



Landlords' Legend

SECOND & THIRD
QUARTER 2016

QUARTERLY
NEWSLETTER

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LANDLORDS OF IOWA CONVENTION

**October 20-23,
2016**

**JOIN US AT THE
Best Western
Starlite Village**

1518 3rd Ave NW

Fort Dodge IA

515-573-7177

Convention cost is \$100 per person if paid by Sept. 30. \$125 after Sept. 30.

Includes:

- Thursday dinner
- Thursday social hospitality
- Friday lunch & dinner

Breakfast included with Starlite room reservation.

Best Western special room rates for the convention if reserved by September 30:

- **Single/Queen \$88**
- **Double/Queen \$104**
- **Single King \$104**
- **King Suite \$128 (with sofa sleeper)**

The convention this year will be focused on landlord/tenant issues. You won't want to miss it!



See Registration Form on Page 11.

Submitted by President Daryl Kruse

Increased Living with Parents among 18-34 Year Olds and the Implications for Future Housing Demand

by **Daniel McCue**, Senior Research Associate

The rise in the number and share of adults living with their parents is a well-documented trend that became increasingly apparent after the Great Recession. It is also increasingly meaningful to housing markets as household growth slowed markedly in this period, largely as a result of fewer young adults forming households. And it is a trend that is ongoing. Just a couple of weeks ago, a report issued by the [Pew Research Center](#) found that for the first time in the modern era a higher share of adults age 18-34 are living with parents than living with partners or spouses.

In light of this information, one might conclude that as long as the rate of young adults living with their parents remains high, household growth will continue to be depressed. But even as the rate of adults living with parents continues to

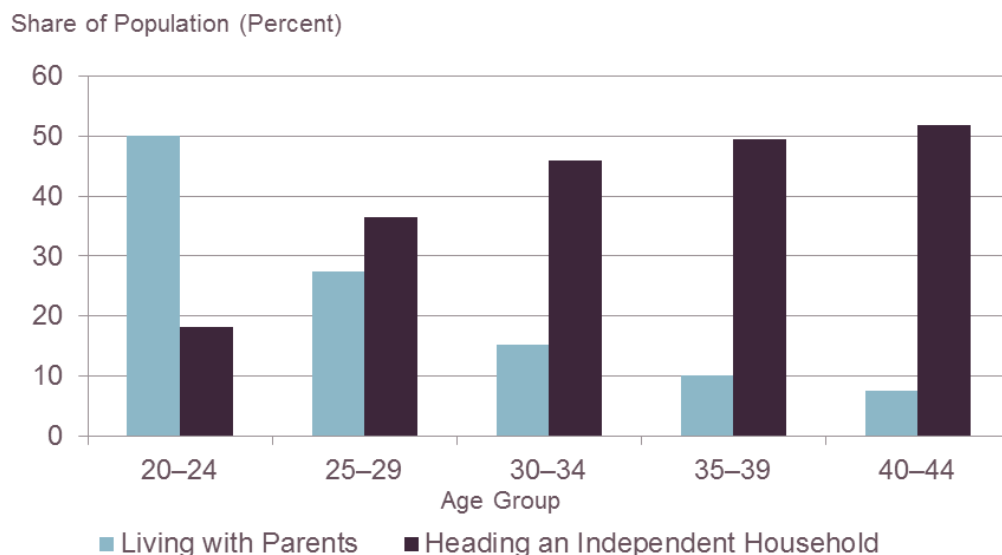
grow, the Census Bureau's Housing Vacancy Survey also reported that household growth again increased in 2015 and has been accelerating since 2012. If young adults—who are responsible for the majority of new household formation—are still living with parents at ever higher rates, how is it that household growth is picking up? The answer lies in the shifting age distribution of millennials, who have now begun to exit the time of life where living with parents is most common and enter older ages where living with parents is less common. With this shift, we can maintain today's higher levels of living with parents among young adults and still have an acceleration of household growth.

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The 18-34 year old age group is also a very wide grouping for looking at living with parents, as the rate drops sharply across these ages. Rates start at 50 percent among adults age 20-24 and drop down to 15 percent for adults age 30-

34 (**Figure 1**). This pattern basically mirrors the growth in headship rates (rates of being the head of an independent household) that rise most steeply for adults in their 20s.

Figure 1: Rates of Living with Parents Drop Precipitously within the 18-34 Year Old Age Group, Mirroring Growth in Living as Head of Household

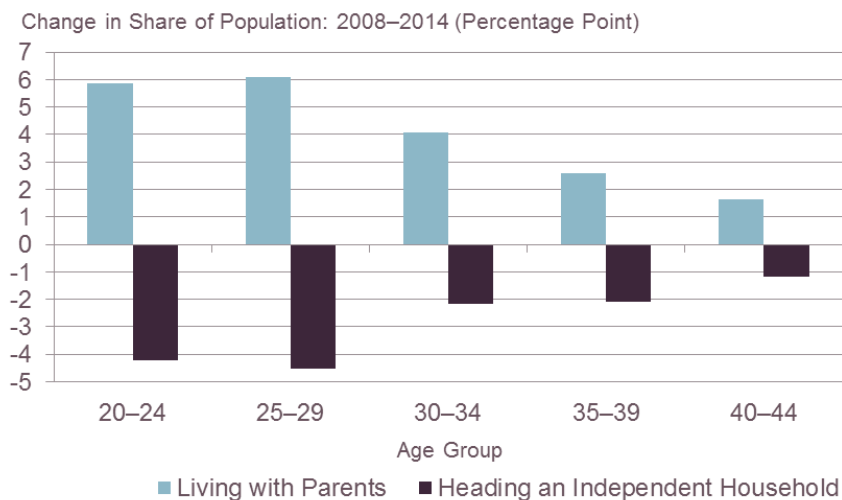


Source: JCHS tabulations of US Census Bureau, 2014 American Community Survey 1-Year Estimates.

