



## Quad Cities Rental Property Association, Inc.

### JULY '10 MEMBERS' MEETING:

Vendor member Petersen Plumbing will give a presentation on rental property plumbing maintenance, with an open question and answer session. A question brought up regarding backflow prevention valves in supply lines and compliance with Iowa law to be asked. John Peavey with Absolute Specialists air conditioning contractors will also give a brief presentation on HVAC maintenance.



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### MEETINGS & EVENTS:

Tuesday, July 6:

Board Meeting – 7 PM

Tuesday, July 20:

Skellington Manor  
420 18th St., Rock Island, IL


Social Hour – 6:00 PM  
General Meeting – 7:00 PM

### NEED YOUR HELP:

Looking for Board Members to help keep the QCRPA running smoothly. If interested, please email:

Jason Tanamor  
[jasantanamor@yahoo.com](mailto:jasantanamor@yahoo.com)

Zoiks! Online magazine (cheap ad rates)  
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**PLACING ADS WITH THE MOLINE DISPATCH AND ROCK ISLAND ARGUS:**

If an ad runs for 14 days or more the 30 day discounted rate will apply. The 30 day rate starts at \$1.60 per line and is discounted more for larger ads. For example, if your ad is 11 lines you will pay only \$1.24 per line. Also, if any QCRPA member runs a duplicate ad in another section that second ad will receive a 25% discount off the QCRPA rate. These changes will take affect July 1st.

QCRPA members will still be able to place there ads with any of our classified reps for their convenience.

Questions, please contact Jamie Belha, Telesales Coordinator  
Moline Dispatch Publishing Company, L.L.C.  
jbelha@qconline.com  
309-797-0332

**PLACING ADS WITH THE QC TIMES:**

Call your ad into the QC Times, phone (563) 383-2222, and identify yourself as a QCRPA member. You can pay by credit card or check by phone. You can also mail a check or pay in person, but the ad would not start until payment is received.

Our Member Rate is \$2.28 per line per day plus \$7.00 for an internet listing. This is a HUGE DISCOUNT. The QC Times present advertising rate for NON-MEMBERS goes from \$3.50 per line per day up to \$15.65 per line per day, depending on how many days the ad runs, and on whether it is a weekday or weekend.

So, at \$2.28 per line, our members get discounts ranging from 35% (when compared to the \$3.50 per line rate) to 85% (when compared to the \$15.65 per line). THIS IS HUGE. A simple 3 line, 3 day ad can save you over \$50, which will more than pay for your annual membership dues to the QCRPA. The QC Times does not offer this kind of discount to any other organization. This is ONLY for QCRPA MEMBERS.

You will no longer be eligible for this program if your QCRPA membership expires.

Any questions? Call Mike Steen at 563-570-3731.

**VENDOR AD RATES – NEWSLETTER**

1/8 page - \$35                      1/4 page - \$60  
1/2 page - \$90                      1 page - \$120

These rates are for 3 month terms. Portion of sum may be paid with gift certificate.



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July 2010

Quad Cities Rental Property Association

**JULY '10 MINUTES:**

The Quad Cities Rental Property Association, Inc. Board met at Skellington Manor on 6 July 2010. Present were: Ron Gruenhagen, Leroy Petersen, Marcia Taylor, Cynthia Ortiz, and Jim Mathias.

Meeting called to order by President Ron Gruenhagen at 1900.

Minutes of the 15 June 2010 meeting were approved.

Treasurer: Report to be announced at upcoming member's meeting, and a copy attached to minutes.

Programs: July's program will feature two maintenance contractors: Vendor member Petersen Plumbing will give a presentation on rental property plumbing maintenance, with an open question and answer session. A question brought up regarding backflow prevention valves in supply lines and compliance with Iowa law to be asked. John Peavey with Absolute Specialists air conditioning contractors will also give a brief presentation on HVAC maintenance.

For August, Scott County magistrate Doug Wells will share his knowledge on recent evictions procedure changes that have affected landlords in Scott County.

For September, fire restoration specialist Brent Werner from Werner Restoration Services is to give a presentation on the services they can provide landlords.

