



REOMA Newsletter

July 2011

Real Estate Owners & Managers Association, Inc
2913 North 51st Street, Lincoln NE 68504-2710
www.reomalincoln.org reomasec@aol.com

REOMA's Summer Indoor Picnic Reservations are Required!!

As the majority voted at the June REOMA dinner meeting, everyone is again invited to an indoor summer picnic at Lee's Restaurant. Those that went last year, stated the food was good as well as the time spent with other REOMA members.

The date of **Saturday, August 6th** has been reserved. Everyone can enjoy a buffet type picnic dinner without having to wonder what our Nebraska weather may be that evening. The dinner hour starts at **5 p.m.**, and yes, **reservations must be made by no later than August 3rd at Lee's requirement.**

The following is the evening's picnic menu – many choices:

Chicken - Swiss Steak

Potato Salad - AuGratin Potatoes

Baked Beans - Corn

Cold Slaw, Jello Salad, Tossed Green Salad or
Fruit Cocktail salad

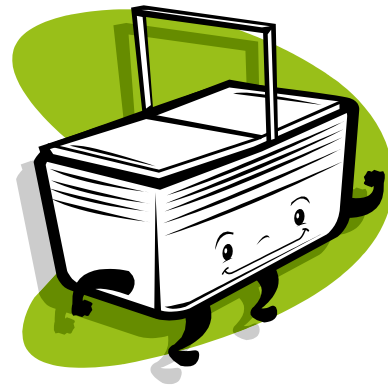
Rolls and Butter

Brownies - Carrot Cake

Coffee, Iced Tea and Fountain Pop

The price of Lee's Restaurant picnic dinner buffet is **\$13.75 Per Person**, which includes the tax and tip.

FYI. . .Beer and any other drinks will be an added cost per person.



Now is the time to mark the date of August 6th on your calendar and either call in your reservations to Leola at 402-466-3028 or send an e-mail to reomasec@aol.com. All reservations must be made no later than August 3rd as previously noted, and as required by Lee's Restaurant.

Plan to join REOMA members for an evening away from the rental business workweek and perhaps have a laugh or two along with good food – a night that you won't have to "cook".

Message
From REOMA President
Mike Dennis

There have been many changes in our business recently.

Rentals have always needed advertising. Remember when we knew how many words we could get in the basic size ad in the Journal Star? Did we all know the deadline, to the minute, for the next day's paper? Even the weekly paper had a deadline that we knew.

Now we more often use the Internet. There are various ways to advertise on-line. Most landlords choose the free methods like Craig's list. Those with bucks to spend, can pay someone to do the "free" ads for them.

Remember when we could believe a person who came for a showing? Now I verify what they tell me by using Tenant Data. I lease my rentals to mostly students. All the leases used to come up in the summer. After all were full, I only had to do maintenance (no showings) until the next summer. Now I show units in all seasons.

Another change we have seen is the value of our real estate. We used to have a good idea of the price we could get if we wanted to sell a rental. Now the loan companies have more rules and require more of a down payment. This could cause a property to not sell quickly. Does that mean the value has changed?

I raised most of my rents this year. Does that mean I have more value?

The programs at our REOMA meetings are on subjects to help us understand the changes in different parts of our investments. I hope you have learned something.

Thank you all for coming to the June meeting. Most of us at the meeting were in favor of putting the Housing Authority properties on the tax roll to help the city budget.

Our next activity is the August 6th "picnic". There will be no program, just visiting with other landlords. We need to know how many chairs to set out, so don't forget to call Leola at 402-466-3028 by Wednesday, August 3rd. No cooking required, we are eating at Lee's Chicken, at Coddington and Van Dorn. Price is \$13.75 per person.

2010 - 2011 REOMA Board of Directors

President - Mike Dennis	489-3036
Vice-President - Dana Steffan	560-1134
Executive Secretary - Leola Allen	466-3028
Secretary/Treasurer - Mary Jo Bousek	475-1449

Board Members:

Jerry Boyce	310-6328
Lynn Fisher	432-2386
Mike Ireland	202-3858
Sandy Ireland	202-3828
Steve Oborny	435-4646
Carl Page	476-7274
Rod Steffan	560-1134
Bill Wood	435-6260

E-Mail Addresses:

Leola Allen - reomasec@aol.com
Jerry Boyce - jboyce@neb.rr.com
Mary Jo Bousek - mjbousek@neb.rr.com
Mike Dennis - mdennis156@aol.com
Lynn Fisher - greatplace@neb.rr.com
Mike Ireland - irelandhomes@neb.rr.com
Sandy Ireland - sireland@lincolnfed.com
Steve Oborny - mloborny@aol.com
Carl Page - page21@msn.com
Rod & Dana Steffan - car81396@aol.com
Bill Wood - wmwood@windstream.net



RENTAL REAL ESTATE
 Dennis Mgmt. Co.

