



Inside this issue:

| | |
|-----------------------------|---|
| Choosing a Tax Preparer | 2 |
| RentLinx Stats | 2 |
| Coverage Area | 2 |
| Associate/ Preferred Member | 2 |
| Christmas Party Overview | 3 |
| Important Dates | 4 |
| Membership Count | 4 |

Next Meeting

Tuesday, January 18, 2011

5:30 p.m. **Granny Shaffar's, N. Range Line, Joplin**

Leanne McCumber, CPA

Our next meeting will be this coming Tuesday, January 18, 2011. Dinner buffet is at 5:30 p.m. with our program to start at approximately 6:15 p.m. Cost of the meal is \$10 per person. Reservations are not required and guests are always welcome.

Quicken Training to be Offered

Jim Krudwig has offered to hold a second training session on Quicken, a book-keeping software. This training will be held on **Saturday, January 22, 8-12 a.m.** at MSSU, Plaster Hall. The exact room will be posted on the door.

You do not need to have the software or a computer. There will be plenty of computers available. However, if you want to bring your laptop, please feel free to do so. Or, you may bring a thumb-drive along so that you can save the file we create and take it home to your own computer.

During our first Quicken training session, Jim showed you how the program works and how to personalize it for your rental housing needs. We will refresh this training and try to take it to the next level for your personal and rental use.

The training is being offered FREE to members only of the Association. You don't need to reserve a spot, but a RSVP e-mail would be appreciated so we know how many plan to attend.

Meeting Dates for 2011

BOD Meetings: 01/04, 02/01, 03/01, 04/05, 05/03, 06/07, 07/05, 08/02, 09/06, 10/04, 11/01, 12/06

Membership Meetings: 01/18, 02/15, 03/15, 04/19, 05/17, 06/21, 07/19, 08/16, 09/20, 10/18, 11/15, 12/20

rentlinx

Dec Stats

21 members
45 properties listed
128 units

RentLinx

List your properties
Here for on-line
Search of available
Housing units
www.RentLinx.com

Prospects may
search by:
Bedrooms
School District
County
City

Association Coverage Area

According to MAA, our Association covers a large area of southwest Missouri, southeast Kansas, northeast Oklahoma and northwest Arkansas. These are the counties which are in our Association's area:

Missouri: Barton, Jasper,
Newton, McDonald
Kansas: Linn, Bourbon,
Crawford, Cherokee
Oklahoma: Craig, Mayes,
Cherokee, Ottawa, Delaware,
Adair
Arkansas: Benton, Carroll

If you know someone who is a rental owner or manager or who is considering becoming an owner/manager, tell them about us and all we can do for them!

Points to Keep in Mind When Choosing A Tax Preparer

If you pay someone to prepare your tax return, the IRS urges you to choose that preparer wisely. Taxpayers are legally responsible for what's on their tax return even if it is prepared by someone else. So, it is important to choose carefully when hiring an individual or firm to prepare your return. Most return preparers are professional, honest and provide excellent service to their clients.

Here are a few points to keep in mind when choosing someone else to prepare your return:

1. **Ask if the preparer is affiliated with a professional organization that provides its members with continuing education and resources and holds them to a code of ethics.** New regulations require all paid tax return preparers including attorneys, CPAs and enrolled agents to apply for a Preparer Tax Identification Number — even if they already have one — before preparing any federal tax returns in 2011.
2. **Check on the preparer's history.** Check to see if the preparer has a questionable history with the Better Business Bureau and check for any disciplinary actions and licensure status through the state boards of accountancy for certified public accountants; the state bar associations for attorneys; and the IRS Office of Professional Responsibility for enrolled agents.
3. **Find out about their service fees.** Avoid preparers who base their fee on a percentage of your refund or those who claim they can obtain larger refunds than other preparers.
4. **Make sure the tax preparer is accessible.** Make sure you will be able to contact the tax preparer after the return has been filed, even after the April due date, in case questions arise.
5. **Provide all records and receipts needed to prepare your return.** Most reputable preparers will request to see your records and receipts and will ask you multiple questions to determine your total income and your qualifications for expenses, deductions and other items.
6. **Never sign a blank return.** Avoid tax preparers that ask you to sign a blank tax form.
7. **Review the entire return before signing it.** Before you sign your tax return, review it and ask questions. Make sure you understand everything and are comfortable with the accuracy of the return before you sign it.
8. **Make sure the preparer signs the form and includes their PTIN.** A paid preparer must sign the return and include their PTIN as required by law. Although the preparer signs the return, you are responsible for the accuracy of every item on your return. The preparer must also give you a copy of the return.

You can report abusive tax preparers and suspected tax fraud to the IRS on Form 3949-A, Information Referral or by sending a letter to Internal Revenue Service, Fresno, CA 93888. Download Form 3949-A from <http://www.irs.gov> or order by mail at 800-TAX-FORM (800-829-3676).

Associate/Preferred Vendor List

First American Title Co.

Apartment Finder of Springfield

Henkle's Ace Hardware, Webb City

Derailed Commodities

Christmas Party

We had 31 members attend our Christmas part this year!

Southwest Missouri Suzuki Strings provided our entertainment. This is a orchestra of young people (youngest was 4!) through 16 years of age. They were fabulous. These young people came quite a distance to volunteer their time and talents for us that evening.

Best and worst stories received congratulations and condolences from all those who attended. Paul & Anna Ruth Mosbaugh had the best tenant of 2010; Jim & Lois Largent had the worst tenant—so sorry! Creighton Olson told us of his worst applicant and John Hutchison had a really soggy utility story.

Tye Nance and his crew (Candace Ellett, Creighton Olson, Donna Krudwig and Terri Bressie) really worked hard in recruiting donations for door prizes. They were able to collected enough prizes that every membership received 3 items.

