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RENT**   
blackhawklandlords.org

**Landlords of Black Hawk, Inc.**  
*Founder & Charter Member of Landlords of Iowa, Inc.*  
**PO Box 742, Waterloo IA 50704**  
[www.blackhawklandlords.org](http://www.blackhawklandlords.org)

**GENERAL  
MEETING**

Thursday,  
Nov 15, 2012

**Elk's Club**

6:00-Social  
6:30-Dinner  
7:00 -Program

**PROGRAM: Annual Vendor Fair**

**Landlords of  
Black Hawk  
Members are  
invited to attend  
the annual  
Vendor Show.**



Every November we invite all our Members that are Vendors of good and services to set up a table display (no charge) for the

**Annual Vendor Fair!**



***Dinner Reservations are due by Tuesday at 5pm,  
Please RSVP to John Dutcher at 319-240-2497 or  
BlackHawkLandlord@gmail.com***

# Support Our Vendor Members

## ACR Drains

*Rehl, Carey Email: Troopp69@hotmail.com*  
PO Box 2937 Waterloo, IA 50704  
515-210-2194 or 319-287-5221

## Actually Clean Floor & Furniture

*Ratchford, Fran*  
PO Box 11212, Cedar Rapids, IA 52410  
319-235-4481 or 319-533-2907

## Ameriprise

*Kruse, Daryl Email: dreeemon@aol.com*  
2725 Minnetonka Drive, Cedar Falls, Iowa 50613  
319-240-0880

## Apartment Finder

*Cudworth, Gail Email: gcudworth@apartmentfinder.com*  
4505 75th Street, Urbandale, Iowa 50322  
515-266-0993

## Bill Ramsey Realtor

*Ramsey, Bill Email: billramsey@mchsi.com*  
2623 Falls Avenue, Waterloo, Iowa 50701  
319-296-2216 or 319-235-6205

## BK Tile

*Phillips, Kenny Email: kennyphillips@bktile.com*  
1922 Main Street, Cedar Falls, Iowa 50613  
319-553-3933 or 319-9398510

## Brothers Construction

*Wolff, Jeff*  
3045 E Quarry Road, LaPorte City, IA 50651  
319-342-3534 or 319-961-1234

## Budget Services, LLC

*Pregler, Mark Email: mark@budget-services.net*  
PO Box 4087, Waterloo, Iowa 50704  
319-939-4417 or 888-714-5420

## Burg Construction

*Burg, Adam/Gina Email: contactus@scottselectric.com*  
319-833-1920

## Cedar Valley Comfort Zone

*McAhren, Craig/Jan Email: jan@aptapts.com*  
PO Box 441, Waterloo, IA 50703  
319-232-1564

## Cedar Valley Process Service

*Miller, Tony & Jerry Jones Email: CVPS@outlook.com*  
2307 Falls Avenue Suite 5, Waterloo, IA 50701  
319-234-1407

## City Builders

*Wildeboer, Dennis*  
2009 Center Street, Cedar Falls, Iowa 50613  
319-277-4000

## Enviro-Pest Solutions

*Rzepka, Josh Email: enviro-pest@msn.com*  
PO Box 125 Waterloo, IA 50704  
319-232-2915 or 319-961-8631

## Farmers Insurance - The Kinder Agency

*Kinder, Tara Email: tkinder@farmersagent.com*  
209 Franklin St Suite A2 Cedar Falls, Iowa 50613  
319-242-8010

## Flaig Electric & Maintenance

*Flaig, Tim Email: Flaigelectricandmaintenance@yahoo.com*  
PO Box 94 Tripoli, IA 50676  
319-240-7283

## Hambly & Sons Carpet Cleaners

*Hambly, Mike Email: hamblyandsons@yahoo.com*  
PO Box 545, Cedar Falls, Iowa 50613  
319-239-7779 or 319-493-0405

## Lori McNamee Realtor

*McNamee, Lori Email: imrealestate@cfu.net*  
3731 Pheasant Lane, Waterloo, IA 50701  
319-231-5225

