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Next Meeting

Tuesday, May 19, 2009

5:30 p.m. Granny Schaffer's Restaurant

Joplin City Manager Mark Rohr

Our next meeting will be this coming Tuesday, May 19, 2009. We will have our buffet 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.

Speakers this month will be Joplin City Manager Mark Rohr.

How To Get The Rent On Time

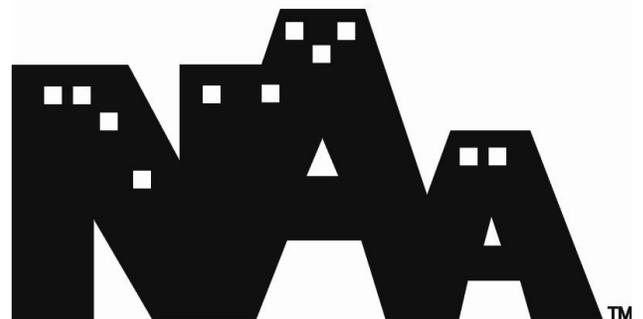
Part 1

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How would you like a way to get the rent on the first day of every month? Assuming that's when the rent is due, most landlords would. I had heard of the following technique several times, but had never tried it myself, and had never seen any evidence that it was effective.

Now, I have the evidence. Subscriber Bill Ridgon swears by it. He says that ever since he instituted this program, he has his rent on the due

AFFILIATE OF



**NATIONAL APARTMENT
ASSOCIATION**

rentlinx
March Stats

16 properties listed
75 units
246 property views

Storm Debris Removal Options For Joplin Residents and Landlords For May 8 Wind Storm

For tree limb removal, options include:

Option 1: Resident are asked to place their tree limbs at the curb for the city crews to pick up. To aid in the speedy "clean up" of the city, residents are asked to cut the limbs to a maximum of eight (8) feet and place them at the curb. City crews will begin picking up limbs on Monday, May 18 and continue until June 5.

Option 2: Resident may bring tree limbs to the City's "wood chip site" on North Schifferdecker Avenue. The site will be open for tree limbs of any size for the next two weekends. Hours at 8 am to 3 pm on May 9-10 and May 16-17. The wood chip site is located 6/10 of a mile north of the intersection of Belle Center Road on North Schifferdecker Avenue, commonly known as Snow Ball Hill. Look for the sign and turn onto the driveway on the west

side of Schifferdecker Avenue.

Option 3: Residents may bring tree limbs to the public works Center at 1301 West 2nd Street; McClelland park at McClelland Boulevard and Shoal Creek; and Dover

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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!

**Associate/Preferred
Vendor List**

RentGrow—Tenant Screening
800-736-8476
First American Title Co.
417-623-1553
Apartment Finder of Springfield

Sarah Luce Reeder & Associates

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

Southwest Missouri Rental Housing Association
Minutes of Regular Membership meeting
Tuesday, April 21, 2009 Granny Shaffer's

Meeting called to order by President David Enke

Present: 13 members, 4 guests, and 1 speaker.

Visitors Present: Bart and Natasha Marcules; Vanessa Ellis and Tyler Swift, We Buy Ugly Houses.

New Members Present: Candace Ellett.

Treasurer's Report: None available.

Membership Report as of April 7, 2009: Total-to-Date; 50/838 & 4 Associates.

Upcoming Speakers: May-Mark Rohr, Joplin City Manager.

Tonight's speaker was: Detective William Davis, Joplin Police Department, Topic: Protecting yourself against ID theft.

Tonight we collected \$23.00 for the 50/50 raffle.

Reminders:

Next Board meeting will be May 5, at Keller Williams office at 6:00 p.m.

Next membership meeting will be May 19, at Granny Shaffer's.

Meeting adjourned 7:30 pm.

Lyn Enke, 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.

Storm Debris Removal

Continued from Page 2

Hill on North Main Street. Signs will be posted at these locations. These sites are open all day 7 days a week.

Option 4: Joplin residents that have trash service through the city's hauler, Allied Waste Services, may place tree limbs out with their trash on the regular trash pick-up day. Limbs must be cut to a maximum of four (4) feet and bundled. Bundles shall be no heavier than 50 pounds. The diameter of each tree limb shall be no larger than four (4) inches.

Option 5: Tree limbs may be taken to the Allied Waste Services Transfer Station on Old Route 66, in Galena, KS. There is a fee of \$10 for Joplin residents and landlords on the city's residential trash service, during the regular program hours of Monday through Thursday and Saturday, 8:00 am until 2:00 pm. The fee is \$15 if the trailer is 8-foot or longer. Joplin residents and landlords must also bring a copy of the water bill or landlord dumpster/polycart rental bill AND matching identification. Call Allied Waste at (800)962-3121 for more details. For other storm debris, it can be set out with weekly trash service through Allied Waste Services on the regular trash pick-up day. Metal debris such as roofing, storage sheds, patio furniture, etc. may be taken to the Joplin Recycling Center at 1310 West A Street or CMC Recycling at 12th and Iowa. For more information on general storm cleanup, call the City of Joplin 624-0820, ext. 501, 564 or 204, or visit the city's web site at www.joplinmo.org.

EMPIRE DISTRICT ELECTRIC COMPANY

In review of the damage done by today's storms, the City of Joplin and Empire District Electric Company recognize that residents could possibly have damage to their customer meter base equipment. To assist residents in the repair process, Empire and the City are reinstating a process that was beneficial during past ice storms.

Customers should do a visual check of their electric meter and, if the meter base has pulled away from the house, it will need to be repaired by a licensed electrician before service may be restored.

