



## COMING SOON!

### Advertise in our soon to launch classified section

- Have a property you want to list?
- Want to expand your operations?
- Have old equipment you want to sell?
- Have services you can offer other property owners?

There is no better way to reach your fellow property owners. Expand your business. Email Jason Tanamor at [jasantanamor@yahoo.com](mailto:jasantanamor@yahoo.com) for rates.

## IN THIS ISSUE

1. How to place ads in the Moline Dispatch/Rock Island Argus and QC Times newspaper.
2. QCRPA Monthly Board Meeting Minutes
3. Article: A New Column from your Vice President.
4. Article: From JustBeSafe.com
5. News: QCRPA website to have facelift.

## UPCOMING EVENTS

Unless otherwise noted, all meetings held at:

Skellington Manor  
420 18th Street  
Rock Island, IL  
(563) 344-9187

### Tuesday, July 19:

1031 exchanges and their tax saving benefits are the topic for July's Program, to be given by Vendor Member Ken Tharp of Iowa Equity Exchange.

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

### Tuesday, August 2:

Board Meeting – 7 PM

All members are encouraged to attend.

## 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.

## 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)  
<http://www.zoiksonline.com>

### 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.

QCRPA members will still be able to place their ads with any of the 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.

### BOARD MEMBER ADS



**JEREMY RICHARD**  
COMMERCIAL AGENT

CELL (563) 349-8875  
OFFICE (563) 359-5446  
FAX (563) 344-0642

MEL FOSTER CO., INC.  
3218 E. 35TH ST. CT.  
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- WEDDING RECEPTIONS
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*Skellington Manor*  
\*\*\*\*\*

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skellingtonmanor.com  
info@skellingtonmanor.com



Cynthia Renee's Professional Business Services  
QCRPA Board member

**Don't Pay Investigator Fees for Process Service !!**  
Quality Process Service & Court filings  
35% - 5% discount for QCRPA members = 30%  
563-324-9445

**Ruhl & Ruhl REALTORS**



Direct Line: 563.459.6420  
Cell: 563.340.2759  
Fax: 563.388.8171  
4545 Welcome Way  
Davenport, IA 52806-4059  
JanetBerger@ruhl-ruhl.com  
www.ruhl-ruhl.com/JanetBerger

**JANET BERGER**  
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## JULY '11 MINUTES

The Quad Cities Rental Property Association, Inc. Board met at Skellington Manor on 5 July 2011.

Present were: Ron Gruenhagen, Leroy Petersen, Janet Berger, Mike Steen, Jason Tanamor, Marcia Taylor, Jim Mathias, and guest Bill Kirby.

Meeting called to order by President Ron Gruenhagen at 1855.

Minutes of the 21 June 2011 meeting were approved.

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

Iowa Housing & Illinois Housing: Janet B. reports that a government website on real estate agent (and this could easily apply to landlords) safety when dealing with new people is available at [www.justbesafe.com](http://www.justbesafe.com).

Website: Leroy P. introduced website creator Bill Kirby to the Board. Bill then gave a presentation on what he can do for our neglected website. A handout is attached to these minutes.

Discussion on offering membership and advertising benefits in partial exchange for services was received positively.

Motion to contract with Bill Kirby to do about 900.00 worth of work on website with 50% paid upfront and 50% paid at completion contingent on Board approval of work done on "main tasks" as outlined in the attachment to these minutes was approved unanimously.

Trade Show: Motion to pay PSS remainder of mailing costs from last show was approved unanimously. Motion to form new committee to do trade show was approved unanimously.

Programs: 1031 exchanges, and their tax saving benefits are the topic for July's Program, to be given by Vendor Member Ken Tharp of Iowa Equity Exchange.

For August, attorney Catherine Holt from Lane and Waterman has agreed to give a presentation on cooperative business structures to reap large tax savings.

September's program will be an attorney from McNeff on the different business structures and how to attain a measure of lawsuit protection.

Meeting adjourned at 2050.

Jim Mathias, Secretary

## A New Column from your Vice President.

### ARE YOU A "REAL" LANDLORD?

Many people who own rental property "think" they are landlords! But many investors are not really "REAL" landlords. True land lording takes uncanny skill, wisdom and talent. Put a check mark by each of the following that you have experienced.

You might be a landlord if...

- 1. You know the difference between Black mold and mildew. And can prove it in court.
- 2. You can write up and post a Pay or Quit Notice from scratch on site, and post it.
- 3. You have pushed that old junker out into the street (or "noticed" a flat tire), so the city will tow it away.
- 4. You told the Dish Cable installer "If you put one more dish on "My" roof, you have to take the others down.
- 5. You did an inspection to find the tenant gone: light bulbs gone, toilet seat gone, carpet gone, stove, fridge, washer, dryer, water heater, gone, gone, gone.

A REAL LANDLORD will be familiar with at least four of the above.

My tip of the month:

Always give a receipt when collecting rent or deposits and have the receipt in duplicate so that you retain a copy. If there is ever a dispute with you and the renter you will have your copy to show. The renters memory of what was paid will favor him every time.

The copy of receipts will also come in handy if it is necessary to show proof in court.

LeRoy Petersen

**From JustBeSafe.com**

**What Brings You Joy?**

**What Ignites Your Passion?**

What are you naturally curious about?

What would you like to change about the world?

What would you love to do or accomplish before you die?

What would you do if you could not fail?

What would you do if you would not be limited by money?

What would you like to hear at your funeral?

What are things you currently enjoy doing?

If you had only one wish, what would it be?

Do you take responsibility for what is happening to you?

What do people consistently come to you for or ask you for?

What gifts do you consistently give to others that they consider to be your natural asset?

What gift makes you feel really alive and vital when you give it?

What gift do you possess that could be of real service to others if you developed it?

## **QCRPA Website To Have Facelift.**

Thanks to Vice President LeRoy Petersen, the QCRPA website will have a new facelift. LeRoy introduced the Board to Bill Kirby, a computer guru who will take on the task of making the QCRPA website easy to use. Bill brings years of experience developing and maintaining websites.

The goal of the website is to make it functional and aesthetically appealing. The QCRPA is a professional membership and the first means of visibility comes via the website.



Look for a new QCRPA website very soon. If you have any suggestions on what you'd like to see, email them to me, Jason Tanamor, at [jasantanamor@yahoo.com](mailto:jasantanamor@yahoo.com).

**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

Iowa Equity Exchange  
www.iowaequityexchange.com  
Ken Tharp 800-805-1031

**OFFICERS AND BOARD**

President – Ron Gruenhagen  
563-570-1994

Vice President – LeRoy Petersen

Secretary – Jim Mathias  
563-508-9082

Treasurer – Janet Berger

Membership – Mike Steen  
563-570-3731

Newsletter – Jason Tanamor  
563-505-7241

IL Programs –

IL Housing – Marcia Taylor

IL Director at Large – Chris Horton

IA Programs – Cynthia Ortiz  
563-324-9445

IA Housing – Jeremy Richard

IA Political

IA Director at Large –

**QCRPA**

**landlords helping landlords**

**PO BOX 517, Bettendorf, IA 52722**

