

Better Landlording through Education

JOIN US FOR OUR OCTOBER 25TH, 2016 MEMBER LUNCHEON FEATURING:

THIS MONTH'S SPEAKER
Chris Hoffman
Moxie Solar in North Liberty



Our speaker this month will be Chris Hoffman, Business Development representative with Moxie Solar in North Liberty.

Moxie Solar's mission is to provide the financial and environmental benefits of solar power for farms, homes and businesses. They offer a complete service package that cuts through the red tape of the government and utility companies.

Chris was born and raised in rural Eastern Iowa. He earned his bachelor's degree in Finance with a minor in Economics, from Iowa State University. After college, he spent six years in the Washington, DC area working in retail and finance. Chris returned to Iowa in 2002 where he continued working in finance and banking until his first child was born in 2007. At that time, Chris and his wife decided he would stay at home with his daughter and continued to do so until his second child was off to school. The time at home was time well spent for Chris and his family. He was elected to North Liberty City Council in 2007 and re-elected in 2011. He didn't realize how "Green" he was until he started working with city leaders and business owners in North Liberty.

Decisions made today will have a long-lasting impact on the future of our community and world. Today, Chris "renews" his time and talents from those experiences in finance, government and banking and brings them to the solar industry. He knows how important it is to diversify a portfolio; whether in business or energy consumption. He wants to lead his children and community in efforts to take care of our natural resources. He tells his children he is saving the planet... one solar panel at a time!

A proposed change in City Code may increase recycling and green efforts in the Iowa City community.

From the Daily Iowan by Naomi Hofferber

The first consideration of a motion to a change in City Code passed 7-0 Tuesday night at the Iowa City City Council meeting.

The amendment to City Code Title 16, Article 3H would require recycling services to be provided to apartment tenants, provide curbside food-waste collection services, ban computer monitors and televisions from the landfill, and require loads entering the landfill to be covered or secured.

"We've been working on some of these for a long time, so it's great that they're all coming to a head at once," said Jennifer Jordan, the recycling coordinator for Iowa City. "So much of what goes into our landfills is recyclable or doesn't need to be there; it has value somewhere else, it can be recycled or reused."

The goals of the amendment would reduce the landfill load by 15 to 16 percent; of the landfill, an estimated 17 tons is apartment recycling, 500 to 1,000 tons is food waste, and computer monitors and television sets are around 350 tons.

Chris O'Brien, the city director of Transportation Services, said that for developments built after Jan. 1, this would go into play automatically; but for existing developments, there would be a grace period for landlords to comply.

UI sophomore Jamie Porter, a member of the University of Iowa Student Government, and Jacob Simpson, UISG City Council liaison, both addressed the council in support of the amendment.

"At the university, we have the opportunity for students to recycle in the forms and practice something that they've learned, and then a lot of the time, they have to go off campus, and they don't have that ability," Simpson said. "I think now that the city has taken this step to provide this in off-campus buildings, we cannot just see a benefit to Iowa City, but I think this is going to be something that benefits the state and beyond, as people become more accustomed to recycling."

Several councilors supported of the change, and the motion passed 7-0.

"I am absolutely thrilled by this achievement," Councilor Rockne Cole said.

For local Iowa City environmental advocates, this move is a step in the right direction. 100 Grannies, an environmental group that operates in the Iowa City area, has addressed the City Council previously in hopes of getting plastic bags banned and advocating the use of reusable bags. The group supports the proposed change.

"We support it very much, we've talked with them in the past and we've encouraged them we've been very vocal," Ann Christenson of 100 Grannies said. "Anything we can get the city to do, we're behind. Our motto is to educate, advocate and agitate."



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Membership Meeting at Flannigan's in the IOWA RIVER POWER COMPANY

Our next General Membership meeting will be held Tuesday, October 25th, 2016, at 11:30 am at Flannigan's in the Iowa River Power Company, 501 - 1st Ave, Coralville. The lunch menu is BBQ Pork Sandwich, French fries, salad, fruit, dessert and drink.

Any interested member of the Association is welcome to attend starting at 12 noon. If you wish to have lunch, please arrive at 11:30.

Please RSVP by email (apartmentassoc@gmail.com) or phone to Mark Rugeberg at (319)338-0435 with the number of individuals from your office or home who will be attending. **Cost is \$12.00 per person. It is important to let us know if you will be attending and having lunch. If you do not RSVP and intend to have lunch, you may be asked to wait to serve yourself until we are sure that we can provide food for those who have RSVP'd.**

The speaker will have the floor from noon to 1pm.

LUNCH IS \$12.00 AT THE DOOR.

What to do When Your Rental Property is Burglarized

From landlordology.com

Getting that dreaded phone call from a tenant, explaining that there was a burglary can be an utter nightmare. For your tenants, coming home to find out that their home has been broken into can be one of the most traumatic events in a person's life. Not only might they be missing valuables and cash, but the feeling of being violated can also be overpowering.



Initial Action Steps after a Burglary:

Here is what you should do if you find yourself, or your tenants, as victims of a break-in:

1. Vacate the House, Call 911 and Don't Touch Anything!

This is when your emotions will likely be running their highest, causing you to either go room to room hoping to find the perpetrator or to begin cleaning any messes left behind, but leaving the scene until police arrive protects you and any evidence.

2. Talk to Your Neighbors

Ask them if they saw anyone and alert them a vandal is on the loose.

3. Call your Insurance Company

Hopefully you have homeowners insurance and your tenants have renters insurance. This is likely the only way you will get financial compensation for your missing items. Make sure to have pictures of anything missing of value that you own, and keep the receipts of your high-ticket items.

Even if you don't live on the property, you might have some furnishings or electronics that might have some value. Generally, you should save photos of all your possessions valued above 200 dollars.

NEXT STEPS: RETRIEVING YOUR LOST ITEMS

1. Search Local Pawn Shops

Luckily, most – if not all – sales require an I.D. when trading items for cash at a pawn shop. If you have pictures (and receipts!) of the items, it will be much easier to retrieve them from the Pawn Shop. Pawn shops will gladly return all stolen goods proven to be yours if accompanied by a police report.

2. Search Local Online Listings

Search websites such as Craigslist to see if anyone is trying to sell your belongings online. If you find anything you believe to be yours, contact the police officer who filed the report so they can investigate and hopefully get your goods returned to you.

MOVING FORWARD: EMBRACE THE HEALING PROCESS

A burglary is a violation of your personal space. Many victims of burglary get over the loss of property, but the emotional trauma of having a stranger in your home can be emotionally damaging.

Try to be sympathetic to your tenants. For some, they may not have many friends and family to help them recover emotionally.

PREPARATION AND PREVENTION – AVOID IT HAPPENING AGAIN

1. Maintain your landscaping
2. Change your locks between tenants
3. Invest in home security
4. Have a plan for when you travel



Calendar

Greater Iowa City Area Apartment Association meetings are held on the **4th Tuesday of each month at Iowa River Power Company.**

October 25: GICAA Member luncheon – 11:30 am Flannigan's

November 11: Veteran's Day

November 12: University of Iowa home football vs. Michigan (Family Weekend) – 7:00 pm