Other topics for future programs were discussed, and include Alternatives to going to court to accomplish an eviction, paying tenants to leave, mold and mildew problems and answers to include sump pit covering, and water in foundation solutions. We're looking for more ideas on programs topics, feel free to attend a meeting and give us your thoughts.

Trade Show: Leroy P. reports having contacted sponsors, tentative plans for the QCRPA booth, and discussion on using separate parts of Skellington Manor for breakout sessions (or modules as they're sometimes called) and guest speakers to use.

Old Business: Jim M. reports for Treasurer Rick Vesole that the QCRPA now has D&O insurance coverage.

Discussion on integrating board meetings with member meetings, with constitutionality and workability issues brought up. Filling the "Sheriff" post was discussed, a volunteer is wanted.

Meeting adjourned at 1950.

Jim Mathias, Secretary

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**PROJECT NOW AND HOMELESS PREVENTION AND RAPID RE-HOUSING - ILLINOIS:**

Homeless Prevention and Rapid Re-Housing is designed to keep tenants who are at-risk of becoming homeless and assist those who are already homeless gain housing and maintain stability. Not only does Project NOW assist those participants with financial assistance but they provide the necessary services for them to maintain the housing.

Benefits to landlords:

- Guaranteed Rent Payments for up to 18 months.
- First month's rent and deposit assistance.
- Assistance with back rent, if eligible.
- Lower advertising costs because Project NOW will refer tenants to you.
- "Smart Renters" because Project NOW can provide resources to educate participants with money management skills, housekeeping skills, and how to be a good neighbor.
- Satisfaction of helping those in need.

Contact:

Rachel Holmes  
Community Services Program Specialist  
Project NOW, Inc. CAA  
418 19th Street  
Rock Island, IL 61201  
Phone: (309) 793-6391 ext 120  
Fax: (309) 793-6352  
rholmes@projectnow.org

**IOWA RENTAL HELP:**

Iowa Rental Help assists families living in Iowa who are in need of rent and/or are on the verge of getting evicted. The organization allows those in need to receive rent and/or utility payments up to 18 months in length. It also covers moving expenses, security deposits and rent in arrears, up to six months worth.

To be eligible, guidelines include:

- The participant(s) must be at risk of homelessness.
- The participant(s) annual income must be at or below 50% of the area median income.
- The participant(s) may not combine Iowa Rental Help's financial assistance with any other federal assistance you currently receive, including Section 8, etc.

For more information on this program, visit [www. IowaRentalHelp.com](http://www.IowaRentalHelp.com). You can also call toll free 1-877-386-9104.

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**THE NUMBER ONE REASON TO COLLECT LATE FEES:**

The majority of my deals come from absentee owners. And a lot of these calls involve miserable landlords who have tenants that haven't paid rent in forever or tenants that destroyed the property and left it in shambles.

So do you want me to tell you how things got this way with these landlords? It's because they didn't keep control of their tenants and most likely they never had control in the first place.

You see, "controlling" a tenant starts from the moment you meet them. When they are filling out an application for one of your properties you should let them know that your company is very strict and expects two things from them: 1) That they always pay rent on time 2) That they treat the house with care. You then tell them if they don't do either of these things your company will evict them in a heartbeat.

You want to give this "firm" talk upfront because it will scare away people who were planning on taking advantage of you and who didn't intend to pay rent. These are known as professional tenants.

So what does this all have to do with collecting late fees? Collecting late fees is part of controlling the tenant and showing them that you take this business seriously. If you don't enforce the late fee then the tenant will no longer respect you and then won't bother to pay their rent on time. And why should they? If there is no penalty for paying rent late then they will get it to you whenever they feel like it.

How does my late fee policy work? Rent is due on the 1st and late after the 5th. After the 5th I impose a 5% penalty. For example, last month I had three tenants who were late. I got a \$65, \$90, and \$70 fee. That's a nice \$225 in extra income I got for the month, but most importantly, all of my tenants know how strict I am and actually called me ahead of time to let me know they would be late. (You want to train your tenants this way).