1845 SOUTH 48TH
 LINCOLN, NE 68506
 489-6345

WWW.RENTALRE.COM
 MARTHA DENNIS
 MANAGER

REMINDER. . . No dinner meetings in **July or August!** The next regular monthly dinner meeting will be held on **September 22, 2011!!!** Watch for the program topic in next month's newsletter.

Membership Renewal Time Has Come and Gone. . .Almost!



A “**BRIGHT**” blue renewal dues statement was enclosed in the middle of your June newsletter, indicating the amount owed to renew your REOMA membership.

- \$85.00 for regular membership
- \$125.00 for associate membership

The dues are to be paid by July 31, 2011.

Will you please take time to check your files and should you find that you have not paid your renewal dues, mail them in before the July 31st due date.

Thanks to everyone for your cooperation. If you have questions, you can e-mail Leola at: reomasec@aol.com or call her at 402-466- 3028.



Board Members – remember there will be no board meetings in July and August. The next regular meeting to be held on September 19, 2011. Place to be announced later.

Make the **RIGHT CALL** for a no obligation cost vs. coverage comparison on your investment properties.

John P Curry, CPCU Agency Inc.
4911 N 26th St (26th & Superior)
Bus: 402-477-8383 Fax: 402-477-8538
Email: john.curry.g1qj@statefarm.com
Call 24 hours to request a quote or service



LIKE A GOOD NEIGHBOR, STATE FARM IS THERE.™

State Farm • Home Office: Bloomington, IL • statefarm.com™

Walter's PAINTING, INC.
COMMERCIAL & RESIDENTIAL
Quality At Its Finest!



Member

Jeff Walters
Fully Insured

(402) 730-1781
www.walterspaininginc.com
jwalter2@neb.rr.com

Moving you through life's changes



Karen Schaeffer
Realtor®, CRS GRI

Cell 402-432-3971
karenonthemove@neb.rr.com
www.homerealestate.com

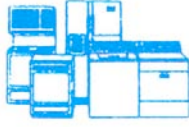


Grant Trierweiler
Insurance Specialist
Grant Trierweiler Agency



FARMERS

Auto • Home • Life • Business • Workers Compensation
225 N. Corner Blvd Ste. 106
Lincoln, NE 68505
Bus: 402-484-0225 Cell: 402-580-2903
Fax: 402-484-0367
gtrierweiler@farmersagent.com



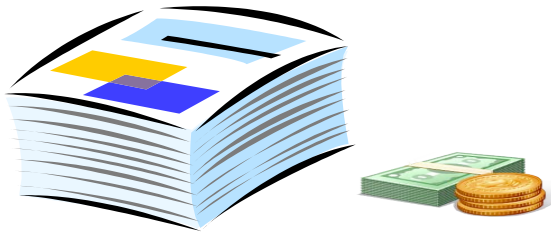
Todd's Appliance

- New & Used Appliance Dealer
- Factory Authorized Sales & Service

SALES • SERVICE • PARTS

1001 Garfield St.
Lincoln, NE 68502

(402) 474-2051



The Advantage of Application Fees

Application fees have the additional advantage of being “self-weeding” of bad tenants. Tenants who know they will be rejected usually won’t apply to rent from you if they know they will lose their application fee. If all the risk is on you, many times they will just go ahead and fill out a rental application, replete with lies, half-truths, and omissions. But if they have to risk their own money, they may just go on to the next landlord – the one who won’t be so careful whom he rents to.

If you do collect an application fee you are either legally or ethically (depending on whether your state has passed a law about it yet) required to do the following:

- a. Tell them what you are going to check
- b. Inform them of their rights to dispute any information you uncover. (You don’t have to wait for the disputed information to be resolved, you can go ahead and rent to someone with no black marks on his or her credit report.)
- c. Tell them the name of the screening service or credit reporting agency.
- d. Even if you don’t charge an application fee, but you reject them as tenants because of information you received from a credit agency or tenant screening service, tell the applicant that you rejected him or her because of the information you received, and give him or her the name and address of the service or agency.

