



**FOR  
RENT**   
[blackhawklandlords.org](http://blackhawklandlords.org)

**Landlords of Black Hawk, Inc.**  
*Founder & Charter Member of Landlords of Iowa, Inc.*  
**PO Box 742, Waterloo IA 50704**  
[www.blackhawklandlords.org](http://www.blackhawklandlords.org)

**GENERAL  
MEETING**

Thursday,  
Jan 17, 2013

**Elk's Club**

6:00-Social  
6:30-Dinner  
7:00 -Program

No December  
Meeting!  
See you in  
January.

**ANNUAL MEETING  
& CELEBRATION**

Please join us one & all for the annual meeting and celebration on January 17, 2013 at 6:00 pm at the Elk's Club. Dinner will be served at 6:30 pm with dessert! There is no charge to Members. Door prizes will be awarded.

***Dinner Reservations are due by Tuesday at 5pm, Please RSVP to Mark Pregler at 319-939-4417 or [BlackHawkLandlord@gmail.com](mailto:BlackHawkLandlord@gmail.com)***  
***Dinner is normally \$12 at the door, served at 6:30 pm, no charge to attend program, please be there by 7pm! NO COST THIS TIME!***

# Multiplex Rental Housing Construction Funds Available in Waterloo

WATERLOO, Iowa --- Funds from the Iowa Economic Development Authority are available for the construction of multifamily rental units in Waterloo.

This activity is limited to adaptive reuse or newly constructed multifamily housing. It does not include projects for which low-income housing tax credits are also sought or that comprise the financial resources for the proposed project's budget.



No less than 51 percent of the assisted multifamily units in the project will be made available to and occupied by persons or households whose incomes are at or below 80 percent of the area median income by household size established by HUD.

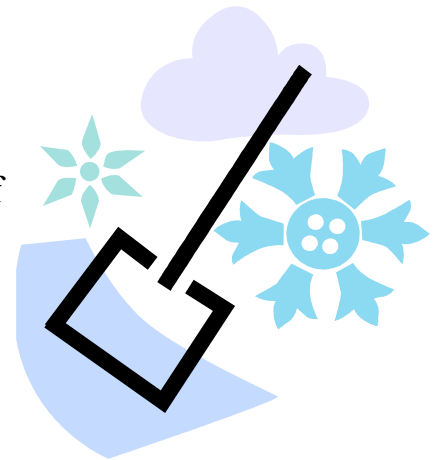
Program guidelines and applications are available at the city's Community Development office, 620 Mulberry St., and are due by noon Feb. 1.

**For more information, call (319) 291-4429 or go to [www.cityofwaterlooia.com](http://www.cityofwaterlooia.com).**

## CITY OF WATERLOO REMOVAL OF SNOW POLICY

The City of Waterloo would like to remind residents and snow removal companies of the rules regarding placement of snow, and sidewalk snow removal. It is against City Ordinance to plow snow across a street or alley or to snow blow or plow snow into the street. The first offense penalty for these actions is a \$200.00 citation.

Sidewalks in residential areas must be cleared within 72 hours of the end of a snowfall. Sidewalks in high traffic areas such as schools and hospitals should be cleared within 24 hours of the end of a snowfall. If the adjacent property owner does not clear sidewalks, the City will have them cleared and the cost for doing so will be billed to the property owner.



## Renter charged in setting fire to home

Waterloo Courier—December 5, 2012—

PAGE 3

EVANSDALE, Iowa --- A former Evansdale man has been arrested for allegedly setting fire to his rented home last month. And authorities are investigating fires at other properties connected to him.

Police said Wayne Charles McCormick, 24, was living at 744 Colleen Ave. in Evansdale when a fire broke out in the basement Nov. 19. The Iowa Fire Marshal Division investigated the blaze and determined it was intentionally set, said Chief Kent Smock, Evansdale's police and fire chief. He said McCormick lit an upholstered chair in the basement.

The fire was contained to that room, but the rest of the home suffered heat and smoke damage, he said. Damage was estimated at \$35,000, according to court records. McCormick, who currently has a Dysart address, was arrested Monday for second-degree arson. Bond was set at \$20,000.

"We're not sure what the motive was at this point," Smock said. Smock said McCormick had been living at the Evansdale address since moving from a home in Coulter that had caught fire twice. McCormick moved out of the house, located in Franklin County, after the fire, Smock said. He said a week after the blaze the house caught fire again. He said both of the Coulter fires were suspicious. [READ THE STORY](#)

**Landlords can reference this story if they find local law enforcement reluctant to make an arrest in willful damage to your rental property.**

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<b>Secretary</b>	Rachel Page	464-2862	<a href="mailto:pagefamily@butler-bremer.com">pagefamily@butler-bremer.com</a>
<b>Treasurer</b>	Sue Schauls	290-7843	<a href="mailto:schauls3@mchsi.com">schauls3@mchsi.com</a>
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<b>Legal</b>	Wallace Parrish	290-0335	<a href="mailto:wparrish@wparrishlaw.com">wparrish@wparrishlaw.com</a>
<b>Website</b>	Jane Young	232-7398	<a href="mailto:jayo2000@mchsi.com">jayo2000@mchsi.com</a>
<b>LLIA State Rep</b>	Rachel Page	464-2862	<a href="mailto:pagefamily@butler-bremer.com">pagefamily@butler-bremer.com</a>
Website Subcommittee—Jane, Sue, Mark, Chase and Mike Meaney—temporary committee to redesign the website and provide more services to members with their membership.			

## Local legislators ready for assignments

WATERLOO, Iowa --- Following the November elections, Republicans and Democrats have appointed members to committees, and in some cases elected to leadership positions. In the Iowa Senate, two area legislators will serve in leadership roles, with Bill Dix, R-Shell Rock, serving as minority leader and Bill Dotzler, D-Waterloo, serving as assistant majority leader. In the Iowa House, Walt Rogers, R-Cedar Falls, was elected as assistant majority leader.

### [READ THE STORY](#)

Deb Berry, House District 62: administration and rules, environmental protection, international relations and public safety. At a forum for nonprofit organizations early this month, "I've been one who has always served on Health and Human Services Appropriations, so I've been close to the issues of families and local communities. I intend to find out why I'm not on that committee; I requested it."

Jeff Danielson, Senate District 30: administration and regulation --- vice chair, appropriations --- vice chair, economic growth, state government --- chair, transportation, and veterans affairs --- vice chair.

Bill Dotzler, Senate District 31, assistant majority leader: appropriations, economic growth, human resources, labor and business relations, ways and means, economic development appropriations subcommittee --- chair. "They've always been the same since I've been in the legislature."

Anesa Kajtazovic: appropriations, commerce, economic development sub-appropriations, state government, and veterans affairs. Dropped -- local government, and ways and means. On her appropriations appointment: "I liked Ways and means too, but now I can be involved in another part of the budget process." On economic development: "With economic development, it's important to have someone from the Cedar Valley because UNI's business initiatives."

Bob Kressig, House District 59: Commerce, Local government, public safety, and economic development sub-appropriations. Kressig noted the economic development budget committee's importance to UNI programs, and wants to try to secure funding for the Women's Center for Change rehabilitation facility, among other priorities to come up in public safety. "Public safety I'm sure will have some things to deal with, from sex offenders to gun safety."

Sandy Salmon, House District 63: education, natural resources, public safety, veterans affairs --- vice chair, and agriculture and natural resources budget

Walt Rogers, House District 60, assistant majority leader: administration and rules --- vice chair, appropriations, economic growth, education, international relations, and transportation.



## From the Desk of Joe Kelly...

In December 2012, Mike Triplett, lobbyist for Central Iowa Apartment Alliance, and I met with Rep. Chip Baltimore (R-Boone) to talk about our legislative agenda. Rep. Baltimore is the chair of House Judiciary Committee. We presented the following issues to Rep. Baltimore:

1. Landlord/Tenant Reform, including adjustment of late fees
2. Occupancy....requiring cities to use square footage standards in regulating the number of unrelated persons who may live together in a rental unit.
3. Drop the two year limitation in seeking judgments for past rent. By dropping the two year limitation, rent judgments would be the same as all other judgments....10 years.