So... if you haven't been collecting late fees in the past, now is the time to change. You can always tell your tenants that you got a new "supervisor" who is very strict and you'll lose your job if you don't start enforcing late fee payments. I promise if you start doing this you'll have less tenant headaches and they'll learn to take you more seriously... which in turn makes your life a lot easier and of course puts a few extra bucks in your pocket.

**ABOUT THE AUTHOR:**

Jason R. Hanson is a former CIA Officer who left the government to run his highly profitable real estate investing business. He's the author of *The Covert Guide to Real Estate Wealth: Confessions of a Former CIA Officer*. He is also the founder of National Real Estate Investor Month. To read Jason's amazing book for FREE visit <http://www.CovertWealth.com>.

**CHANGES IN THE CITY OF ROCK ISLAND RENTAL PROPERTY LICENSE FEES:**

All 'Rental License Fee' billings will be mailed out in mid-January, and a new fee of \$35.00 (was \$25.00) per year is effective and due by March 1, 2010. The \$35.00 applicable fee is for residential rental properties with four or fewer buildings on the property. The fee is \$110 per year for properties with five or more buildings. In addition, and 'my impression' during their (city inspection reps) presentation to our group meeting, was that they were going to initiate 'compliance inspections' this coming year. According to information on their website - there is 'no charge' for first compliance visit (not indicated if it was at owner's request), and \$55.00 for each additional visit thereafter. For more information on the city's rental program, the website address is: [www.rigov.org](http://www.rigov.org) and on menu to the left select the 'city departments' option, and then select the option for 'rental inspection program' for the various program specifics and a number of forms (e.g. Rental License Application, Request to Deactivate Rental License (property sold) etc.). Additionally, you can call the department direct at 309-732-7368 from 8:00 AM to 3:30 PM weekdays, and/or e-mail them at [Rental.Inspection@rigov.org](mailto:Rental.Inspection@rigov.org).

- Marcia Taylor, Illinois Housing Committee

**SERVING A TENANT A THREE DAY NOTICE IN IOWA:**

Updated information: Landlord Tenant Eviction notice - SF 2300: This legislation was signed by the Governor on March 2 and will go into effect immediately. This bill amends the service of notice requirements for landlords and tenants. The bill is in response to the Iowa Supreme Court's November 20, 2009, decision in War Eagle Village Apartments v. Plummer. The bill changes Code sections, dealing with certain notices to quit, and certain notices of termination.

Under the bill, such notices to quit must be served upon the tenant according to one or more specified methods. The acceptable methods of service for a notice include delivery evidenced by an acknowledgment of delivery that is signed and dated by a resident of the dwelling unit, personal service in the manner provided by the Iowa rules of civil procedure for the personal service of original notice, and both posting on the primary entrance door of the dwelling unit and mailing by both regular mail and certified mail. If the original notice is posted, it must be posted not less than three days prior to the hearing and shall include the date the original notice was posted.

July 2010

Quad Cities Rental Property Association

HELP OUR VENDOR MEMBERS BY SAYING YOU SAW THEM ON QCRPA.ORG:

Budget Mowing Services  
Annie & Tim Bickford 309-236-7404

First Financial Group, L.C.  
Rent-to-Own homes  
www.homesintheqc.com  
Dan Lubell & Rick Vesole 563-359-4999

First Midwest Bank  
Ray Tiedeman 309-797-7505

Moline Dispatch  
309-764-4344

Petersen Plumbing  
563-326-1658  
309-787-9605

Professional Business Services  
Cynthia Renee Ortiz 563-324-9445

Quad City Times  
563-383-2222

OFFICERS AND BOARD:

President – Ron Gruenhagen  
563-570-1994

Vice President – LeRoy Petersen

Secretary – Jim Mathias  
563-508-9082

Treasurer – Rick Vesole  
563-570-1040

Membership – Mike Steen  
563-570-3731

Newsletter – Jason Tanamor  
309-277-8505

IL Programs –

IL Housing – Marcia Taylor

IL Director at Large – Chris Horton

IA Programs – Cynthia Ortiz  
563-324-9445

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563-570-7239

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Property Association, Inc.**

