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Next Meeting  
**Tuesday, October 20, 2009**  
 5:30 p.m. **Granny Shaffer's Restaurant**  
**Sherwin-Williams Company**

Our next meeting will be this coming Tuesday, October 20, 2009. We will have our buffet supper 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.

Speaker this month will be **Curtis Collings**, **Manager of Sherwin-Williams Company in Carthage**. Additional guest speakers will be store managers from the two Joplin locations. They will explain the benefits of opening a commercial account and discounts available to account holders.

Bring all your questions and concerns about painting and how to protect and maintain your investment properties. They will bring some free merchandise to give away. Don't miss the opportunity to get answers to your 'tough' questions from these local experts.

## Annual Election of Officers To Be Held at October Meeting

The annual election of officers shall be held at our October 20 meeting. There are three Board seats up for election for 2009. Those seats belong to: David Enke, Daryl Rhodes and Tye Nance. We have two unfilled vacancies which expire in 2010 to fill.

The two unexpired vacancies are John Hutchison's and Lynn Enke's. The Enke's have sold all their rental properties and will no longer serve on our Board.

People who have stepped forward and volunteered for service are: Daryl Rhodes, Tye Nance, Dave McGarrah, Clark Millis and Paul Mosbaugh. If you are interested in serving on the Board, please contact a Board member or nominate yourself at our October 20 meeting!

**ELECTION WILL BE HELD ON OCTOBER 20.** You must be a current, paid member to serve and vote.

rentlinx

September  
Stats

15 members  
35 properties listed  
114 units

## RentLinx

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

Prospects can 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 north-west 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!

## Chuck Brown Steps Down as "Referred Counsel"

THANK YOU CHUCK...  
For All Your Years of Service  
To Our Association

LAW OFFICES  
**W/F LTB WARTEN, FISHER, LEE and BROWN, LLC**  
A LIMITED LIABILITY COMPANY

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HENRY WARTEN  
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August 12, 2009

Ms. Cheryl Brown  
Chief Executive Officer  
Southwest Missouri Rental Housing Association  
17305 Hwy. FF  
Diamond, Missouri 64840

Dear Cheryl:

For several years, I have been honored to be the "referred counsel" for the Southwest Missouri Rental Housing Association. I hope that my services have been effective for the members. I have certainly learned a lot about landlord-tenant law over the last few years.

Naturally, as time has passed, my practice has changed. When I began my representation, I was not a Municipal Judge for the City of Joplin, and quite frankly, I was several years younger.

My duties as Municipal Judge have expanded; I now cover Court two weeks a month. This means that I am unavailable for Monday return date hearings at least twice a month and that I have less time to be available to the members as I am not in the office very much during those two weeks.

Recently, we hired a new attorney, Lynn Stanley, who came to us from the Blanchard Firm and has practiced law for about 7 years. He has a lot of experience in landlord-tenant law. Lynn and I have discussed this situation and he is excited to be available to become the "referred counsel" for the Association.

Accordingly, the purpose of this correspondence is to advise you that I think it best that I no longer be listed in your newsletter as "referred counsel". Lynn would be happy to meet with the Board, at the Board's convenience, to discuss his representation of members. Again, he would be able to continue services at a reduced rate as we have provided since our involvement.

If you have questions, please contact me. If not, please contact Lynn at the above listed number to discuss any questions you might have.

Sincerely yours,

**WARTEN, FISHER, LEE AND BROWN, L.L.C.**



Southwest Missouri Rental Housing Association  
Minutes of Regular Membership meeting  
Tuesday, September 15, 2009, Granny Shaffer's

Meeting called to order by President David Enke.

Present: 24 members, 13 guests, and 1 speaker. Total 38

Visitors Present: Matt Bledsoe, Alan Casella, Michele Grieb, Lenny Colsten + 2 guests, George and Shirley Ledford, Debbie and David Randles, Dana Calef, Wayne and Pauline McGuire.

New Members Present: Greg and Deana Maurer, Bruce and Joyce Rhodes, and Colleen Friend.

Treasurer's Report: None available.

Membership Report as of September 1, 2009: Total-to-Date; 53/905 & 5 Associates.

Upcoming Speakers:

October 20th- Southern Crime Prevention Task Force, and Sherwin Williams Paint Center.

November- Fall Education Seminar, Sarah Reeder and Assoc. & Judge Schoeberl.

Topic will be landlord tenant law and a mock trial with Judge Schoeberl.

Tonight's speaker was: Judge Richard Copeland, Jasper Co. Court.

Tonight we had our 50/50 quarterly drawing, Helen Coggins took home \$44.00

Membership renewals have been mailed and are due by the October meeting so you may vote in the elections.

Copies of Bylaw changes were made available at the meeting and online and will be voted on in October.

October we will vote on Board members. Terms that are expiring are: David Enke, Daryl Rhodes, Tye Nance, and John Hutchison. If you are interested in serving on the board, please let Cheryl Brown or a board member know.

This Saturday the 19<sup>th</sup> is the Robert Cain seminar. \$10 for members including meal, \$35 for non-members for ½ day or \$60 for all day including meal.

Reminders:

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

Next membership meeting will be October 20, at Granny Schaffer's.

Meeting adjourned at 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 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.