In addition to being higher, rates of living with parents have also increased much more for the younger set of adults aged 18-34 (**Figure 2**). According to tabs of the ACS, rates of living with parents in 2008-2014 grew most for 20-24 and 25-29 year olds, each up by roughly 6 percentage points. Increases taper off with age from there,

dropping to 4 percentage points for those age 30-34 and 2.5 percentage points for the age 35-39 year old age group. Similarly, household headship rates dropped most for the younger age groups under age 30 and less for those older than age 30.

Figure 2: Recent Changes in Rates of Household Headship and Living with Parents by Age Group



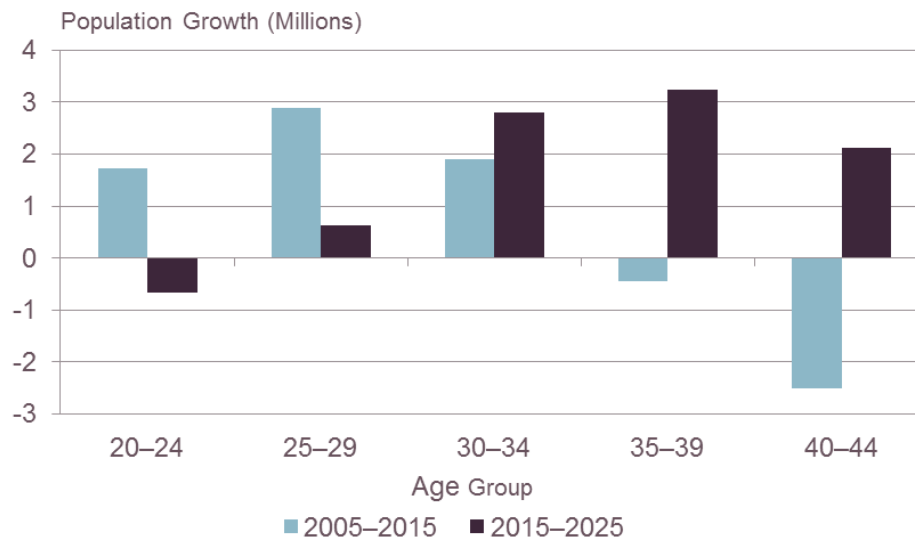
Source: JCHS tabulations of US Census Bureau, 2014 American Community Survey 1-Year Estimates.

Meanwhile, over the past decade the majority of population growth for young adults was skewed towards the younger side of this 18-34 year old group as the millennials replaced the smaller, generation-X population in the 20-24 and 25-29 year old age groups. In addition to being the ages where rates of living with parents are highest, the sharp increases in living with parents that occurred among these age groups has meant that far fewer households were formed compared to what would have been expected given the magnitude of population growth. Tabulations from the CPS show that declines in headship rates over 2005-2015 for the 15-19,

20-24, and 25-29 year old age groups reduced household growth by 1.7 million below what would have occurred under constant rates.

Over the next 10 years, the aging of the millennial generation will shift the bulk of population growth from the 20-24 and 25-29 year old age groups to the 30-34, 35-39, and 40-44 year old age groups (**Figure 3**). At these older age groups, changes in rates of living with parents and overall household headship have been much more moderate and remain closer to recent historical levels.

Figure 3: Over the Next 10 Years, Aging of the Millennial Generation will Shift the Bulk of Population Growth into Older Age Groups



Source: JCHS tabulations of US Census Bureau, United States Population Estimates and 2014 Population Projections.

This all suggests that future expected population growth in the 30-44 year old age groups will translate more directly into household growth over the next decade, even if living with parents continues to remain high for 20-

some things. The pick-up in annual household growth levels since 2012 as reported by the Housing Vacancy Survey is a sign that this has begun.

10 Landlords Biggest Mistakes

1. Not fully Screening - Selecting the wrong resident.
2. Accepting Excuses - Not immediately posting Pay or Quit notice.
3. Taking too long at turnover to get a rental ready.
4. Being known as the owner, instead of just one of the managers or workers.
5. Allowing people (resident and government) to push me around.
6. Not seeing inside a rental frequently enough to correct conditions before they evolve further.
7. Trying to do too much of the work myself (Not taking the tools out of my van sooner).
8. Hiring the wrong handyman (and putting too much trust in one).
9. Not fully looking at house before purchasing another.
10. Waiting too long to go full time.



Minutes—Landlords of Iowa Board of Directors Meeting, April 15, 2016—Legends American Grill, Marshalltown, IA

CALL TO ORDER: President Daryl Kruse called the meeting to order at 10:14 a.m.