Rep. Baltimore has agreed to have all 3 of these issues in his Judiciary Committee and has authorized the drafting of committee study bills for each issue.

Since the Senate will be our most difficult chamber, we need to focus on getting co-sponsors for the occupancy bill in the Senate. The more co-sponsors we get, the better our chances for passage become.

If you've talked to a House member about co-sponsoring the bill, you will want to get back in touch with your House member and explain that our complete agenda will be in the House Judiciary Committee as study bills. Your House member might express support for these bills to Committee Chair, Chip Baltimore.

Thanks for your support,  
Joe Kelly  
(via email notification)



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24 HOUR SERVICE MONDAY - SATURDAY

A HAPPY  
NEW YEAR

# Landlords of Black Hawk Program Calendar

**January 17, 2013—Annual Meeting and Holiday Celebration with prizes!**

**February 21, 2013 — Tony Miller, Cedar Valley Process Service**

## Eviction Process & How to Deal with Problem Tenants

Cedar Valley Process Service has recently acquired Tri-Star. Effective immediately all Tri-Star clients will be served by CVPS where Tony & Jerry will continue to provide top-notch services to Landlords!

**Join Tony & Jerry at the February Landlords of Black Hawk program on the lawful eviction process and pick up tools to make a professional eviction of your delinquent tenants.**



Please remember to RSVP to Mark Pregler or make note of it at the January Annual Meeting & celebration!

***RSVP to Mark at 319-939-4417 or BlackHawkLandlord@gmail.com***

March 21, 2013—Learn How to Use the Landlords of Black Hawk WEBSITE — Free sign up!

April 18, 2013—Leah Morrison—QUICKBOOKS for LANDLORDS

### **Board of Directors**

### **Officer Elections**

**will be held at the Annual Meeting  
on January 17, 2013.**

### **On the Ballot:**

- ⇒ **Wally Parrish—President**
- ⇒ **Mark Pregler—Vice President**
- ⇒ **Rachel Page—Secretary**
- ⇒ **Sue Schauls—Treasurer**

### **Cedar Valley Process Service**

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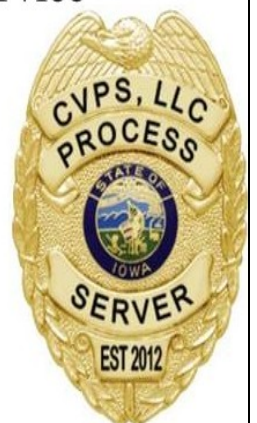
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cvps@outlook.com

Monday-Friday 8am-4:30pm



# MEMBERSHIP APPLICATION

includes state dues to **LANDLORDS OF IOWA, INC**

**MEETINGS:** 3rd Thursday of the month – 6:00 Social Hour - 6:30 Dinner - 7:15 Program - **Elk's Club**  
*Diner Reservations are due by Monday prior to meeting, please: RSVP to BlackHawkLandlord@gmail.com*

Membership basically limited to 2-3 (plus spouse). Please check ONE of the appropriate responses:

- ☐ One person who owns or manages rental property in Iowa  
☐ Two people who together own or manage rental property in Iowa  
☐ Owner(s) and manager(s)

Member(s) Name: \_\_\_\_\_

Rental Business name: \_\_\_\_\_

Address: \_\_\_\_\_

Vendor Name: \_\_\_\_\_ Vendor Address: \_\_\_\_\_

Primary Contact Phone: \_\_\_\_\_ Other Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Advertising Business Card in monthly newsletter – for \$48 per year ..... \_\_\_\_\_

Advertise your rental units on [www.blackhawklandlords.org](http://www.blackhawklandlords.org) – for \$100 per year..... \_\_\_\_\_

Add *Business Logo* on Website – for \$200 per year ..... \_\_\_\_\_

Receive the newsletter in hardcopy mailed to your address on file for \$18 ..... \_\_\_\_\_

Annual Association Dues .....\$60

**TOTAL AMOUNT ENCLOSED** ..... \_\_\_\_\_

*\$60 per year dues is due July 1<sup>st</sup> each year. Membership is prorated at \$5/month plus one full year for initial sign up. For example, join in April, please pay \$75 for one quarter plus one year. Membership includes a CD of forms & samples beneficial to Landlords such as a sample lease, tenant application, and court filing forms. The CD is available to every member free of charge at the monthly meetings. Welcome to Landlord of Black hawk, Inc!*

**Send application to: Landlords of Black Hawk, 2214 Regal Ave, Waterloo, Iowa 50702**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Reasons to Join Landlords of Black Hawk, Inc. trade association for Landlords in Black Hawk County:

- ⇒ Educational program the 3<sup>rd</sup> Thursday of each month at the Elk's Club in Waterloo.
- ⇒ Networking with local Landlords.
- ⇒ Membership in Landlords of Iowa included with renewal.
- ⇒ Access to Lobbyist updates.
- ⇒ Legislative voice to our elected officials.
- ⇒ CD of Landlord/Tenant forms and sample documents.

*The Landlords of Black Hawk monthly program is top notch. Each month speakers provide training and insight to members. Topic covered have included the eviction process, city code enforcement, debt collection, carpet maintenance, real estate investment, home inspection and many more areas of interest. Another benefit of attending the meetings on a regular basis is the sharing at the tables. Table conversation is an opportunity to tap into the experience of seasoned Landlords and to share your experiences too. It is always nice to find out that you are not the only Landlord with issues. See you next month!*

<http://www.blackhawklandlords.org>



## Board Meeting Notes

### December 6, 2012— Elk's Club

Meeting called to order by Wallace Parrish at 12:15 pm. Board members present Wallace Parrish, Sue Schauls, Jane Reppas, Jane Young, Chase Kelly, Mark Pregler, and Rachel Page. General member Mike Meaney present to discuss website.

Mike thinks our website is a valuable tool for current and prospective members. He thinks it should be available to membership as part of our annual dues, he wants our website to be the new place to go to for Cedar Valley. We need to add links to our website and taglines so we are found in search engines. Sue mentioned that we would like to add more to the website for landlords. Mark said he would volunteer to work with membership that has questions using website. Sue suggested raising dues to \$75 or \$85 a year at some time if we need to off-set costs. Mike asked Jane to share website monthly report. Mark motioned that Jane, Mike and Sue be a sub-committee to introduce free website to membership in January, Jane Reppas 2<sup>nd</sup>, motion passed. Sue moves that we have a subcommittee to update and revamp website, 2<sup>nd</sup> by Mark, motion passed. Wally nominated Mark, Sue, Jane Y. and Chase to be on subcommittee with Mike also being a part of the committee.

John Dutcher submitted his letter of resignation. Mark motioned that we accept his resignation, Jane Young 2<sup>nd</sup>, motioned passed.

Mark will take RSVP phone calls for meetings. At January meeting we need to ask for volunteers for state representatives.

There was discussion about Cedar Falls point system. Jane Reppas said we need to contact our councilman personally in regards to our viewpoint on the points system. Mike brought up the recent targeting of Church Row for code violations.

Jane Young discussed Joe Kelly's emails about how some of the issues such as bed bugs and tenant vandalism already have laws on the books to protect us and we need to make note of this in

Wally motioned to adjourn with a 2<sup>nd</sup> by Rachel, motioned passed. Meeting adjourned at 1:14 p.m.

Respectfully submitted,

For Rachel Page

## Treasurer's Report

Reported January 3, 2013		Credit	Debit	Balance
12/6/2012	3340 Elk' Club		\$161.33	\$16,446.76
12/10/2012	3341 USPS (stamps)		\$45.00	\$16,401.76
12/11/2012 epay	Janette Clowser (newsletter)		\$30.00	\$16,371.76
12/11/2012 epay	Janette Clowser (newsletter)		\$30.00	\$16,341.76
12/12/2012 epay	Janette Clowser (newsletter)		\$30.00	\$16,311.76
1/1/2013 deposit	Dividend	\$7.10		\$16,318.86
projected	to LL of IA (120 Members)		\$2,400.00	\$13,918.86



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Meetings**

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