## Tax Calendar for Small Businesses on IRS.gov

Are you running a small business? Would you like a calendar packed with valuable business tax information? The IRS is offering a free calendar to help you keep track of tax deadlines and important dates throughout the year.

You might be surprised to learn that the IRS publishes a calendar, like our popular Web site, IRS.gov, the calendar is part of our many services to help owners and operators of small businesses.

The Tax Calendar for Small Businesses and Self-Employed Individuals from the Internal Revenue Service is a 12-month calendar filled with deadline reminders, important information such as changes in deductible mileage rates and business tips such as how to organize business and travel expenses.

This widely-used special business tax calendar provides the small business owner with a ready resource for meeting his or her tax obligations.

Each page of the calendar highlights different tax issues and tips such as business planning, accounting methods, tracking your records, and protecting your information that are especially relevant to small-business owners. The calendar has room each month to add notes, state tax dates or business appointments.

Topics include information on general business taxes, IRS and Social Security Administration customer assistance, electronic filing and paying options, retirement plans, business publications and forms, common tax filing dates, federal holidays and much more.

The 2009 IRS Tax Calendar for Small Businesses and Self-Employed, Publication 1518, is now available in both English and Spanish versions. For an online version of the calendar, visit the Small Business Self-Employed pages on the IRS Web site at IRS.gov. (Or go to [www.tax.gov/calendar](http://www.tax.gov/calendar)) On IRS.gov you can download the tax calendar due dates and actions, and import them into Outlook or iCal. Printed copies of the tax calendar can also be ordered online or by calling 800-TAX-FORM (800-829-3676).

Remember that for the genuine IRS Web site be sure to use .gov. Don't be confused by internet sites that end in .com, .net, .org or other designations instead of .gov. The address of the official IRS governmental Web site is [www.irs.gov](http://www.irs.gov).

### 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**

**Creative Investments, LLC.**

# Proposed By-Law Changes

The Board of Directors has proposed the following change(s) to our By-laws. In accordance with the By-Laws, a 40-day notice is required before a vote can be held on the proposed changes. First notice was by e-mail to members on September 1. These changes will be voted on at our October meeting.

## ARTICLE III Membership

Section 1: There shall be three **two** classes of membership as follows:

Owner Member: Owners and/or managers of rental housing or apartment dwellings.  
**A membership shall include anyone that shares a financial interest or management responsibilities in the property or properties.**

Manager Member: Property Managers who are employed by a Owner Member. This membership must be attached to a existing Owner Member account.

Associate Members: Trades people who service, supply, or otherwise deal with rental housing; banks; building and loan associations and other mortgage lenders; title companies; insurance companies; and other person or institutions interested in and sympathetic with the objectives of the Association.

Section 2: Each Owner, Manager and Associate membership shall have one vote.

Section 3: Association members shall be admitted to membership by majority authorized vote of the membership at any meeting of the Association, or by majority vote of the Directors at any meeting of the Board of Directors, provided that applicants for membership shall have complied with requirements prescribed by Directors and general membership.

*We will allow for a discussion on these changes at the September and October meetings. If you have any suggestions or recommendations, please bring them forward at the meeting.*

## Fall Legal Educational Seminar!

**November 7** will be our Fall Legal Educational Seminar. This year, Sara Reeder & Associates will be presenting legal issues of landlord/tenant law particularly evictions. We will also have Judge Schoelburl host a mock trial in landlord/tenant court! Be sure to save this date.

November 7, 10:00 a.m.—1:00 p.m., Granny Shaffer's, N. Range Line Rd., Joplin. Buffet lunch at 11:30. Cost of seminar shall be: Members—prepaid \$12.00/person and \$15/person at door; non-members - prepaid \$20/person and \$25 at door. Seating is limited. RSVPs are not required, but preference shall be given to pre-paid RSVPs. Prepaid RSVPs must be received by October 30. No refunds.

You may download a RSVP form from our web site and submit it on-line or by mail. Further instructions on the web site!

**SOUTHWEST  
MISSOURI RENTAL  
HOUSING  
ASSOCIATION**

P O Box 1801  
Joplin, MO 64802-1801

Phone: 417-781-3337  
E-mail: info@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).

**09/30/09**  
**Current Membership**  
**Count:**  
**53 Members Managing**  
**905 Properties**  
**5 Associate Members**

**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**

**October 20** regular membership meeting 5:30 p.m. at Granny Shaffer's Restaurant. Election of new officers and vote on By-law changes.

**November 7** 10:00-1:00 Fall Legal Educational Seminar addressing evictions and a mock eviction court with Judge Schoelburl. Granny Shaffer's Restaurant All details on web site!

**December 1** Board of Directors meeting at Keller/Williams Realty, 7th & Florida, Joplin, 6:00 p.m.

**November 3** Board of Directors meeting at Keller/Williams Realty, 7th & Florida, Joplin, 6:00 p.m.

**November 17** regular membership meeting at 5:30 p.m. at Granny Shaffer's Restaurant.

**December 15** regular membership meeting and Christmas party at 5:30 p.m. at Granny Shaffer's Restaurant.

**January 5** Board of Directors meeting at Keller/Williams Realty, 7th & Florida, Joplin, 6:00 p.m.