ATTENDEES: Diana Wilson, Sheryl Jahnel, Tony McFarland, Fred Rhodes, Chris Villhauer, Kris Pregler, Mark Pregler, Garry Grimm, Linda Miller, Kim Frederickson, Daryl Kruse, and Marc Gillette. Visitor: Deanna Bennett with Rent Monitor, www.rentmonitor.com

ADOPT THE AGENDA: President Daryl Kruse

Kim Frederickson so moved to adopt the agenda with a second by Diana Wilson. Motion Carried.

WELCOME VISITORS: President Daryl Kruse

Welcome visitor Deanna Bennett with RentMonitor, www.rentmonitor.com arriving at noon.

SECRETARY'S REPORT: Kim Frederickson

The January 2016 minutes were email to the board prior to the meeting for review. No corrections to the January minutes. All in favor passed.

FINANCIAL REPORT: Fred Rhodes

We reviewed the financial reports that were emailed to the Board provided by Fred Rhodes. We paid \$2,500.00 to Joe Kelly, \$852.00 to Cincinnati Insurance, and \$2,649.88 for the Amicus Brief in the first quarter. We received \$6,900.00 in membership dues in the first quarter. We received \$884.02 from Mr. Landlord and \$1,059.07 from the Community Buying Group Benefit in the first quarter. We had a balance of \$70,478.94 at the end of March. President Daryl Kruse mentioned that we will continue to investigate Quicken and Quick books. Diana Wilson so moved to approve the financial report with a second by Kim Frederickson. Motion Carried.

NEWSLETTER COMMITTEE: Diana Wilson

Diana Wilson will get the Legend out within a couple weeks. Fred Rhodes mentioned that Marshalltown name needs changed to Central Iowa Property Association. President Daryl Kruse reminded everyone to make sure they email any name, officer or address changes to Diana Wilson. Please send in articles.

BY LAWS: Jan Schmitt and Bob Smith

President Daryl Kruse on 4/8/16 emailed proposed amendments for the bylaws with additional language to the board for review. Limitation of Liability dropped the Directors one. Joe Kelly offered a version of updated By Laws from his Manufactured Housing Bylaw as an example to include a new paragraph B.

President Daryl Kruse read the changes offered for Section 10 paragraph B.

No director or officer shall be personally liable to the Association for monetary damages for breach of fiduciary duty as a director or officer except for:

1. A breach of the director's or officer's duty of loyalty to the Association.
2. Acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law.

3. Any transaction from which the director or officer derives an improper personal benefit.

4. As further defined in Iowa Code Section 504.832

Our Insurance is going up from \$750 to \$1500 with a \$1000 deductible and no email coverage. State of Iowa code already offers protection for nonprofits. President Daryl Kruse sent out the information recommends discussing with the local Chapter to make sure everyone is on the same page. Strongly consider adding a similar paragraph to your by-laws. Added item #4 which is what President Daryl Kruse handed out revised Iowa nonprofit corporation act. The board is unanimous to drop the \$1500 version as we are covered by the State. Mark Pregler so moved to add paragraph B. to the By Laws with a second by Linda Miller. Motion carried. Article-II President Daryl Kruse is okay with process.

LEGISLATIVE COMMITTEE: President Daryl Kruse

President Daryl Kruse reported that the occupancy bill will need to start over since the bill didn't make it through the second year of Legislative session. Will have to see if the election this November may change control of either chamber. Occupancy Passed the house last year, went to senate but didn't get any traction. Rick Taylor in Local Government Committee is in favor. During Landlord Day on the Hill some Senators had not heard about the occupancy bill.

Mark Pregler stated that we need to form relationships with the Realtors as they have the money and we are willing to speak up. Plant the seed now we need political money from the Realtors for the PAC. President Daryl Kruse thinks we should work with your local City Council and Mayor elections to help get more sympathetic people elected, donate locally, and put signs in yards. Joe Kelly as of 3/31/16 has \$5,690 in PAC money.

ACLU sponsored Right to Assistance. President Daryl Kruse stated they passed the Right to Assistance in the Senate, back in the House to reconcile the bill, and then it's on its way to the Governor and President Daryl Kruse expects he will sign it. Sheryl Jahnel mentioned its taking away penalties removed from 562.A. Changes are minor. If we explain it based off disparate impact for all people. You should be able to choose who you live with, in your private home. Marc Gillette mentioned that we need to find stories.

Other agenda items DOB redaction all in agreement Joe Kelly says Iowa Supreme Court administrators want to hide DOB from public access. To run criminal history name and DOB needed. We are working to try to kill the idea before it gets to be debated at all in the legislative process. Joe Kelly talking to other lobbyist talking to kill it before it gets to the Supreme Court Administrators. Chip Baltimore is one of the key persons to speak with.

A new 562. A with new language, stake holders will have a meeting and get a chance to impute with hopes we can modify it. Results of Amicus Brief- Landlord and Tenant Contract both parties of legal age and sound mind as long as it doesn't affect State, Federal, or Local Law. 562. A says we can't charge for

(Continued on page 5)

carpet, ect.

Other legislative agenda items that are coming down the pipeline either at the state or federal level to be added are Carbon Monoxide Detectors and Lawful Source of Income.

Day on the Hill was March 2nd we had 18 attendees. Thoughts on ways we can increase attendance. Sheryl Jahnel mentioned that we need to let people know what issues are out there. Get to know your representatives before Landlord Day on the Hill and support both individuals. Talk with Representatives and know Legislators in your hometowns, not just at Day on the Hill.