## MaidPro

*Wolfe, Howard/Maureen Email: maureen-wolfe@prudentialone.com*  
2713 Falls Ave Waterloo, IA 50701  
319-231-3700

## Morrison Consulting, LLC

*Morrison, Leah Email: Leah@MorrisonAccountingTax.com*  
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319-236-1614

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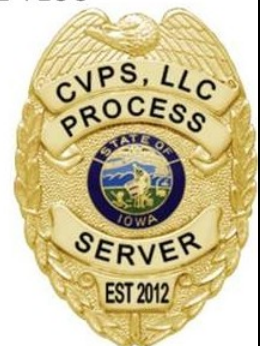
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Fax (319) 234-1399

cvps@outlook.com www.cvpsllc.net

Monday-Friday 8am-4:30pm



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## Page Heating & Air

Page, Jeremy/Rachel Email: [pagefamily@butler-bremer.com](mailto:pagefamily@butler-bremer.com)  
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319-464-2862 or 319-464-2848

## Quality Concrete Construction

Reyerson, Dan Email: [DanCRey@Hotmail.com](mailto:DanCRey@Hotmail.com)  
2021 Jefferson Street, Waterloo, IA 50702  
319-231-0170 or 319-233-1582

## Rodney Kobliska Chiropractor

Kobliska, Vince Email: [kobliskachiropractic@msn.com](mailto:kobliskachiropractic@msn.com)  
3641 Kimball Avenue, Waterloo, IA 50702  
319-231-6772 or 319-433-0475

## Seeger's Lock & Key

Seeger, Dan Email: [LocJok@mchsi.com](mailto:LocJok@mchsi.com)  
1108 Dundee Waterloo, IA 50701  
319-234-6103 or 319-404-4319

## Sherwin Williams

McCartan, Ron Email:  
5212 University Avenue, Cedar Falls, Iowa 50613  
319-493-0869 or 319-277-1034

## Sinnott Agency

Sinnott, Tom/Steven/Dan Email: [toms@sinnottagency.com](mailto:toms@sinnottagency.com)  
622 W. 4th St., Waterloo, Iowa 50702  
319-233-6103

## Tenant Data Service Inc.

Benson, John Email: [jbenson@tenantdata.com](mailto:jbenson@tenantdata.com)  
PO Box 5404, Lincoln, NE  
1-800-228-1837

## Tri-Star Processing

Clowser, Eric/Janette Email: [clowserj@aol.com](mailto:clowserj@aol.com)  
2000 Falls Avenue, Waterloo, Iowa 50701  
319-230-1798 or 319-291-7087

## US Lawn of Waterloo

Thompson, Jason Email: [jason.thompson@uslawns.net](mailto:jason.thompson@uslawns.net)  
319-232-0307 or 319-269-0307



# THANK YOU Vendor Members

# LANDLORDS OF BLACK HAWK BOARD POSITIONS


POSITION:	NAME:	PH. NUMBER:	EMAIL:
<b>President</b>	Wally Parrish	290-0335	<a href="mailto:wparrish@wparrishlaw.com">wparrish@wparrishlaw.com</a>
<b>Vice President</b>	Mark Pregler	939-4417	<a href="mailto:mark@budget-services.net">mark@budget-services.net</a>
<b>Secretary</b>	Rachel Page	464-2862	<a href="mailto:pagefamily@butler-bremer.com">pagefamily@butler-bremer.com</a>
<b>Treasurer</b>	Sue Schauls	290-7843	<a href="mailto:schauls3@mchsi.com">schauls3@mchsi.com</a>
<b>Membership</b>	John Dutcher	240-2497	<a href="mailto:John@balboapt.com">John@balboapt.com</a>
<b>Newsletter</b>	Sue Schauls	290-7843	<a href="mailto:schauls3@mchsi.com">schauls3@mchsi.com</a>
<b>Programs/Publicity</b>	Open		
<b>Vendor Membership</b>	Mark Pregler	939-4417	<a href="mailto:mark@budget-services.net">mark@budget-services.net</a>
<b>Hospitality</b>	Gary Olmstead	231-8844	<a href="mailto:gandnolm@cfu.net">gandnolm@cfu.net</a>
<b>Legislative</b>	Open		
<b>Legal</b>	Wallace Parrish	290-0335	<a href="mailto:wparrish@wparrishlaw.com">wparrish@wparrishlaw.com</a>
<b>Website</b>	Jane Young	232-7398	<a href="mailto:jayo2000@mchsi.com">jayo2000@mchsi.com</a>

