 President: Keith Smith

#9 MARION COUNTY LANDLORDS' ASSOCIATION

Meetings: Every other month, 3rd Tuesday

Mr. C's Steakhouse, Highway 14 N, Knoxville, IA
50138

6:30 p.m. Dinner, 7:00 p.m. Program

2010 President: Jayme McLaren

#12 MARSHALLTOWN RENTAL PROPERTY ASSOC.

Chapter Address: PO Box 36, Marshalltown, IA 50158

Meetings: Monthly, 2nd Thursday, noon luncheon

Memories Banquet & Reception Hall

1010 W. Lincoln Way, Marshalltown, IA 50158

2010 President: B.O. Bryngelson

#11 MUSCATINE LANDLORD ASSOCIATION

www.muscatinelandlords.org

Chapter Address: PO Box 1632, Muscatine, IA 52761

Meetings: Monthly, 3rd Monday 7:00 p.m.

Trinity Church

211 Walnut St., Muscatine, IA 52761

Board Meets 6 p.m. prior to meeting

2010 President: Open VP: Bernie Bartholow

#17 NORTH IOWA LANDLORDS ASSOCIATION

Chapter Address: PO Box 354, Mason City, IA 50402-0354

Meetings: 9 months of the year, 4th Thursday 7- 8:30 p.m.

Grant Village, Community Center

823 6th St. SW, Mason City, IA 50401

Board meets 6:30 p.m. before regular meeting

2010 President: Jim Ervin

#8 POTTAWATTAMIE COUNTY LANDLORD ASSOC.**www.pottcolandlords.org**

Chapter Address: 3114 - 9th Ave

Council Bluffs, IA 51501-5737

Meetings: Monthly, 2nd Thursday 7:00 – 8:30 p.m.

Business, Program

Jon Malloy Center , S 7th St. & 9th Ave.

Council Bluffs, IA 51501

2010 President: Don Angeroth

#6 SIOUXLAND RENTAL ASSOCIATION**www.sioxlandhomerentals.com/**

Chapter Address: PO Box 5204, Sioux City, IA 51102

Meetings: Monthly, 3rd Thursday

6:00 p.m. Dinner

7:00 p.m. Program, Business Meeting

Stryker's Grill/Quality Inn , 1401 Zenith Drive

Sioux City, IA 51103

2010 President: Maynard Porter

#5 WAPELLO COUNTY AREA CHAPTER

Chapter Address: 13934 - 65th St., Ottumwa, IA 52501

Meetings: Monthly, 2nd Monday 6:30 p.m. Dinner,

7:00 p.m. Meeting

Sirloin Stockade , 2645 Northgate Dr., Ottumwa, IA 52501

2010 Presidents: Keith & Inez Hill

Since 1992

tenantdata[®]*Protecting Your Property One Applicant At A Time*

(800) 228-1837

**Landlords of Iowa Price
Only \$10.75****www.TenantData.com****New Social Media Communities
From
Apartment Finder**Start an online community for your property with our **TURN-KEY**
social media marketing service

- Enhance Retention •
- Increase Referrals •
- Improve Google Rankings •

**Apartment
Finder™**
ApartmentFinder.com**Consumers prefer us.
Advertisers rely on us.**

To get started on creating a
content-driven interactive website for
your community and building a
presence on multiple
social media platforms,
please contact **Judy Bellack** at
1-800-822-4300
or jbelleck@apartmentfinder.com
Twitter: www.twitter.com/JudyBellack
Facebook: Judith Hyatt Bellack

Census 2010, You Count

Why It Is Important?

Census affects funding in your community. Census data directly affects how more than \$400 billion per year in federal and state funding is allocated to communities for neighborhood improvements, public health, education, transportation and much more. That's more than \$4 trillion over a 10-year period. Spending just a few minutes to fill out your census form will help ensure your community gets its fair share of federal and state funding. **Over the 10 years between census counts, a community loses more than \$12,000 for each uncounted citizen.**

Census affects your voice in Congress. Mandated by the U.S. Constitution, the census is also used to apportion seats in the U.S. House of Representatives and to redistrict state legislatures.

Census affects your representation in state and local government.

Census data is used to define legislature districts, school district assignment areas and other important functional areas of government.

