

Better Landlording through Education

JOIN US FOR OUR MAY 23RD, 2017
MEMBER LUNCHEON FEATURING:

Jennifer Jordan

Recycling Coordinator for the City Of Iowa City

Marcia Bollinger

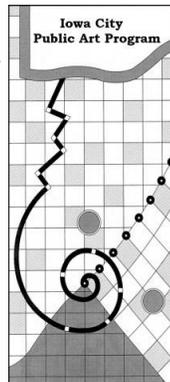
Neighborhood Outreach and Public Art Coordinator

Jordan will provide updates on recycling changes for rental properties and changes to downtown alleyway trash collection.

Bollinger will discuss the various neighborhood organizations and provide information on how landlords can contact the groups. Stan Laverman, Senior Housing Inspector, will also give an update on issues with rental housing.

Jennifer Jordan has been the Recycling Coordinator for the City of Iowa City for 11 years. Jen coordinates the City's waste reduction and recycling programs, including drop-off site recycling, food waste reduction and composting, household hazardous waste, education and outreach, Rummage in the Ramp, apartment recycling initiatives and the East Side Recycling Center.

Marcia Bollinger has worked for the City of Iowa City in a number of positions over the past 28 years - Community Development, Housing Rehabilitation and currently Neighborhood Outreach and Public Art Coordinator. Marcia has established and provides resources/services to 33 neighborhood associations in Iowa City, staffs the Neighborhood Council (a collection of interested neighborhood leaders) and assists in distributing information to neighborhoods regarding City initiatives as well as development proposals, ordinance changes or code amendments. She has overseen the commission/installation/maintenance of 22 public art projects valued at over \$1,000,000 as well as several temporary art installations.



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

Our next General Membership meeting will be held Tuesday May 23rd, 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 a cold meat buffet, salad, chips, fruit, drink & dessert.

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.

LEAD BASED PAINT DISCLOSURE UPDATES

Iowa City landlords have been required to provide information to renters about the dangers of lead-based paints for some time. This includes providing tenants with the EPA pamphlet entitled "Protect Your Family From Lead in Your Home."

An update to the December 2012 pamphlet is now available.

Visit the EPA website for more information, or check the direct links to the pamphlet & update below:

[EPA Protect Your Family From Lead in Your Home Pamphlet](#)

[Protect Your Family From Lead in Your Home Supplement 2017](#)

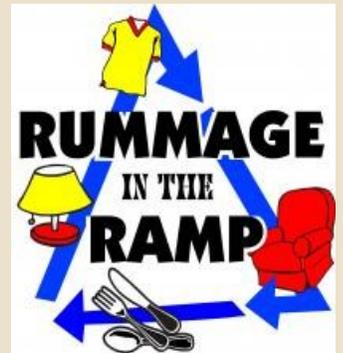


**Protect
Your
Family
From
Lead In
Your
Home**

RUMMAGE IN THE RAMP 2017

Rummage in the Ramp is an annual City-sponsored effort that began in 2007 in order to keep tons of reusable items out of the landfill and get it to those who need it when the lease changeover occurs annually at the end of July. Environmental and human services non-profit groups provide the labor and split the profits. Donations are tax-deductible and most items are priced at \$1, \$5, \$10 and \$20.

Through eleven years of Rummage in the Ramp, residents have diverted over 245 tons of furniture, housewares, clothes, books and so much more from the landfill. Almost 6,000 people have donated items, around 22,000 have shopped, and 1,900 volunteers from dozens of local non-profit groups have split the \$147,100 in proceeds from the event.



Rummage in the Ramp 2017

This year's event will be held from Wednesday, July 26 to Thursday, August 3. Check back here regularly for more information!

Don't want to wait until July to donate items?

Don't wait for Rummage! We do not have the capacity to store donated items until our event, but you don't have to wait until July. Please see the [Iowa City Resale and Consignment Directory](#) for year-round consignment and donation opportunities in Johnson County or check directly with local human service agencies!

Questions?

Jennifer Jordan
Recycling Coordinator
319-887-6160
jennifer-jordan@iowa-city.org

INFORMATION TO REQUEST ON RENTAL APPLICATIONS

From landlordology.com

The best way to find good tenants is to screen them. And the way to screen tenants is to have them fill out a rental application.

