

Better Landlording through Education

JOIN US FOR OUR APRIL 25TH, 2017
MEMBER LUNCHEON FEATURING:

“Meeting of the Members”

The meeting will feature a "Meeting of the Members" roundtable-style discussion of several topics:

- Future meeting topics: what are YOU as a member looking for?
- Legislative Issues
- The Rental Process: Discussion of screening tenants, leases, service animals /support animals
- Evictions/3 Day and 7 Day Notices
- Garbage & Recycling requirements in Iowa City, Coralville and North Liberty
- Methods of Advertising

Suggestions for Speakers/Lunch Discussion Topics

Is there a topic you would like to learn more about, or do you have an idea for a speaker to invite to future GICAA meetings? If so, please contact any board member or send an email with your suggestions to: apartmentassoc@gmail.com.

Thank you!

2016 - 2017 Board

President:
Chris Villhauer
Vice-President:
Tony Vespa
Secretary:
Michelle Lamkins
Treasurer:
Mark Ruggeberg

Board :
Jim Houghton
David Kacena
Blaine Thomas
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Membership Meeting at Flannigan's in the IOWA RIVER POWER COMPANY

Our next General Membership meeting will be held Tuesday April 25th, at 11:30 am at Flannigan's in the Iowa River Power Company, 501 – 1st Ave, Coralville.

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. The buffet lunch will include French dip sandwich, salad, fruit, chips, dessert and drink.

Please RSVP by email (apartmentassoc@gmail.com) or phone to Mark Ruggeberg 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.

Occupancy Bill Signed into Law

On Friday, April 21 the Occupancy bill, HF 134, was signed by Governor Branstad. The bill passed the Iowa House on March 15, 65-31 and the Iowa Senate on April 11, 43-6. The new law will prohibit cities from enforcing regulations related to the occupancy of residential rental property based on family or non-family relationships of the occupants. The law will take effect on January 1, 2018. This bill was first introduced by the Landlords of Iowa six years ago and was also backed by such groups as One Iowa Education Fund, the American Civil Liberties Union of Iowa, and Justice Reform Consortium.

Also signed on Friday by Gov. Branstad was House File 146, which amends Chapter 648 of the Code of Iowa. This chapter relates to eviction proceedings, and the amendment states that the notice requirements of section 4, Chapter 648 shall be deemed to have been satisfied if the defendant appears at the hearing. Under current law, in an action for forcible entry and detainer, the plaintiff must serve the defendant with notice as specified in Code section 648.5 and not less than three days prior to the hearing. A default judgment cannot be entered against the defendant if the original notice was not served in accordance with the requirements of Code section 648.5.

The bill provides that if the defendant appears at the hearing, the notice requirements shall be deemed to have been satisfied.



Rethink Your Online Strategies

From Multifamily Executive, by Rick Haughey

Although nearly all of us have made a significant push to social media, it appears we haven't been extremely successful in our deployment. Roughly 58% of our survey respondents said they would not "like" or follow their community Facebook page, and more than 50% said they'd never check it. Only 13% listed social media as their preferred communication vehicle with community managers.

I'm not sure this means we should abandon social media but, rather, deploy it effectively, at the right time, to the right people.

While residents might not be checking your Facebook page, they sure are looking at your ratings and reviews. Almost two-thirds of the survey respondents said they referenced these sites when researching communities to rent. Almost 54% said doing so influenced their leasing decision, and over 52% said bad reviews stopped them from visiting a community.

If having a robust policy for managing your ratings and reviews isn't a priority, it should be.

Coffee With A Cop

Join neighbors, friends, and police officers for coffee and a conversation during the next Coffee with a Cop event. [Department Facebook Page](#). Additional information about the Coffee with a Cop program is available at icgov.org/coffee.

For other questions, or to schedule Coffee with a Cop in your neighborhood, contact Officer David Schwindt at david-schwindt@iowa-city.org or 319-356-5275.

Iowa City Police officers will be at T.Spoons, Old Capitol Town Center, 201 S. Clinton St., Iowa City from 9:30 to 11 a.m. on Friday, April 28, 2017.

There is no agenda scheduled. This is an opportunity to ask questions, voice concerns, and get to know police officers in a relaxed setting over a cup of coffee.

You can RSVP to this event on the [Iowa City Police Department Facebook Page](#). Additional information about the Coffee with a Cop program is available at icgov.org/coffee.

For other questions, or to schedule Coffee with a Cop in your neighborhood, contact Officer David Schwindt at david-schwindt@iowa-city.org or 319-356-5275.



IOWA CITY POLICE DEPARTMENT

T.Spoons
Old Capitol
Town Center

Friday
April 28th
9:30am – 11:00am

**JOIN YOUR NEIGHBORS, COWORKERS,
AND POLICE OFFICERS FOR COFFEE
AND CONVERSATION!**

No agenda or speeches, just a chance to ask questions, voice concerns, and get to know the officers in your neighborhood!
For more information visit: www.icgov.org/coffee

IOWA CITY POLICE logo, T.Spoons logo, IC logo



**EQUAL HOUSING
OPPORTUNITY**

April is Fair Housing Month

If you missed the Iowa City Fair Housing presentations which took place last week, check out the following links for more information. Topics include: the Iowa Civil Rights Commission's Fair Housing Guide, Fair Housing and Advertising, Service Animals and Emotional Support Animals, Parking for People with Disabilities, Reasonable Accommodation, Fair Housing FAQ's and more.

<https://icrc.iowa.gov/publications/housing>

<http://publications.iowa.gov/1699/1/fairhousingguide.pdf>

Calendar

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

April 25: Greater Iowa City Area Apartment Association lunch 11:30

May 8-12: University of Iowa Finals Week

May 11-14: University of Iowa Graduation ceremonies

May 14: Mother's Day

May 29: Memorial Day

May 31: Iowa City Schools last day of classes

May 23: Greater Iowa City Area Apartment Association lunch 11:30