2012 State Representatives:  
Rachel Page & John Dutcher & open position

**Board of Directors Officer Elections  
will be held at the Annual Meeting on  
January 17, 2013.**

**On the Ballot:**

- ⇒ **Wally Parrish—President**
- ⇒ **OPEN—Vice President**
- ⇒ **Rachel Page—Secretary**
- ⇒ **Sue Schauls—Treasurer**




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# In the News...

## LANDLORD 'DONATIONS' IN LIEU OF FINE?

October 18, 2012—DES MOINES—At least 27 Iowa landlords were allowed to make donations to the Iowa Civil Rights Commission in lieu of legal action for illegally discriminating against housing applicants, records obtained by The Des Moines Register show.

The deals, made by the Civil Rights Commission from 2006 through February 2011, helped landlords avoid charges after they were found to have illegally discriminated for reasons such as race, disability or family status.

A donation in lieu of a fine or prosecution is considered unethical by many judicial standards because it creates the appearance that justice is for sale. Such donations also potentially allow those who have money to avoid prosecution a luxury those who are less affluent might not be able to afford, noted state court administrator David Boyd in speaking about why his branch of government advises against the practice.

[READ THE STORY](#)



## MORE CHILDREN LIVE IN DISTRESSED AREAS

October 15, 2012—DES MOINES—The children who play at Evelyn K. Davis Park in Des Moines know what they want from their community. The Des Moines park sits in one of 32 pockets of extreme poverty in Iowa, where children live vastly different lives than their peers a few blocks or miles away. The neighborhoods lie in metros like Des Moines and Cedar Rapids and regional centers like Dubuque, Sioux City, Fort Dodge and Ottumwa, data from the Child & Family Policy Center show.

In one Waterloo neighborhood, child poverty is as high as 71 percent. In a Council Bluffs neighborhood, nearly all the homes are headed by single parents. And in a Sioux City neighborhood, half the residents are high school dropouts.

A growing portion of Iowa children live in families who struggle to make ends meet. About 15 percent of all Iowa kids lived below the poverty line as of 2010. That number doubles, to more than one in three kids, when considering the income families need to cover basic necessities, such as food and child care, according to a Des Moines Register analysis of data on child well-being.

[READ THE STORY](#)

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www.uslawns.com

# Landlords of Black Hawk Program Calendar

November 15, 2012—**Annual Vendor Fair!**

December 2012—**No Meeting HAPPY HOLIDAYS & HAPPY NEW YEAR!**

January 17, 2013—Annual Meeting and Holiday Celebration with prizes!

**February 21, 2013 — Tony Miller, Cedar Valley Process Service**

## **Eviction Process & How to deal with problem tenants!**

March 21, 2013—TBD

**April 18, 2013—Leah Morrison—QUICKBOOKS for LANDLORDS**

**May 16, 2013—Adam Brickley, LSB Financial— INSURANCE FOR RENTALS**

June 20, 2013—Neighborhood Groups Roundtable (just an idea) TBD

July 18, 2013—Lead Safe Renovation Program Summary (just an idea) TBD

August 15, 2013—Landlords & Taxes (just an idea) TBD

September 19, 2013—TBD

October 17, 2013 —Legislative Leaders or Landlords of Iowa Conference in Waterloo

November 21, 2013—Annual Vendor Fair

December 2013—**No Meeting MERRY CHRISTMAS & HAPPY NEW YEAR**

Please make speaker suggestions and/or requests!