IARPO PAC: President Daryl Kruse

PAC balance on 3/31/16 was \$5,690 as discussed earlier.

EDUCATION COMMITTEE: Tony McFarland

President Daryl Kruse sent out an email from Landlord's of Linn County about an education day proposal it was a last minute item added to the agenda. Garry Grimm mentioned that five years ago Linn County had 2500 Landlords and reported 3100 in last month or two. Landlord's of Linn County had made up 2000 brochures and handed them out at the training classes and got 50 or more new members from that. Landlord's of Linn County is asking for \$2000 to mail out brochures to the 3100 registered Landlords and \$2500 for a Speaker. Mark Pregler mentioned that we could get a great speaker for free if we planned it out a year or more in advance and get a percentage back from the speaker who sells training kits, etc.. Get a revenue sharing speaker to cover expenses. Mark Pregler contacted former members and invited them. Mr. Landlord speaking for 2 hours would be the best for Cedar Rapids. We could give seed money and then get it back. It was suggested Don Grove could speak for 2 hours on Service/Companion animals and charge \$30 or \$40 for people to attend. Fred Rhodes did a mailing to 300 Landlords in Marshalltown and thinks it's a waste of money. Better to meet with the people. Most only get 1 or 2% return. Try and get email, Facebook, and Twitter. Make a Facebook page titled "Linn County for Change". President Daryl Kruse mentioned as an example the Facebook page "UNI Students for Change", recommends looking it up.

CONVENTION COMMITTEE: Tony McFarland-David Essing

The 2016 Convention will be held at the Best Western Starlite Village 1518 3rd Ave NW, Fort Dodge, IA. 50501 on October 20th, 21st, and 22nd. A block of rooms has been reserved. Reserve your room by September 20th for a discounted rate. Credits will be available for Realtors. The state board meeting will be held on Thursday, October 20th, 2016. Plan to wrap up by noon on Saturday. Good Vendors similar to Ames. If you have vendors you would like to see let President Daryl Kruse know. Have Attorney General to Speak and Iowa Tenants' Project Christopher Warnock www.ictenantsclassaction.com. 2017 Convention hold in Mason City- Jessica Tierney and 2018 Convention hold in Burlington-Marc Gillette.

AUDIT COMMITTEE: Bob Smith

We have nothing to audit at this time.

BUDGET COMMITTEE: Executive Committee

President Daryl Kruse put the budget into print in the agenda. We dropped the \$375 for liability insurance. \$852 paid on February 5th showing in the financial report to Cincinnati Insurance not sure if we need that. Convention may be a liability and require binding coverage. President Daryl Kruse will look at further see if we can have group coverage.

Mark Pregler asked if we have a code of ethics in our By Laws. They are putting together a code of ethics. President Daryl Kruse asked if Mark Pregler will put together an organizations code of ethics. Standard code of ethics will work.

Budget for 800 members x \$20 dues = \$16,000, Lobbyist \$10,000, Legal Fund \$3000, New membership efforts \$1000 to \$1500, Education \$1000 to \$1500. Additional revenue potential coming from the Community Buying group \$1000 to \$1500 and convention profit. We spent a total of \$2,649.88 on the Amicus Brief. Attorney Tom Walton charges \$325 to \$350 per hour, suggested to have \$3000 for legal fund.

The board discussed a \$500 annual increase for Joe Kelly. Marc Gillette moved to increase Joe Kelly contract from \$10,000 to \$10,500 with a second by Chris Villhauer. Amendment to the motion from Mark Pregler moved to increase Joe Kelly by \$1000 rather than \$500 starting July 1st, 2016 with a second by Diana Wilson. Motion Carried. Joe Kelly new annual fee is \$11,000.

LUNCH BREAK: 12:00 p.m. to 12:30 p.m.

WELCOME VISITOR: President Daryl Kruse

Welcome visitor Deanna Bennett with RentMonitor, www.rentmonitor.com. Deanna Bennett handed out a packet of information for us to review. Rentmonitor will make your life easier. Has the fastest processing time in two days. Built for rentals it has email and text notifications. Know who has paid rent on time, tracking, reporting, tenant screening, and electronic maintenance requests. Pricing for rentmonitor costs \$3 for non association members or \$2.50 per transaction. Pass cost to tenants. Send welcome email and the tenant sets up own account but, need tenants email first along with authorization form to use email address. If choose to receive text messages tenant has to initiate. NSF automatically charges NSF fee and defaults to not allow partial payments. They can set up reoccurring payments. Affiliate program gives value back. Make 25% of transaction revenue for 2 years of each Landlord using rentmonitor. No fee for manual payments. Lots of reports are available including billing report and transaction payments for year.

FORMS COMMITTEE: Tony Miller- President Daryl Kruse

Forms are on hold for now.

LEGAL STATUS COMMITTEE: President Daryl Kruse

The Bi-annual reports- 990's are due May 15th.

MEMBERSHIP COMMITTEE: Paul Steines

Paul Steines is not here today to report. Fred Rhodes would like for us to figure out how to help each Chapter grow. President Daryl Kruse would like Chapters to come up with a really good plan and submit request for board approval. Most Chapters have funds to grow membership. Recommend \$1000 per year with four requests per year for education and membership.

