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Next Meeting

**Tuesday, June 15, 2010**

**Annual "Picnic In The Park"**

**Catered by The Rib Crib**

5:30 p.m. **Ewart Park, 7th and Indiana, Joplin**

**Vicki Daniels with Hometown Bank**

Our next meeting will be this coming Tuesday, June 15, 2010. A change of location for our annual "Picnic In The Park." The Rib Crib will be catering our dinner 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. However, to ensure that we have enough food, please e-mail a RSVP if you think you will attend.

## Quicken Training to be Offered

Jim Krudwig has offered to hold a training session on Quicken, a bookkeeping software. This training will be held on Saturday, June 19, 9-12 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.

Jim will show you how the program works and how to personalize it for your rental housing needs.

The training if 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.

rentlinx

## May Stats

21 members  
 45 properties listed  
 128 units  
 1,419 property views  
 5 web-leads

## RentLinx

List your properties  
 Here for on-line  
 Search of available  
 Housing units  
[www.RentLinx.com](http://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!

## Free Eviction Form

### From Landlord Protection Agency.com

Notice of Eviction Ramifications, LPA Form F 20

© 2006 By The Landlord Protection Agency, Inc.



## Eviction and How it Affects You

Dear Tenant,

As you know, your account is now or soon will be in "Eviction Status". It's possible that you may not know about or understand the ramifications of what it means to be the subject of an eviction proceeding. Below is a list of easy to understand consequences a person will face as a result of a legal eviction:

1. Eviction Court. This can be a humiliating experience and also matter of permanent public record.
2. Dispossession. You will be forcibly removed from the premises. This can be a humiliating experience and also matter of permanent public record.
3. Judgment (s). Your credit rating will be severely damaged. This may also result in
  - A collection process until your debt is paid in full
  - Possible seizure of assets you may own, including bank accounts
  - Garnishment of wages
  - Notification of credit bureaus causing inability to qualify for lines of credit, including credit cards, car loans and mortgages.

Notification of National Tenant Reporting Services causing inability to qualify for rental housing (Most quality rentals require credit & tenant screening)

We understand that you are having difficulties paying your rent or complying with your lease agreement. We sincerely hope you will be able to resolve any problems you are currently experiencing and bring your account out of eviction status.

Sincerely,

Owner/ Manager

## Associate/Preferred Vendor List

**First American Title Co.**

417-623-1553

**Apartment Finder of Springfield**

**Henkle's Ace Hardware, Webb City**

Southwest Missouri Rental Housing Association  
Minutes of Regular Membership Meeting  
Tuesday, May 18, 2010 - Granny Schaffer's

Meeting called to order by Secretary, David McGarrah

Present 20 members, 2 guests and 2 speakers for a total of 24 present.

Treasurer's Report - Not Available

Membership report as of May 1, 2010. Total-To-Date 53 landlord members representing 905 properties & 2 Associate members.

Tonight's speakers were John Vaughn and Paul Bone with the Heartland Crime Stoppers. The speakers were very informative. Did you know that rewards are paid for crime tips and that all tips are anonymous? Crime Stoppers are not affiliated with any law enforcement agency. The tip line phone number is (417) 782-TIPZ.

Other Business - Discussion about breaking down the "Independent Rental Owner's Course, IROC" into segments. Also, discussion was held about the membership's desire for future speakers.

Next Board of Directors Meeting; Tuesday, June 1, 2010 at Keller Williams of Southwest Missouri Realty, 7th and Florida, Joplin at 6:00 pm. All members are welcome to attend.

Next membership meeting; Tuesday, June 15, 2010 at Ewert Park at 5:30 pm. NOTE - MEETING IS EWERT PARK.

Meeting adjourned

David McGarrah, Secretary

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 advice 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.

## New E-Mail Alert When A Sexual Offender Moves Into Your Area

The Jasper County Sheriff's Office now offers an e-mail alert service when a sexual offender registers in your neighborhood. The service is free. All you have to do is sign up on their web site at [www.JasperCountySheriff.org](http://www.JasperCountySheriff.org).

**SOUTHWEST  
MISSOURI RENTAL  
HOUSING  
ASSOCIATION**

64802-1801

Phone: 417-781-3337  
E-mail: info@swmorental.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](http://www.moago.org).

**06/01/2010**

**Current Membership**

**Count:**

**53 Members Managing**

**905 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**

June 15—regular membership meeting. "Picnic In The Park", Ewert Park, Joplin, 5:30 pm.

June 19—Quicken Training at MSSU, 9-12 am. Members Only.

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

July 20—regular membership meeting. 5:30 pm Granny Shaffer's, Joplin. Speaker, Don Gould Insurance.

August 3—BOD Meeting 6:00 pm Keller/Williams Realty.

August 17—regular membership meeting. 5:30 pm Granny Shaffer's, Joplin. Speaker, Gloria Gourley,

Newton County Assessor.

September 7—BOD meeting 6:00 pm. Keller/Williams Realty.

September 21—regular membership meeting. 5:30 pm Granny Shaffer's, Joplin.

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