- e. You need not tell applicants the specific results of the credit report or screening report, only that it caused you to reject them. They need to contact the agency for the specifics. You can, however, give them a copy of their “consumer report,” as defined in the Fair Credit Reporting Act.
- f. Do not charge a fee unless you actually have a unit available to rent at that moment or expect one within a reasonable length of time.
- g. If you charge an application fee, but never screen the applicant, give the money back “within a reasonable time.”

(Submitted by R. Reinke – Article by Bob Cain at rentalprop.com - June 27, 2011)



HIP INC.

HOLROYD INVESTMENT PROPERTIES
Management • Sales • Leasing


**Offering 100% satisfaction,
Through 100% occupancy**

www.HIPrealty.com
465-8911

Sleep With Your Car Keys!

If you have a remote for your car and it has an alarm on it, it may come in handy if someone is snooping around your property at night. Even in a parking lot. Hit the alarm button and see how fast the culprit can run.

(Reprinted from MOPOA July 2011 Newsletter)



THE HOPPE LAW FIRM LLC
ATTORNEYS AT LAW


5631 South 48th Street, Suite 220
Lincoln, Nebraska 68516
402•328•8100
FAX 402•328•8104
www.thehoppelawfirm.com

WARD F. HOPPE, ESQ.
fred@thehoppelawfirm.com
CELL 402•890•1600



WOODS BROS REALTY
Real Estate • Mortgage • Title • Insurance

Larry Corbett
Multi-Million Dollar Club
Top 10% since 1993



Office: (402) 434-3800
Fax: (402) 434-3801
Cellular: (402) 430-8496
larry.corbett@woodsbro.com
www.LarryCorbett.WoodsBros.com

Lincolnshire
7141 "A" Street
Lincoln, NE 68510

www.WOODSBROS.COM SINCE 1889



Have you taken time to look over the Associate Members' ads through-out the newsletter? Check out what services they offer. See if you might have a need for any of these as you go about your landlording business.

Don't forget to ask if they allow a discount for REOMA members when using their services!




New Members

Zachary and Susan Hill
7620 Stevens Ridge Rd.
Lincoln, NE 68516

Mike Ireland
P. O. Box 83034
Lincoln, NE 68501

David Schaefer
P.O. Box 81655
Lincoln, NE 68501

Alicia Vercellino
3117 Mynard Rd.
Plattsmouth, NE 68048



Rental Histories - report your tenants!
Credit Reports * Criminal Reports * TeleCheck

REOMA Price only \$11.50

(800) 228-1837 www.TenantData.com



435-5555
24 Hour Service

JOHN HENRY'S
PLUMBING HEATING AIR CONDITIONING

RESIDENTIAL, COMMERCIAL & INDUSTRIAL
LICENSED, INSURED & BONDED

2949 CORNHUSKER
LINCOLN, NE 68504
FAX 466-5757


www.jhlincoln.com



Fair Housing Seminar Tid-Bits

- 92% of Fair Housing Complaints come from poor customer service.
- Treat everyone the same. Know the protected classes.
- An average Fair Housing complaint can cost a property owner/manager \$21,000 plus. Consult an attorney immediately if you get one.
- Your best defense is NOT to get a Fair Housing Complaint in the first place!


(Reprinted from MOPOA's July 2011 Newsletter.)




TODDER TILE

Todd M Enevoldsen
402-310-4748
Ten Years of New & Remodel Experience

SCC Milford Building Trade Grad Specialize In:
Insured References Tile-Vinyl-Wood-Laminate



222 Main St., Box 410
Springfield, NE 68059



Randy Fleming, CAI, NAA
President/Auctioneer
402-210-4885
visit us at gpsold.com
auctioneer_32@msn.com




South Branch
6001 S. 56th Street
Lincoln, NE 68516
Fax: 402.465.1111

Shawn Lang
AVP Lending

By Appointment:
501 N. 46th Street
5101 N. 27th Street

Direct: 402.465.1122
Email: Shawn@libertyfirstcu.com
www.libertyfirstcu.com



Residential ~ Commercial
New Construction ~ Remodeling ~ Trenching

15001 S. 96th Street
Roca, NE 68430
Office/FAX: 402-438-5822

Scott Huenink
Owner
Cellular: 402-430-6979

FYI . . . The REOMA newsletter is for informational and educational purposes only. It does not constitute legal advice in any manner.