ELECTRONIC COMMITTEE: Paul Steines and Jessica Tierney

Jessica Tierney set up Facebook for Landlords of Iowa.

WEBSITE COMMITTEE: Vice President Marc Gillette-Chair and Bob Mitchell

Marc Gillette mentioned Linda.com class for website building. We need to do something sooner than later with the website. We need to get the website going. Basic information, where to send dues, etc.

OLD BUSINESS:

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Bob Mitchell wanted to get the Mr. Landlord package for our group, recommend dropping it. We are in search of a website WordPress guru. Looking into Quicken and Quick books table it for now.

NEW BUSINESS:

Ban the Box-Human Rights tabled it. Ban the Box is fine for business but, not for Landlords. Trying to bring it back, HUD did on April 4th in Waterloo (?). Any new information on ban the box, send to President Daryl Kruse.

Amicus Curia Brief discussed already.

Lawful Source of Income-Linda Miller stated Marion City Council passed a new Civil Rights section of their code and didn't really know what was in it. At the council meeting they unloaded on the group Linda Miller, Garry Grimm, Sheryl Jahnel, and a

couple others. President Daryl Kruse mentioned getting insurance to cover Section 8 people. Make tenant liable for damages. On May 19th Landlords of Black Hawk Waterloo housing will be discussing forcing Waterloo to add lawful source of income. Everyone is invited and should attend meeting at the Elks Lodge at 6:00 p.m. to discuss lawful source of income and why it doesn't work. The Iowa City Landlords are having a meeting on April 26, 2016 at the Iowa River Power Restaurant located in Coralville from 11:30 a.m.

NEXT BOARD MEETING: Kim Frederickson

The next board meeting is in Waterloo, Iowa on Friday, July 15th from 10:00 a.m. to 2:00 p.m. at the Elks Club.

ADJOURN: Tony McFarland so moved that we adjourn meeting with a second by Kim Frederickson at 2:30 p.m. Motion Carried.



2016 Legislative Report

By Joe Kelly, LLIA Lobbyist

The legislature adjourned on Friday, April 29th. The House adjourned at 6:00 p.m., followed by the Senate at 6:10p.m. This session concluded the 86th General Assembly.

There will be elections in November to decide serves in the 87th General Assembly, which will be comprised of the 2017 and 2018 legislative sessions. There is no carryover legislation from 2016.

House File 161 - Occupancy

This was the occupancy bill which was eligible for debate in 2016. The bill passed the House 73-26 in 2015, in its fourth year of consideration. House Judiciary Chair, Chip Baltimore, (R-Boone), floor managed the bill himself in 2015. The Senate didn't consider the bill, even though Senate Local Government Chair, Rich Taylor (D- Mt Pleasant), asked the Senate President, Pam Jochum, to transfer the bill from Judiciary to Local Government. President Jochum declined to do so. However, we do know that Senator Taylor will offer the bill in Local Government Committee, if the Democrats retain control of the Senate. If the Republicans win the Senate, we will review the various committee to find the best home for the bill.

House File 493 – Victory in 2016

Landlords were part of a coalition with the American Civil Liberties Union (ACLU) Iowa and the Iowa Coalition Against Domestic Violence on HF 493. The bill will prevent cities from using 911 emergency phone calls as a tool to determine nuisance properties. HF 493 also prevents landlords from evicting tenants for calling 911. There is no reason why landlords would do this, other than being forced to do so by cities. HF 493 passed the House in 2015 on a vote of 98-0. Rep. Zach Nunn (R-Altoona) did a great job of floor managing the bill in 2015.

As was the case in 2015, the Senate Judiciary Committee showed no signs of moving HF 493. Senator Rob Hogg (D-Cedar Rapids) got himself assigned as subcommittee chair of the bill in 2015 for the express purpose of keeping the bill from passing. There were no subcommittee meetings held on the bill in 2015.

In 2016 nothing happened on the bill until mid-March. But

many things were happening behind the scenes on the bill. ACLU- Iowa and ICADV ran quite a grass roots campaign to get some action on the bill. Senator Hogg finally held a subcommittee meeting, at which time he offered an amendment to the bill. The House version of the bill had a structure of having an entirely new chapter on the subject. Senator Hogg countered by taking almost all of HF 493 and converting it into amendments to chapters 562A and 562B. In the 562A, it's 562A.27B. The material was placed as new subsections to the clear and present danger laws. In reality, this counter offer was not a bad move.

Landlords, along with ACLU and ICADV, reviewed this material carefully. While we all preferred the House version, the Senate version was substantially the same, and we realized that would be all we could get. The Senate passed the bill 50-0 on April 6th. Now both sides had passed the bill without a single "no" vote. It took three more weeks for the House to finally take up the bill. And it wasn't just a matter of not getting around to it. Some of the House leaders were not too happy with the Senate. First, they weren't happy that it took the Senate an extra year to act. Then, some didn't like the Senate changes to the bill. However, after three more weeks of working with the House, the House accepted the Senate amendment on April 27th. The vote was again 98-0. The passage of this bill is a classic example of a vote count not being reflective of the difficulty involved in securing passage of the bill. Governor Branstad signed HF 493 on May 27th.