Census influences your community's decisions. The census is like a snapshot that helps define who we are as a nation. Data about changes in your community is crucial to many planning decisions, such as where to provide services for the elderly, where to build new roads and schools, transportation funding, employment assistance, Section 8 housing, or where to locate job training centers.

The 2010 Census will be a **short-form only** census and will count all residents living in the United States as well as ask for name, sex, age, date of birth, race, ethnicity, relationship and housing tenure -- taking just minutes to complete. **All information is kept confi-**

dential! By participating in the census, you can help create a better future for yourself and those important to you. **Complete and return your form when it arrives — and make sure your tenants do the same!** Census forms will be mailed to citizens during March, 2010. Census Day is April 1, 2010.

Help yourself, help your residents. Do you have residents that are out of work, or need a part-time job? The U.S. Census Bureau is recruiting temporary, part-time census takers for the 2010 Census. These short-term jobs offer good pay, flexible hours, paid training, and reimbursement for authorized work-related ex-

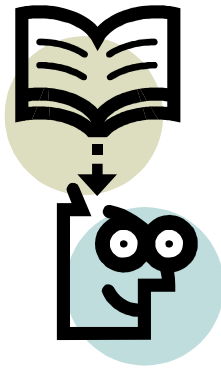
Complete and return your form when it arrives — and make sure your tenants do the same!

penses, such as mileage incurred while conducting census work. Best of all, census takers work right in their own communities. Census taker jobs are excellent for people who want to work part-time, those who are between jobs, or just about anyone who wants to earn extra money while performing an important service for their community.

Contact Information. If you are interested in being a census taker, or have residents that may be interested. The national phone number for applying is 1-866-861-2010. Additional information is also available at this web site

<http://2010.census.gov/2010censusjobs/>. Information about applying may also be obtained by contacting the Local Census Offices. The Local Census Offices in Iowa are located in the following cities. The starting hourly wage for census takers is shown, in parenthesis, after the city name. Ames (\$11.75) 515-598-4854; Cedar Rapids (\$12.75) 319-731-1520; Des Moines (\$13.75) 515-343-5770; Sioux City (\$12.00) 712-202-1660; Waterloo (\$11.75) 319-296-7800.

YOUR COMMUNITY IS COUNTING ON YOU!❖



Landlord University—February 6 & 20

Search and Register for Courses - www.kirkwood.edu

Decisions to run classes are made one week prior to the class start date. This decision is impacted by enrollment numbers so early registrations are encouraged.

CBRE-095-KAM02 Landlord 101

Avoid headaches, hassles and lawsuits by learning how to manage your rental property professionally. Maximize your profits and minimize your risks. In partnership with the Landlords of Iowa, we are excited to offer this one day course for those looking to become a landlord. Learn about advertising, tenant screening, discrimination, showing vacancies and essential lease clauses. Receive vital information about maintenance and management, security issues, evictions, city registration and inspection, premises liability and more.

There will be a break for lunch.

Saturday, February 6, 9 am to 4 pm - Kirkwood Center for Cont Educ., 7725 Kirkwood Blvd. SW, Cedar Rapids, IA 52404, Room 123

Tuition Cost: \$59.00

Instructor: Staff

Registration Instructions

Copy the class course number from inside the parenthesis (**CBRE-095-KAM02**), paste to the [Registration](#) page in the area for course code number, fill in **NO OTHER** fields, and click the **SUBMIT** button.

This class is also being taught on Saturday, February 20, 9 am to 4 pm, Iowa City Credit Center.

(CBRE-095-KAM01)



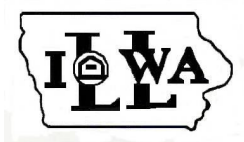
March 14!

2010 BOARDMEETINGS:

- **April 16—Marshalltown Regency Inn**
- **July 16—Waterloo Elks Club**
- **October 15—Dubuque Best Western**

Landlords of Iowa, Inc.
Jim Ervin & Diana Wilson, Editors
PO Box 1065
Muscatine IA 52761

PRSRT STD
U.S. POSTAGE
PAID
IOWA CITY, IA
PERMIT NO. 200



We're on the web:
www.landlordsofiowa.org

Landlords of Iowa Landlords' Legend is published quarterly. To submit articles, please forward them to Diana Wilson, PO Box 1065, Muscatine, IA 52761, Phone 563-264-2077, E-mail: dkwilson@machlink.com

The deadline for submitting articles is:

Second Quarter May 1

Third Quarter July 15