Below is a list of companies and the items they donated. If you have the opportunity, please patronize their businesses (and let them know that you appreciate their support).

| | |
|---|--|
| Daryl Rhodes, Keller/Williams Realty—Lowe's gift card | IHOP—four \$50 gift cards |
| Hermann Lumber—drill bit set | Ryan's Steak House—FREE 2 buffets |
| Bart Marceles— \$100 in services & consultation on eviction | Shake's Custard—FREE 3 small concretes |
| Dr. Russell McDaniel—FREE chiropractic exam & x-rays (\$130) | CiCi Pizza—FREE 2 buffets |
| Henkle Ace Hardware—three \$25 gift cards | Woody's Smokehouse—\$25 gift card |
| Community Bank & Trust—\$50 savings bond | Mazzios Pizza—\$10 gift card |
| Southwest Missouri Bank—two \$50 savings bonds | Babe's (North Main) - \$10 gift card |
| Midway Lumber—Skill drill (\$29) | Festival Mexican Restaurant—three \$8 gift cards |
| Granny Shaffar's—cookbook and \$20 gift card | Gooch Bro. Grill—\$20 gift card |
| InterCity Florist—flower arrangement (\$29) | El Vaquero—\$10 gift card |
| Pearl Bros. Hardware—camera, clock, 2 flashlights | Cooper's Grill—\$20 gift card |
| Atlas Risk Management—FREE credit check package for 5 credit checks | Take-A-Way Café—\$10 gift card |
| Grande Tire—FREE tire rotation (\$40) | Taco Hut—\$10 gift card |
| Empire Electric—6 flor. Bulbs, hats | Derailed Commodities—area rug |
| Freddy Custard—\$10 gift card | Metro Appliance & More—microwave |
| Carl Richard Bowl—Free bowling, 10 (\$35) | Meeks Lumber (Neosho) - cooler |
| Connie Antiques—\$15 gift card | Debbie Fisher—\$25 gift card for massage |
| Southside Antiques—\$20 gift card | Carthage Y—one week FREE membership |
| Tye Nance—knife (\$15) | El Charro (Carthage) - \$10 gift card |
| Golden Corral—FREE 2 buffets | Jackson Tire (Carthage) - FREE oil change/lube |
| | Taco Town (Carthage) - six coupons |

This publication is designed to provide informative material of interest to its readers. It is distributed with the understanding that it does not constitute legal, accounting, or other professional advertising. Although the published material is intended to be accurate, neither we nor any other party will assume liability for loss or damage as a result of reliance on this material. Appropriate legal or accounting advise or other expert assistance should be sought from a competent professional.

Any advice you may receive from any Director or Officer of the Association is simply our experience or willingness to help and is not to be construed as legal advice. Our intent is to network and to share our experiences with other members. We are not responsible for the legal content of any forms we provide our membership.

**SOUTHWEST
MISSOURI RENTAL
HOUSING
ASSOCIATION**

64802-1801

Phone: 417-781-3337
E-mail: infoswmorental.com

We're on the Web!
SWMORENTAL.com

'NO CALL' LIST

You may sign up for the Missouri Attorney General's "No Call" List. Call toll-free 1-866-NOCALL1 or log on to:

www.moago.org.

01/04/2011

Current Membership

Count:

40 Members Managing

668 Properties

3 Associate Members

Southwest Missouri Rental Times

Each member of this Association shall:

- Strive continually to promote the education and fraternity of the membership and to promote the progress and dignity of the apartment/rental housing industry.
- Maintain and operate our apartment/rental housing projects in accordance with fair practices and in compliance with the By-Laws of the Association.
- Promote and maintain a high standard of integrity in the performance of all rental obligations and services in the operation of our apartment/rental housing projects.
- Establish high ethical standard of conduct with suppliers and other doing business with the apartment/rental housing industry.
- Endeavor to expose all schemes to misleads or defraud the apartment/rental housing residing public and to aid in the exposure of those responsible.
- Seek to provide better values in apartment/rental housing.

Purpose

- The purpose of this Association shall be:
- To advance the general welfare of the rental housing industry.
- To participate for the purpose of mutual benefit in an interchange of information and experience with all state and local affiliated associations of the National Apartment Association.
- To encourage within the apartment/rental housing industry a high appreciation of the objectives and responsibilities of apartment/rental housing owners and operators in providing adequate privately owned housing.
- To promote the enactment and enforcement of local, state and federal laws beneficial to the apartment/rental housing industry and free enterprise.
- To disseminate useful information to all members and inspire them to further educate themselves in the practical features of their apartment/rental housing operations.
- To advocate a code of ethics to maintain high professional standards and sound business methods among its members for the best interests of the industry and the public.

Upcoming Events and Dates to Remember

January 18—regular membership meeting. 5:30 pm Granny Shaffer's, Joplin. Speaker Leanne McCumber, CPA.

January 22—Quicken 2 Training. 8-12 a.m. Plaster Hall, MSSU. Free to members only.

February 1—BOD meeting 6:00 pm Keller/Williams Realty.

February 15—regular membership meeting. 5:30 pm Granny Shaffer's, Joplin. Speaker, Brian Flemming, bath refinisher/repair.

March 1—BOD meeting 6:00 Keller/Williams Realty.

March 15—regular membership meeting. 5:30 pm Granny Shaffer's, Joplin.

Speaker Marilyn Ruestman.

April 5—BOD meeting 6:00 pm Keller/Williams Realty.

April 19—regular membership meeting. 5:30 pm Granny Shaffer's, Joplin. Speaker Sherry Taylor, Farmer's Insurance on renters insurance.