8101 S. 15th St., Suite D
Lincoln, Nebraska 68512
Phone (402) 489-7755
Fax (402) 489-8028
www.bkrestoration.com

RESTORATION & REMODELING

Fire / Water / Smoke Restoration
Remodeling & Construction Services
24 Hour EMERGENCY Service

Jeff Koepke
President
Cell (402) 560-2705
jeff@bkrestoration.com

Like it never even happened.™



Fire & Water - Cleanup & Restoration™
Carpet and Upholstery Cleaning

Doug Wurster

3800 Touzalin Ave.
Lincoln, Nebraska 68507
email: servpro@servprooflincoln.com

Phone 466-4004
Fax 466-4051

Independently Owned and Operated

FYI. . .THE LINCOLN ELECTRIC SYSTEM online account manager is back up and now being updated as it was previously. Give it a try.

What are QR Codes?

QR is short for Quick Response (they can be read quickly by a cell phone). They are used to take a piece of information from a transitory media and put it in to your cell phone. You may see QR codes in a magazine advertisement, on a billboard, a web page or even on someone's t-shirt. Once it is in your cell phone, it may give you details about that business (allowing users to search for nearby locations), or details about the person wearing the t-shirt, show you a URL which you can click to see a trailer for a movie, or it may give you a coupon which you can use in a local outlet. (From www.searchengineland.com – submitted by M. Dennis.)



Jason Barton
Consumer Account Executive

Windstream Communications
2526 B1F08
1440 M Street
Lincoln, NE 68508
t: 402.436.5522 f: 402.475.9195 m: 402.219.3989
jason.barton@windstream.com



To Run a FREE Ad in the Classified Corner Section of the monthly REOMA newsletter –

1. Your membership dues must be current.
2. You must e-mail or mail your ad. **NO** ads taken by phone.
3. You have a limited number of lines to advertise your item(s). We reserve the right to edit all ads.
4. Ads will be limited to the space available.

E-mail: reomasec@aol.com

Mail ads to: REOMA 2913 No. 51st St. 68504




Sandy Ireland
Vice President
Loan Officer

2810 Copper Ridge Dr.
Lincoln, NE 68516
BUS 402-421-8929
FAX 402-421-8934
CEL 402-202-3828
WATS 800-333-2158
DIR 402-474-4200 ext. 330
sireland@lincolnfed.com
www.lincolnfed.com

ALL ALUMINUM WINDOW CO 1101 NORTH 30th
(30th & Y STREET)
476-1118

IN LINCOLN SINCE 1950

- *Glass & screen repairs
- *Replacement screens & storm panels for any make
- *Insulated glass replacement for windows & patio doors

FREE ESTIMATES

We can FIX, Replace, or Repair anything!!
*10% Discount for ALL REOMA MEMBERS



REMEMBER. . . The REOMA membership voted in favor of having a **SUMMER** gathering again at Lee's Restaurant – same as last year. So save the date of August 6th – 5 p.m. for a buffet style dinner. Cost to be \$13.75 per person.

RESERVATIONS are required and must be made to Leola by no later than August 3rd.




Come and enjoy the cool indoors, no ants and a dinner buffet at Lee's - out of this summer's heat. Make your dinner reservations now!



Larry Wakefield, Broker
Real Estate Listings,
Sales & Management

Wakefield Management Services, Inc.
larry@wakefieldmanagementservices.com
www.wakefieldmanagementservices.com

P.O. Box 67272
Lincoln, NE 68506
Office: 402.525.3595
Fax: 402.423.0842



EPA Penalty Leads to New Windows for Nonprofit Group

By Bob Glissmann

WORLD-HEARD STAFF WRITER -2011

Some old houses will get new windows as part of a settlement between an Omaha business and the U.S. Environmental Protection Agency.

The EPA said Window World of Omaha was required to provide lead hazard information to homeowners and residents before renovating at least eight older properties between January and November 2009. But it didn't the EPA said.

So the company agreed to pay a \$3,976 civil penalty to settle the allegations.

As part of the settlement, the EPA said Thursday, Window World is providing 71 new windows at a cost of almost \$12,000 to Fort Calhoun-based Soby Ranch Ministry's Operation Phoenix. The nonprofit organization rehabilitates older houses in north Omaha using under skilled workers.

The EPA sometimes allows such "supplemental environmental projects" to reduce what a firm's civil penalty otherwise would have been, said Chris Whitley, a spokesman for the EPA regional office that covers Nebraska and Iowa.

"The agency certainly looks at it as being a good thing," Whitley said. "It means that when we enforce the law, it doesn't just send money off to the United States Treasury. It also puts something back into the community."