Senate File 2219– Carbon Monoxide Alarms – Required as of July 1, 2018

This bill passed the legislature in 2016 and was signed by Governor Branstad on April 14th. Landlords registered as neutral on the bill. The bill was introduced by a former Iowan who moved to Colorado. His college aged daughter lost her life in an apartment because of carbon monoxide poisoning. SF 2219 will require all rental properties to have a CO detector by July 1, 2018. For homeowners, the law does not take effect until a property is sold. At that time, the new owner cannot receive a homestead exemption until a CO detector is installed. New construction will have to put in CO detectors. The administrative rules for SF 2219 will

(Continued on page 7)

be written by the state Fire Marshal who has promised to work with rental property owners in determining the rules, or details, of the program.

HF 2344- A bill for an act requiring that agreements to terminate farm tenancies be in writing. HF 2344 was signed into law by Governor Branstad on April 13.

HF 2354- A bill for an act relating to electronic recordings of court proceedings within a magistrate's jurisdiction. Governor Branstad signed HF 2354 on March 23rd.

SF 503 is a bill allowing the Iowa State Sheriffs and Deputies Association to submit information as to the costs for providing services in six rural and six urban counties. The report is given to the legislature in order to make a judgment as to whether fee system is adequate to cover costs. Landlords would be interested in serving of notices and FEDs, and writ of removals by sheriffs.

Other Bills of Interest in 2016

None of the following bills made it through the entire process to become laws.

Senate File 2282

A bill for an act relating to reinstatement of lapsed use restrictions within a common interest community. (Formerly SF 2012.)

SF 2240

A bill for an act prohibiting employers and employment agencies from seeking the criminal record or criminal history from applicants for employment under certain circumstances, establishing a criminal history employment application task force, providing penalties, and including effective date provisions. (Formerly SF 84.)

Senate File 2150

A bill for an act relating to forcible entry and detainer actions, including granting concurrent jurisdiction to small claims courts over preliminary hearings for certain forcible entry and detainer actions. (Formerly SSB 3030.)

Senate File 480

A bill for an act authorizing a city or county to provide a property tax exemption for value added by improvements to residential property that is a public nuisance. (Formerly SF 25 and SF 278.)

House File 2332

A bill for an act relating to the statute of limitations period in an action arising out of the unsafe or defective condition of an improvement to real property. (Formerly HSB 575)

2017 Issues

The 87th General Assembly will begin work on Monday, January 9th. The elections on November 8th will dictate who controls the legislature. Currently, the Democrats hold the Senate with an edge of 26-24. The Republicans have the House with a margin of 57-43.

Over the past 52 years, the Republicans have controlled the House 60% of the time. The Democrats have controlled the Senate 62% of that period, not counting the two years that there was shared power in 2005 and 2006.

We will be potentially working with the Iowa Supreme Court on the issue of access to date of birth records. The Court has made indications that they would like to redact that information from public searches online.

In Memoriam



DAVENPORT — Walter A. Skovronski, 61, of Davenport, passed away Saturday, April 23, 2016, after a courageous battle with cancer. Funeral services will be 10:30 a.m. Friday, April 29, 2016, at Bettendorf Christian Church, 3487 Towne Point Drive, Bettendorf. Visitation will be from 4-7 p.m. Thursday, April 28, 2016, at the Runge Mortuary. In lieu of flowers, memorials may be made to the family. Online condolences and tributes may be expressed at www.rungemortuary.com.

Walter was born on July 12, 1954, in Kewanee, Ill., the son of Paulicardi and Virginia (Campbell) Skovronski. He was united in marriage to Kathy Freitag.

They divorced, and he later married Kathi Longshore. He was proud to be self-employed and loved being his own boss as a real estate investor.

Walter was a dedicated fan of the Chicago Bears and was actively involved with the Bettendorf Jaycees where he was past president. He was also president of the Landlords of Davenport and a very active member of the Republican Party. He volunteered at the Quad-City Air Show for more than 25 years and especially loved spending time with his children and grandchildren.

Survivors include his loving wife, Kathi Longshore; children, Merridith (Jeff) VanDerGinst, Bettendorf, and Molly Skovronski, Minneapolis; grandchildren, Isabel and J.J. VanDerGinst; and brothers, Martin (Nancy) Skovronski, Cedar Rapids, and John Skovronski.

He was preceded in death by his parents.

Landlords of Iowa Board of Directors 2016

B.O. Bryngelson

Marshalltown Rental Property Association
641/752-3646, barb3646@gmail.com

Jim Ervin

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

David Essing

Fort Dodge Area Landlords Association
515/570-4496, actionrealtyinc@yahoo.com

Kelli Excell

Budget Committee-Co-Chair
Ames Rental Association
515/451-6876, kexcell@triplettcompanies.com

Lea Fienup

Pottawattamie County Landlord Association
712/215-0679, gfienup@yahoo.com

Kerry Fladung

Siouxland Rental Association
712/212-1969, siouxlandlord@yahoo.com

Kim Frederickson, LLIA Secretary,

Budget Committee-Co-Chair
Landlords of Linn County
319/396-6726, gatewaykim@mchsi.com