**Habitat for Humanity** received an incredible donation of a **full set of BRAND NEW kitchen cabinets** – valued at \$7,500. This has been placed on the ebay dealer site. Starting bid is at \$999. **Thank you!**

**Go to Ebay Store** at [http://www.ebay.com/itm/Full-](http://www.ebay.com/itm/Full-Set-New-Mid-Continent-Cabinetry-Kitchen-Cupboards-Concord-Door-Style-/221146863742?pt=LH_DefaultDomain_0&hash=item337d61587e)

[Set-New-Mid-Continent-Cabinetry-Kitchen-Cupboards-Concord-Door-Style-/221146863742?pt=LH\\_DefaultDomain\\_0&hash=item337d61587e](http://www.ebay.com/itm/Full-Set-New-Mid-Continent-Cabinetry-Kitchen-Cupboards-Concord-Door-Style-/221146863742?pt=LH_DefaultDomain_0&hash=item337d61587e)

# Landlords of Black Hawk Annual Vendor Fair

**MEETING Thursday, November 15, 2012 6:30 pm**  
**Elk's Club—407 E Park Ave—Waterloo**  
**Dinner Buffet - No Charge with Reservation!**

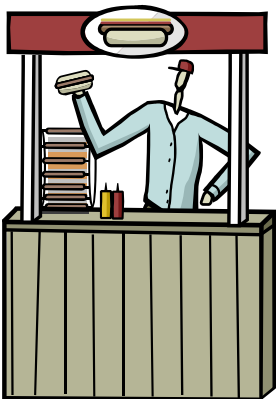
**Step Right Up—See the Landlords of Black Hawk annual Vendor Show.** Every November we invite Members that are Vendors of good and services for Landlords to set up a table display (no charge) at the **Annual Vendor Fair**. Contact Mark Pregler at [mark@budget-services.net](mailto:mark@budget-services.net) or 319-939-4417 to sign up. Please register by November 8, 2012 for a FREE trade show table at the Vendor Fair!



**All members are invited and encouraged to attend the Annual Vendor Fair!**

**FREE dinner with RSVP by Monday, please!**

**Bring your Business Cards for Prize Drawings!**



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## Board Meeting October 4<sup>th</sup>, 2012 Elk's Club

Board meeting called to order 12:12 by Wallace Parrish. Members present John & Sue Dutcher, Daryl Kruse, Sue Schauls, Gary Olmstead, Jane Young, Wallace Parrish, and Rachel Page.

- ⇒ Newsletter with Treasurer's report motioned for approval by Rachel Page, John 1<sup>st</sup>, Jane Young 2<sup>nd</sup>, motion passed.
- ⇒ Upcoming meeting with candidates was discussed. *[Note Danielson & Kressig are now confirmed]* Jeff Danielson has accepted. Daryl will stop by offices of other candidates and make phone calls. John knows Bob Kressig and will make contact with him. Wally will also make contact with candidates he knows. Sue will call Anesa. Daryl called Walt Rogers. Sue handed out hard copy invitations at People's Clinic meeting. Daryl will call James Kenyon. Jane Young will contact Bob Geenwood. Sue sent emails to many seated Legislators. There was discussion about the meeting's format. **We are adopting the procedure of candidates at individual tables spread throughout the general membership with Joe Kelly, our Lobbyist, introducing each individual. Then each Candidate can take a few minutes to further that introduction, and then questions can come from membership throughout. Instead of cold questions, giving them a summary behind why we are asking a question so they truly understand why it is important. We want to make sure we address with candidates: have they ever been a landlord or renter?, what is their stance on property tax for rental properties?, what is their feeling on raising the late fee requirements?** Wally called for a motion that we accept the above as written by Rachel, motioned by Sue, 2<sup>nd</sup> by John, motion passed. Daryl will call people, Sue will provide lists. Non-member brings in a postcard you get a free meal. Member bringing in a non-member that signs up, member gets free meal.
- ⇒ John Dutcher would like to move that Daryl be re-instated to our legislative committee for our board and also be re-instated as our organization's legislative representative for the state organization. Jane Young questioned whether he was ever excluded as still being our legislative representative. There was discussion about why Daryl was removed. Wally moved that this motion be tabled for next meeting.
- ⇒ Sue mentioned that Leah Morrison would like to present a program on Quickbooks and we are slotting it for April (if Leah is available.)