Don Meinke, vice president of Window World of Omaha, said the company now is aware of the lead rule. He said the donation was a good way to settle up with the EPA "because it's improving the community."

Providing the lead hazard information to property owners and occupants is a requirement of a law passed in 1992. Most houses built before 1978 contain some lead-based paint, and renovation work disturbs that paint, exposing people to dust and debris that contain harmful lead.

Joy Soby, who runs the Soby Ranch with her husband, John, said she found out about the donation in mid-March. The group is re-habilitating three houses in north Omaha and has 20 others that are awaiting work. The windows will replace old ones that aren't energy efficient, she said.

And, yes, she said, the workers will follow EPA procedures regarding lead-based paint.



Reminder . . . renewal membership dues are to be paid by July 31, 2011. Have you paid yours? REOMA membership doesn't "cost", it "pays"!

926 P Street, Lincoln, NE 68508
P O Box 81609, Lincoln, NE 68501
402-473-2608
800-742-7315
FAX 402-473-7466
adavis@journalstar.com

Amanda Davis
Rental Specialist

LINCOLN
JOURNAL STAR *Connect.*
journalstar.com
A Division of Lee Enterprises, Inc.

Fake Service Dogs Upset Owners of Real Ones!

Fort Lauderdale, Fla. – Owners and trainers of service dogs are increasingly angry at pet owners who pass their animals off as service dogs by using phony credentials.

The impostors go to the Internet to buy vests, ID cards and certificates for their dogs. The deception allows their pets to live in restricted housing, accompany them inside restaurants and hotels, or fly for free in airplane cabins rather than in cargo holds.

“I don’t want to say it’s a scam but it is a scam,” said Nick Kutsukos, 72, who runs Elite K9 Academy in Jupiter, Fla., and has trained service dogs for 40 years.

People who fake a disability and pretend their pet is a service animal risk at least a fine or, in extreme cases, federal fraud charges.

Getting certification is as easy as filling out a form online, sending in your money and perhaps a photograph of your dog.

You can pay from \$20 to \$300. An owner gets a specially marked dog vest or collar, dog identification tags or ID cards, a certificate, training DVDs, information CDs and other official-looking items.

But none of it is required by law.

“There is no certification required, so there’s no such thing as a legitimate (document),” said Toni Eames, president of the Michigan-based International Association of Assistance Dog Partners.

“Anyone who sells you a certification is a scammer.”

Given the time and money invested in training service dogs, disabled users and trainers are angered by those who buy or sell worthless service-dog items on-line or impostor pets.

“I’m condemning the people who are irresponsible and force people into cheating,” Eames said.

The best way to tell if a service dog is legitimate is to observe its behavior, authorities say.

Service dogs won’t appear restless or jump or bark. They will obey the disabled owner’s commands, perform tasks and lie down passively where instructed.

There are about 20,000 legitimate service dogs across the country, according to Key Lyons, director of Orlando-based Service Dogs of Florida.

(Reprinted from The South Florida Sun Sentinel – Submitted by M. Dennis.)

Tip To Ensure Safe Grilling By Tenants

Summer fun often means grilling time. For many tenants living in multiple family dwellings, barbecues may break city fire codes. So be sure to know how Lincoln’s fire code applies to all your rental units and keep your tenants well informed.

If you do allow tenants to use barbecue grills on your rental property, take time to relay the following tips to your tenants for safe grilling.

- Keep a water source or extinguisher available
- Reduce the risk of fire or explosion of gas grills by inspecting air tubes leading to the burner for any blockage, cracking, holes or leaks.
- Always keep propane gas containers upright.
- Never store a spare gas container under or near the grill or indoors.
- Charcoal grills should never be used indoors or in other closed spaces.
- Never use gasoline, kerosene or other highly volatile fluids as a starter.
- Allow coals to burn out completely and ashes to cool for at least 48 hours before disposing of them.

Up Coming REOMA Dinner Meeting Dates

If you have you taken the time to note the dates on your 2011 calendars for the upcoming REOMA meetings, you know the June meeting was the last one for two months. The next scheduled dinner meeting will be held on September 22nd. See you at Valentinos then!



2011 Dinner Meetings

September 22nd

October 27th

November 17th

No Meetings in July and August
No December Meeting



REAL ESTATE OWNERS & MANAGERS
ASSOCIATION, INC.
2913 North 51st Street
Lincoln, NE 68504-2710

Address Service Requested