Marc Gillette, LLIA Vice President

At Large (Southeast Iowa Property Owners)
319/572-4567, gillette4567@gmail.com

Keith or Inez Hill

Wapello County Area Chapter
641/777-8324, inezkeithhill@gmail.com

David Kacena

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

Chase Keller

Landlords of Black Hawk, Inc.
319/231-1160, keller@mac.com

Daryl Kruse, LLIA President, Legal Status Committee-Chair,

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

Lynn Lampe

Dubuque Area Landlords Association
563/580-5264, llampe1@mchsi.com

Randy Lemmon

Pottawattamie County Landlord Association
402/689-2215, randyatpbm@aol.com

Tony McFarland

Ames Rental Association
info@amesrentalassociation.com

Robert Mitchell

Landlords of Linn County
319/329-0117, R_J_Mitchell@yahoo.com

Laura O'Leary

Landlords of Linn County
319/361-9528, 1harperoleary@aol.com

Kris Pregler

Landlords of Black Hawk, Inc.
319/939-4416, kris.pregler@gmail.com

Mark Pregler

Landlords of Black Hawk, Inc.
888/508-6188, mark@preglerproperties.com

Fred Rhodes, LLIA Treasurer

Marshalltown Rental Property Association
641/750-4185, fredrhodes2003@yahoo.com

Jan Schmitt, By Laws Committee-Chair

Dubuque Area Landlords Association
563/581-0055, janandlynn@mchsi.com

Kathi Skovronski

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

Robert Smith, Audit Committee-Chair,

Clinton Landlords Association, Inc.
563/212-2211, rjsmith52732@gmail.com

Paul Steines, Membership Chair

Clinton Landlords Association, Inc.
563/249-3243, steinesconstruction@hotmail.com

Jessica Tierney

North Iowa Landlords Association
641/425-6294, xandrew@msn.com

Chris Villhauer

Greater Iowa City Area Apartment Association
319/631-0811, cvillhauer@southgateco.com

Dianne Willenborg

Pottawattamie County Landlord Association
402/290-3538, pdwillenborg@gmail.com

Diana Wilson, Newsletter-Editor

Muscatine Landlord Association, Inc.
563/299-2007, dkwilson616@gmail.com

Please email any corrections, changes, to the editor:
dkwilson616@gmail.com. Thank you.

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

#22 AMES RENTAL ASSOCIATION

www.amesrentalassociation.org

Chapter Address: PO Box 2409, Ames, IA 50010

Board meets monthly; Membership meets quarterly

2016 President: Paula Shriver

Meetings: 2nd Tuesday, 6:30 p.m.

Dubuque Area Lifetime Center, 3505 Stoneman Road, Dubuque, IA 52002

Board meets Last Wed. at 8:30 AM

2016 President: Jerry Maro

#1 LANDLORDS OF BLACK HAWK, INC.

www.blackhawklandlords.org

Chapter Address: 1729 Falls Ave, Ste D, Waterloo, IA 50701

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

Dinner, Program, Business Meeting.

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

Board meets 1st Thursday of the month for lunch, 12 noon, Elks

2016 President: Mark Pregler Treasurer, Tony Miller

#10 FORT DODGE AREA LANDLORD ASSOCIATION

www.fdala.com

Chapter Address: PO Box 137, Fort Dodge, IA 50501

Meetings: Quarterly and as needed, 3rd Wednesday, 7:30-9:00 p.m.

Old Boston, 809 Central Ave., Fort Dodge, IA 50501

2016 President: Dave Essing Treasurer, Marge Flannery

#12 CENTRAL IOWA PROPERTY ASSOC.

www.marshalltownlandlords.com

Chapter Address: PO Box 36, Marshalltown, IA 50158

Meetings: Monthly, 2nd Thursday, 12:00 noon luncheon

Mama Digrado's, Marshall Town Center, 2500 S Center St., Marshalltown, IA 50158

2016 President: Fred Rhodes

#20 GREATER IOWA CITY AREA APARTMENT ASSOC.

www.gicaa.org

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

Meetings: Monthly, 4th Tuesday, 9 months

No meetings - Jul., Aug., Dec.

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

Flannigan's (inside Iowa River Power Restaurant, 501 1st Ave, Coralville IA 52241

Board meets 2nd Tuesday every month.

2016 President: Chris Villhauer

#7 CLINTON LANDLORDS' ASSOCIATION, INC.

www.clintonlandlords.org

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

Meetings: Monthly, 4th Thursday, 6:00-9:00 p.m.

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

Program, Chamber of Commerce Bldg, Clinton, IA 52732

Board meets as required.

2016 President: Paul Steines Gerald Caven, V.P.

#2 LANDLORDS OF LINN COUNTY

www.landlordsoflinncounty.org

Chapter Address: 2505 Brookland Dr, NE, Cedar Rapids, IA 52402

Meetings: Monthly, 2nd Thursday, 6-7 PM Social; 7 PM Program/Meeting,

Best Western Longbranch, 90 Twixttown Rd, Cedar Rapids, IA 52402

2016 President: Laura O'Leary

#21 LANDLORDS OF DAVENPORT, INC.

www.landlordsofdavenport.org

Chapter Address: PO Box 224, Davenport IA 52805

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

Business Meeting, Program, Davenport Moose Club, 2332 Rockingham Rd, Davenport, IA 52801

2016 President:

#11 MUSCATINE LANDLORD ASSOCIATION

www.muscatinelandlords.org

Chapter Address: PO Box 1473, Muscatine, IA 52761

Meetings: 3rd Monday, Sept-May, 7:00-8:30 p.m.,

County Extension Office, 1514 Isett Ave, Muscatine, IA 52761

Board meets 6:00 p.m. prior to meeting as needed.