Gary Olmstead will be leaving in November and will be returning in April so someone else will need to cover hospitality/door prizes. Meeting adjourned 1:23 p.m.

Respectfully submitted,  
Rachel Page

# Treasurer's Report

Reported Nov 1, 2012		Credit	Debit	Balance
10/18/2012	3336 Elk's Donation		\$467.50	\$17,117.83
10/18/2012	3337 Joe Kelly stipend		\$250.00	\$16,867.83
10/18/2012	3338 Elk's Club		\$780.00	\$16,087.83
10/31/2012 deposit	Meeting & Dues	\$966.00		\$17,053.83
<b>Petty Cash</b>			<b>\$75.00</b>	
<b>Legal Fund</b>	<b>In reserve for legal</b>	<b>\$1,596.48</b>	Credit	<b>Debit</b>
				<b>Balance</b>



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Cell (319)939-1727



**LLBH Board  
Meetings**

*will be held the 1st  
Thursday of each  
month at Noon at the  
Elk's Club. All mem-  
bers are welcome to  
attend.*

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**Dennis Wildeboer**  
Vice President - Gen. Mgr.

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# MEMBERSHIP APPLICATION

includes state dues to **LANDLORDS OF IOWA, INC**

**MEETINGS:** 3rd Thursday of the month – 6:00 Social Hour - 6:30 Dinner - 7:15 Program - **Elk's Club**  
*Diner Reservations are due by Monday prior to meeting, please: RSVP to [BlackHawkLandlord@gmail.com](mailto:BlackHawkLandlord@gmail.com)*

Membership basically limited to 2-3 (plus spouse). Please check ONE of the appropriate responses:

- One person who owns or manages rental property in Iowa
- Two people who together own or manage rental property in Iowa
- Owner(s) and manager(s)

Member(s) Name: \_\_\_\_\_

Rental Business name: \_\_\_\_\_

Address: \_\_\_\_\_

Vendor Name: \_\_\_\_\_ Vendor Address: \_\_\_\_\_

Primary Contact Phone: \_\_\_\_\_ Other Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Advertising Business Card in monthly newsletter – for \$48 per year ..... \_\_\_\_\_

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Add *Business Logo* on Website – for \$200 per year ..... \_\_\_\_\_

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Annual Association Dues .....\$60

**TOTAL AMOUNT ENCLOSED** ..... \_\_\_\_\_

*\$60 per year dues is due July 1<sup>st</sup> each year. Membership is prorated at \$5/month plus one full year for initial sign up. For example, join in April, please pay \$75 for one quarter plus one year. Membership includes a CD of forms & samples beneficial to Landlords such as a sample lease, tenant application, and court filing forms. The CD is available to every member free of charge at the monthly meetings. Welcome to Landlord of Black hawk, Inc!*

**Send application to: Landlords of Black Hawk, 2214 Regal Ave, Waterloo, Iowa 50702**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Reasons to Join Landlords of Black Hawk, Inc. trade association for Landlords in Black Hawk County:

- ⇒ Educational program the 3<sup>rd</sup> Thursday of each month at the Elk's Club in Waterloo.
- ⇒ Networking with local Landlords.
- ⇒ Membership in Landlords of Iowa included with renewal.
- ⇒ Access to Lobbyist updates.
- ⇒ Legislative voice to our elected officials.
- ⇒ CD of Landlord/Tenant forms and sample documents.

*The Landlords of Black Hawk monthly program is top notch. Each month speakers provide training and insight to members. Topic covered have included the eviction process, city code enforcement, debt collection, carpet maintenance, real estate investment, home inspection and many more areas of interest. Another benefit of attending the meetings on a regular basis is the sharing at the tables. Table conversation is an opportunity to tap into the experience of seasoned Landlords and to share your experiences too. It is always nice to find out that you are not the only Landlord with issues. See you next month!*

<http://www.blackhawklandlords.org>