

JOIN US FOR OUR MAY 22ND, 2018 MEMBER LUNCHEON FEATURING:

Pete McRoberts

Executive Director of Landlords of Iowa

Daryl Kruse

Legislative Chairman and Past President of Landlords of Iowa

Marc Gillette

Landlords of Iowa President

Speakers for the May membership meeting will be Pete McRoberts, Executive Director of Landlords of Iowa, and Daryl Kruse, Legislative Chairman and Past President of Landlords of Iowa, and Marc Gillette, current Landlords of Iowa President. The speakers will discuss current issues relevant to Iowa landlords, bills from the past session of the Iowa legislature, and what to expect in the upcoming year.



McRoberts is the owner of Dash Management, a public policy and business development firm. He is the senior advisor to one of the most effective and bipartisan lobbying businesses in the state, specializing in the executive branch, and is Of Counsel to an international law firm based out of Des Moines.

Pete has worked at a senior level in state and national public policy for 15 years. Recent successes in public policy include the ban on local family-based discrimination in housing and the state and national right to assistance law.

He was born in Marshalltown, grew up in Cedar Falls, lived and worked in Independence, and came to Des Moines in 2007 after being recruited for a senior position in Iowa government. He is very glad to work with Landlords of Iowa as the association's Executive Director, and looks forward to opening markets statewide, removing barriers to entry into the profession, and to giving LOI members excellent services in the future.



Kruse has served as Legislative Chairman for Landlords of Iowa since 2009 and is a Past President (2016 to 2018). Kruse is a member of the Cedar Falls City Council and has been a Financial Planner with Ameriprise Financial, formerly IDS Financial Services, since 1986. Kruse holds several advanced planning credentials including Certified Financial Planner, Chartered Life Underwriter and Chartered Financial Consultant. Kruse has owned and managed rental units since 1983.



Gillette is the current Landlords of Iowa President and is Broker Owner of Diamond Realty, Inc. in Burlington. Gillette has been a landlord since 2004 and Property Manager for Fee since 2010. He served in the US Navy from 1986-1990 and received a BS in Biology from the University of West Florida in 1995. Husband to Suzanne and father of two boys and two girls. Gillette currently resides in rural Louisa County, Iowa.

2018 - 2019 Board

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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 22nd, 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, fruit, chips, salad, dessert & 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 will 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.

Save the Date!!

LANDLORDS OF IOWA

2018 STATE CONVENTION

The Landlords of Iowa 2018 State Convention is tentatively scheduled for October 18-20 this year. The event will be held in Des Moines.

Watch the newsletter for further details.

Calendar

May 22: GICAA Membership meeting – 11:30 am Flannigan's

May 28: Memorial Day

May 30: Iowa City Schools last day of classes

June 26: GICAA Membership meeting – 11:30 am Flannigan's

July & August: **NO GICAA Membership meetings**

October 18-20: Landlords of Iowa State Convention – Des Moines



KNOW THE RULES FOR YARD SIGNS IN IOWA CITY



Summer is a busy time for garage sales, open houses and primary elections, and yard signs are a great way to share these messages with neighbors. In Iowa City, residents must place these signs on their residential property. Be sure to follow these basic rules:

- Signs must be on the resident's property – not within the right of way
- Signs on a corner lot cannot block the vision triangle of the street

Public Right of Way

The strip of land between the street and sidewalk is called the public right of way and is technically City property. This area may contain water, sewer, gas, and other utilities below the surface. It is important to maintain easy access to these utilities and to keep it clear of visual clutter that can distract drivers or hinder those using sidewalks. Property owners are still required to maintain that land, and it is important to keep it free of signs and other encumbrances.

Illegal Sign Removal

As time allows, City staff will remove signs from the public right of way if observed or if they are reported. Signs are removed without regard to content. City staff will not remove signs from private property. When a sign is placed in the vision triangle, staff will contact the resident and grant a reasonable amount of time to move the sign to an appropriate location. For questions about sign location, call 319-356-5135.

Reclaiming a Sign

Each year, the City collects a large amount of material from the City right of way. Metal sign holders may be reused by staff for other City purposes before ultimately being recycled. Signs are typically kept for a week before being recycled or landfilled. If a sign was mistakenly placed in the wrong location, there is a chance the City may still have it. To inquire, call 319-356-5135.

More Information

Keep these rules in mind to make the most of signs. For more information, contact Senior Housing Inspector Stan Laverman at 319-356-5135.

IOWA CITY HUMAN RIGHTS ORDINANCE REVIEW

Springtime in Iowa City means landlords and tenants are busy signing leases for the upcoming fall. Remember to follow the Human Rights Ordinance when screening prospective tenants for a property:

Human Rights Ordinance (excerpt):

It is unlawful to discriminate in employment, credit, public accommodation and education on the basis of race, creed, color, religion, national origin, age, sex, marital status, disability, sexual orientation or gender identity. In addition, **discrimination in housing based upon race, color, creed, religion, national origin, age, sex, marital status, sexual orientation, familial status, presence or absence of dependents, disability, gender identity or public source of income is prohibited.**

It is also unlawful to retaliate against a person because such person has lawfully opposed any discriminatory practice.

SMALL CLAIMS LIMIT CHANGES



Update from Joe Kelly, Landlords of Iowa Lobbyist:

The current \$5,000 limit for small claims actions was adopted in 2002. There have been bills introduced over the intervening years to raise the amount. Those efforts failed. A bill was introduced this year to raise the amount to \$10,000. When the Iowa Bar and the Iowa Judicial Branch raised issues with that kind of increase, the Iowa Senate reduced it to \$7,500. However, the Iowa House did not advance the bill.

Now, in the last days of the legislature, an agreement was reached to raise the limits to \$6,500, roughly matching the inflationary increase since 2002. The language for this change was placed in the Justice System Appropriations bill, HF 2492. The bill has been approved by both the House and Senate. Since it is an appropriations bill, Governor Reynolds could line item veto this increase. Whether the Iowa Bar or the Judicial Branch will ask her for a veto, we're not certain.

I'd say the odds are good that she won't veto, and the increased limit of \$6,500 will take place on July 1 of this year.

GOVERNOR REYNOLDS SIGNS RENTAL JUDGEMENT BILL

On May 16, Iowa Governor Kim Reynolds signed House File 2234, an Act relating to shortening the periods of time for redeeming real property from foreclosure and delaying sale of foreclosed property and relating to the statute of limitations period for executing judgments on claims for rent.

After the expiration of a period of ten years from the date of entry of judgment of a court not of record, or twenty years from the date of entry of judgment of a court of record, in an action on a claim for rent, exclusive of any time during which execution on the judgment was stayed pending a bankruptcy action or order of court, such judgment shall be null and void, all liens shall be extinguished, and no execution shall be issued. However, in the event that the judgment or the right to collect thereon is sold or otherwise assigned for value to a third party other than a state or federally chartered bank

or credit union, such judgment shall be null and void, all liens shall be extinguished, and no execution shall be issued after the expiration of two years from the date of entry of the judgment, exclusive of any time during which execution on the judgment was stayed pending a bankruptcy action or order of court.

This bill passed the Iowa House on April 4, 79-19 and the Iowa Senate on May 2, 27-19.

The bill will become effective on July 1 of this year.