The application should contain the following:

- Name
- Social Security number
- Phone number
- Email address
- Past residence history
- Contact information of last landlords or property managers
- Employment history
- Proof of income
- Employer name
- Contact information of employer
- Name and address of bank
- Emergency contact numbers
- References
- Authorization to run a background and credit check

Landlords should also ask to see (and make a copy of) a government issued photo ID, so you can be sure that the name matches the face.

It's also a good idea to have long-term tenants update their information from time to time, in case contact information, employer, emergency contacts, etc. have changed.



Calendar

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

May 23: GICAA Lunch meeting 11:30 at Flannigan's

May 29: Memorial Day

May 31: Iowa City Schools last day of classes

June 27: GICAA Lunch meeting 11:30 at Flannigan's



7 AFFORDABLE UPGRADES FOR RENTAL PROPERTIES

From *landlordology.com*

Property maintenance and upkeep can eat into your revenue and cause stress, and occasionally, make you wish you weren't a landlord. The good news: there are easy and affordable ways to keep up your property and increase your cash flow at the same time.

1. Replace Cabinet Doors

Most people consider replacing worn-out cabinets entirely. But you can replace just the cabinet doors with high-quality, solid wood doors, as well as the hinges and knobs. Then you can paint the doors.

Tip: Don't try to use Ikea cabinet doors on non-Ikea cabinet frames.

Potential Cost: \$1,000 – \$3,000

2. Add a Fresh Coat of Paint

Painting has the highest return on investment for any rehab budget. However, you can enjoy an even higher return on investment by buying paint in bulk.

A lot of investors buy badly mixed paint that paint stores and hardware stores sell at a steep discount. The problem with buying these kinds of paint, when you're working on a large-scale, is if you have to do any touch-up work, it's a nightmare to match paint.

I highly recommend you negotiate a discount for a large bulk order of paint. You should be able to get another discount by opening a company account where you buy paint.

Potential Cost: \$100 – \$1,000

3. Replace Doors

Doors tend to get damaged at rental properties. Most investors either ignore this damage or cover it up with some touch-up paint. However, new doors dramatically increase the visual appeal of a rental unit, and they aren't that expensive. I get my doors at my local hardware store and don't pay any more than \$80 a piece for them. You should also check with a local building supply company, which may have extra doors at a deep discount.

With a little help, you can install a new door without changing the frame.

Potential Cost: \$500 – \$5,000

4. Pressure Wash

People will spend tens of thousands of dollars on renovations, but won't pay to properly clean the outside of a house. Pressure washing a property makes a big difference in how a home looks.

I usually pay about \$250 to have a house pressure washed. Or you can do it yourself. It's easy to pressure wash a house with a [long wand](#).

Potential Cost: \$100 – \$300

5. Landscape

Landscaping can directly reduce your vacancy rate. If you're

willing to do a little work yourself, landscaping materials can be inexpensive. Whenever I have a hard time renting out a property, I buy some flowers to put outside. Within a week, I have the property rented. This could be due to other factors, but the cost for flowers is less than \$40. So now I make it a practice to have nice flowers when weather permits.

Potential Cost: \$100 – \$500

6. Install Wood Flooring

Choosing carpet for a rental property is a rookie mistake. Carpet is NEVER a good option. Carpet gets stains and looks dingy after minimal wear (especially with cheap carpet). In my experience, carpet in my rental properties needs to be replaced every five years.

Wood flooring is more affordable than most people realize. Shop around, and you may be able to buy flooring for about the same price as an expensive piece of carpet. The best part about wood flooring?

Tenants love wood flooring.

This will help your property stand out compared to other rental properties they are considering.

Wood flooring rarely needs to be replaced.

This is a huge cost advantage for you. And wood flooring is fairly easy to fix when necessary.

Tip: Light-colored hardwood doesn't show scratches as much as dark hardwood floors.

Potential Cost: \$3,000 – \$10,000

7. Add Backsplashes

Backsplashes add value to your properties. They are durable and easy to clean. You need to be careful with the type of backsplash you choose, however, because some backsplashes date a property.

Choose a classic look that is timeless, and avoid trendy colors. For example, white subway tiles make a good choice; frosted turquoise, not so much.

Bonus: Offer a Washer/Dryer

This upgrade pushes the boundaries of affordable.

However, I've experienced a good return on this investment. I routinely add an extra \$50 to \$80 per month in rent for a stackable washer/dryer.

I buy my washer/dryer combinations from Craigslist for \$100-\$150. However, you can get a brand-new one from Amazon for around \$600. I've also bought new kitchen appliances from Appliance Connection, and I've been very pleased.

Potential Cost: \$150 – \$600