2016 President: Steve Welk

#14 DUBUQUE AREA LANDLORDS ASSOCIATION

www.dubuquelandlords.com

#17 NORTH IOWA LANDLORDS ASSOCIATION

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

Meetings: Monthly, 2nd Tuesday, 9 months of the year, 7-8:30 p.m.

First Presbyterian Church, 100 S Pierce Ave., Mason City, IA 50401

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

2016 President: Brian Randall

#8 POTTAWATTAMIE COUNTY LANDLORD ASSOC.

www.pottcolandlords.org

Chapter Address: Shane Pohlman, Membership/Treasurer, 7421 N 106th St, Omaha NE 68122 (913) 570-216-

Meetings: Monthly, 2nd Thursday, 6:30-8:30 p.m., Business, Program,

Hy Vee, 2323 W Broadway.St, Council Bluffs, IA 51501

2016 President: Don Angeroth

#6 SIOUXLAND RENTAL ASSOCIATION

www.sioxlandhomerentals.com

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

Meetings: Quarterly, 3rd Thursday, 6:00 p.m. Dinner, 7:00 p.m. Program, Business Meeting, Jan., Apr., Jul., Oct.,

Horizon Restaurant, 1222 Tri View, Sioux City, IA 51103

2016 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

2016 President: Keith & Inez Hill

#23 Southeast Iowa Property Owners

www.seiowarentals.com

Chapter Address: 1700 River St., Burlington IA 52601

Meetings: Monthly 2nd Tuesday 6-7:30 PM.

No Dec. meeting. Program, Dinner

The Drake, 106 Washington St, Burlington IA 52601

The 4th Quarter LLIA Board Meeting will be on Thursday, October 20, 2 PM, at the Best Western Starlite Village in Fort Dodge.

Mark your calendars for the following Board meeting, 10 AM-2PM:

- **January 20, 2017**
- **April 21, 2017**
- **July 21, 2017**

Meeting place will be announced closer to the meeting date.

Each LLIA Chapter needs to add the following to their bylaws:

Limitation of Liability

No director or officer shall be personally liable to the Association for monetary damages for breach of fiduciary duty as a director or officer except for:

1. A breach of the director's or officer's duty of loyalty to the Association.
2. Acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law.
3. Any transaction from which the director or officer derives an improper personal benefit.
4. As further defined in Iowa Code Section 504.832.

**LANDLORDS OF IOWA 2016 CONVENTION
October 20-23, 2016
Best Western Starlite Village, Fort Dodge, IA**

Your Membership Chapter* _____

*You must be a member in good standing as of the convention date to receive the member rate

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Cell Phone (____) _____ E-Mail _____

LLIA Member By 9/30 \$100 After 9/30 \$125
**** Non-Members add \$40.00 to registration for membership**

Please check below:

I will be attending the Thursday night hospitality? ___ **Yes** ___ **No**

I am interested in CEU's for Realtors? _____ **Yes**

I will be attending the Friday evening dinner? (Included with registration fee) but you **MUST** mark Yes or No to receive a dinner ticket. _____ **Yes** _____ **No**

Total Enclosed \$ _____ *Check payable to Landlords of Iowa*

**Return to:
Fort Dodge Area Landlord Association
PO Box 137
Fort Dodge IA 50501**

Electrical Safety

Flipping a light switch. Plugging in a coffeemaker. Charging a laptop computer. These are second nature for most of us. Electricity makes our lives easier. However, we need to be cautious and keep safety in mind.



SAFETY TIPS

- ▶▶▶ Have all electrical work done by a qualified electrician.
- ▶▶▶ When you are buying or remodeling a home, have it inspected by a qualified electrician.
- ▶▶▶ Only plug one heat-producing appliance (such as a coffee maker, toaster, space heater, etc.) into a receptacle outlet at a time.
- ▶▶▶ Major appliances (refrigerators, dryers, washers, stoves, air conditioners, etc.) should be plugged directly into a wall receptacle outlet. Extension cords and plug strips should not be used.
- ▶▶▶ Arc fault circuit interrupters (AFCIs) are a kind of circuit breaker that shuts off electricity when a dangerous condition occurs. Consider having them installed in your home. Use a qualified electrician.
- ▶▶▶ Use ground fault circuit interrupters (GFCIs) to reduce the risk of shock. GFCIs shut off an electrical circuit when it becomes a shock hazard. They should be installed inside the home in bathrooms, kitchens, garages and basements. All outdoor receptacles should be GFCI protected.
- ▶▶▶ Test AFCIs and GFCIs once a month to make sure they are working properly.
- ▶▶▶ Check electrical cords to make sure they are not running across doorways or under carpets. Extension cords are intended for temporary use. Have a qualified electrician add more receptacle outlets so you don't have to use extension cords.
- ▶▶▶ Use light bulbs that match the recommended wattage on the lamp or fixture. There should be a sticker that indicates the maximum wattage light bulb to use.

IMPORTANT REMINDER

Call a qualified electrician or your landlord if you have:

- Frequent problems with blowing fuses or tripping circuit breakers
- A tingling feeling when you touch an electrical appliance
- Discolored or warm wall outlets
- A burning or rubbery smell coming from an appliance
- Flickering or dimming lights
- Sparks from an outlet



www.nfpa.org/education



Your Source for SAFETY Information | NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169