During regular operations, following repair and before service may be turned on, it is necessary to have the equipment inspected by City of Joplin inspectors. To help resident regain power during this post-storm period, repairs completed by a city approved licensed electrician may be turned on by Empire. A follow-up inspection by the City will be scheduled.

Courtesy of The Joplin Area chamber of Commerce.

How to Get the Rent On Time—Part I

Continued from Page I

date come hell or high water.

He calls this technique the “prompt payment refund.” It is simple. The landlord refunds fifty dollars of the rent if it is paid on the day it is due.

It is important to understand what this is not.

First, it is not a discount. The tenant does not pay you less rent because he paid it on time. Suppose the rent was \$750 per month, and your prompt payment refund was \$50. The tenant would pay you the full \$750, then, when the check cleared, you would refund \$50 to the tenant. Obviously, if the tenant paid cash, you would refund it on the spot.

Second, you don’t need to charge a late fee. That is built in. The problem with a late fee is that in many states you cannot evict a tenant for nonpayment of rent for failure to pay the late fee.

Many landlords have resorted to using Section 8 because they know that their rent check will be mailed on the first of every month. But what happens if the first is on a Sunday or a holiday. The check won’t be mailed for an extra day.

Bill says his rent is in his hands on the day it is due, no matter what day of the week it is.

He tried \$25, and found that that amount wasn't enough of an incentive for the rent to get there on time. Fifty dollars seems to do the trick, though.

This program will not work with government assisted housing, but that doesn’t bother Bill Ridgon; he doesn’t rent to Section 8, anyway.

Be forewarned, it is considered a built-in late fee in some states and thus illegal, but in other states it is perfectly okay.

If this sounds like something you want to try, let us at the *Rental property Reporter* know how it works.

“Robert Cain is a nationally-recognized speaker and writer on property management and real estate issues. For a free sample copy of the Rental Property Reporter call 800-654-5456 or visit their web site at www.rentalprop.com.”

Picnic In Park

June 16 Meeting!

Once again we’re going to the park for our June membership meeting. We’ll be meeting at Erwert Park on June 16 with Marilyn Ruestman. This will be your chance to ask Marilyn any questions you may have on our economy and where Missouri is in these stressed economic times.

Supper will be by the Undercliff. The cost will be \$10 per person. Reservations are not required but would be appreciated so we can get as close a count as possible. Reminder that membership voted to do summer meetings and we need to keep our numbers up at these meeting to help control the costs!

See you at the park!

Legislative Review

The following Bills have been approved and signed by the Missouri Legislation.

SCS/HB 171—In the absence of a written contract to the contrary, a tenant is not liable for rent payments during the remainder of the term of a lease agreement when his or her residence is destroyed by an act of God or other natural or man-made disaster, provided the tenant was not the cause of the disaster.

SCS/HCS/HBs 836 & 753—In cases where a foreclosed property is occupied by a residential tenant whose lease is not void due to certain illegal uses of the premises, then the new owner of the property must give the occupant of the property notice that the foreclosure sale has occurred, that they are the new owner of the property and, if the new owner seeks a possession of the property, that the occupant has ten business days from the date of the notice to vacate the premises. No unlawful detainer action or other action seeking possession of the premises may be brought against the occupant until ten business days after the date the occupant is given notice that the foreclosure sale occurred.

A person is not guilty of unlawful detainer until it has been at least ten business days after the date of the written notice from the new owner

The written notice to the occupant must be sent by certified or registered mail. If the new owner does not know the name of the tenant, the notice must be sent by regular mail addressed to "occupant". The written notice must also be posted on the door of the premises. The written notice shall include in substance specific language set forth in the statute.

SCS/HB 842—This act defines boat docks as real property and specifies that they have riparian rights for the purpose of the law regarding real estate appraisers as long as the boat dock is included as a fixture in the lender's deed of trust and a Uniform Commercial Code filing, the boat dock is attached to the real property and the owner of the dock has riparian rights by means of real estate rights bordering the body of water.

This act also modifies the definition of "commercial real estate" as it applies to the licensing requirements of real estate brokers and agents. The definition of commercial real estate no longer excludes real estate on which no buildings or structures are located.

SCS/SB 231—This act provides that except for willful, wanton, or malicious acts, landlords are not liable to any tenant for any loss or damages to household goods, furnishings, fixtures, or any other personal property left at or in the dwelling by reason of the landlord's removal of the property under a court-ordered execution for possession of the premises.

If, after the sheriff completes the court-ordered execution, property is left by the tenant in or at the dwelling that is identified as the property of a third party, the landlord shall send notice to the third party by certified mail with a return receipt requested. The third party has the opportunity to recover the property within five business days of the date notice is received. If the landlord is unable to notify the third party, the landlord may dispose of the property and is not liable for the loss or damage.

**SOUTHWEST
MISSOURI RENTAL
HOUSING
ASSOCIATION**

P O Box 1801
Joplin, MO 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:

05/05/09

Current Membership

Count:

50 Members Managing

888 Properties

4 Associate Members

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

May 19 regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant.

July 7 Board of Directors meeting at Keller/ Williams Realty, 7th & St. Louis, Joplin 6:00 p.m.

August 18 regular membership meeting 5:30 p.m. At Granny Schaffer's Restaurant.

June 2 Board of Directors meeting at Keller/ Williams Realty, 7th & St. Louis, Joplin, 6:00 p.m.

July 21 regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant.

September 1 Board of Directors meeting at Keller/ Williams Realty, 7th & St. Louis, Joplin, 6:00 p.m.

June 16 regular membership meeting 5:30 p.m. at Erwert Park. Supper by the Undercliff. Cost \$10 per person.

August 4 Board of Directors meeting at Keller/ Williams Realty, 7th & St. Louis, Joplin, 6:00 p.m.

September 15 regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant.