



# REOMA Newsletter

May 2011

Real Estate Owners & Managers Association, Inc  
2913 North 51<sup>st</sup> Street, Lincoln NE 68504-2710  
[www.reomalincoln.org](http://www.reomalincoln.org) reomasec@aol.com

## May REOMA Dinner Meeting

DATE: May 26, 2011

PLACE: Valentino's Grand Italian Buffet  
2701 South 70<sup>th</sup> Street

PRICE: **\$13.00 Per Person**

TIME: 6:00 – 7:00 p.m. Dinner and Conversation  
7:00 p.m. – Meeting Begins  
8:15 p.m. – Dismissal  
8:30 – 9:00 p.m. – Conversation

PROGRAM: Updates from Building  
and Safety Department

SPEAKER: Chuck Zimmerman, Interim Director of  
the Department of Building and Safety

The May program provides us an opportunity to have a look at different aspects of the Department of Building and Safety to find out what has been updated or changed (or not changed) in the past months or so.

Our guest speaker, Chuck Zimmerman, has lived in Lincoln since enrolling at the University of Nebraska in 1974. He has served as the Department of Building and Safety's Interim Director since October of 2009. He has been with Building and safety since 1992, working primarily in the area of commercial development and residential building permitting. Before that, he worked for 14 years in architectural and accessibility plan review in the State Fire Marshal's office and has been successful in the adoption of fire and building codes on the state and local levels.

During Mr. Zimmerman's tenure at Building and Safety, the department has improved its Building Code Effectiveness Grading Schedule rating, and Community Rating Service Flood Insurance rating – both saving citizens insurance dollars. The department continues to excel in efficiency while maintaining high levels of customer service.

The department is currently focusing on updated construction code adoptions, including sustainability initiatives, the Mayor's Stronger Safer Neighborhoods program and major commercial construction projects such as Urban 38 and the West Haymarket Arena.

Once again we need to have a significant turnout (**we must have a meal purchased by 50 people**) for the May 26<sup>th</sup> dinner meeting. This will enable us to qualify for the large dining room at Valentino's in the following months. Keep in mind, the dinner hour is one of the best times to "chat" with others in the rental business, to help you find out what works and what doesn't in this ever changing rental business. Mark the date of May 26<sup>th</sup> on your calendars and arrive at Valentino's by 6 p.m. to enjoy dinner and conversation.

**Again keep in mind, not always do our viewpoints coincide with our speaker, but PLEASE remember they are only the messengers and have agreed to come at our invitation. Everyone is asked to be considerate and respectful of the speaker. Thanks for keeping these important thoughts in mind as we listen to Chuck Zimmerman, our guest speaker for the May 26<sup>th</sup> dinner meeting.**

**Message  
From REOMA President  
Mike Dennis**

The City of Lincoln has several new ordinances in place at the Building and Safety Department. We have invited Chuck Zimmerman, Interim Director, from Building and Safety to help us understand the changes.

Hand-outs will be available at the meeting. These deal with enforcement of the new “standards” from the office of Building and safety. It is helpful to have these hand-outs. We need to know our options on a project before we start.

We had a great turn out for the April meeting. Enough people purchased a buffet meal that we will get the big room again in May. Thank you all for attending.

Be sure to read the “garbage ordinance” that was passed out last time. Please speak to any board member about changes you may suggest, or praise for the topic. Basically it says that every house shall have a plan for garbage pickup. If you need a copy I can fax one to you. (Mike 402-489-3036.)

Rents are up and demand is good. That should help fill those units which have been on the market too long. As demand for units that are “ready to go” increases, we must make good use of our time and energy.

Be sure to pre-qualify by phone before making an appointment to show a unit. If the caller/prospective tenant do not meet your office minimum standards, say **NO** on the phone. If you have a written office policy, that you apply equally, you do not need to waste fuel to show the unit to someone who is not qualified. Know the rules, be smart, profit by efficiency.

Once again we feel it would be advantages to have access to everyone’s **e-mail address**, to enable REOMA members to be quickly informed of any issue (or ???) that may arise and may need a fast response. So . . .

will you please take a moment to e-mail your correct e-mail address to Leola or to myself, or give it to either of us at the May REOMA dinner meeting. Your cooperation would be much appreciated. This is an easy way to stay in “touch” and “informed”.

**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
Mary Burr	328-8415
Lynn Fisher	432-2386
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](mailto:reomasec@aol.com)  
 Jerry Boyce - [jboyce@neb.rr.com](mailto:jboyce@neb.rr.com)  
 Mary Jo Bousek - [mjbousek@neb.rr.com](mailto:mjbousek@neb.rr.com)  
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REOMA logo consisting of the letters R, R, and E in a stylized, blocky font.

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## Have You Heard?

Homeownership as an investment is no longer the rock-solid foundation for the American Dream it once was, according to a survey released on Monday by the firm the government created in the 1930's to promote homeownership.

Fewer than two in three Americans now think owning their own home is a safe investment, down sharply from more than four out of five who thought it was a good investment less than a decade ago.

That attitude shift is likely to cause rents to rise as more Americans opt for renting over buying, according to the latest quarterly survey of attitudes toward homeownership from Fannie Mae, the largest provider of U.S. home mortgage funds.

The National Housing Quarterly Survey found just 64 percent of Americans think owning their own home is a safe investment, down from 70 percent at the beginning of last year and sharply lower than the 83 percent who thought it was a safe investment in 2003.

It was noted that borrowers are swinging back toward making home purchase decisions based on where they want to raise children and what kind of lifestyle they want, rather than on the investment potential.

Nearly three out of four respondents to the survey said they think it will be harder to get a mortgage in the future, up from about two-thirds who thought so at the beginning of last year.

The government, through Fannie Mae, sister firm Freddie Mac and the Federal Housing Administration, is now backing almost 9 in 10 new mortgages.

Treasury Secretary Timothy Geithner is scheduled to appear before lawmakers to discuss those options, all of which would make it harder for prospective buyers to obtain a mortgage.

(Article published on CNBC.com by Reuters. Submitted by Ryan Reinke.)

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### List of City Committees That Will Have Possible Vacancies

Below is a list of City committees that will have possible vacancies provided by Michael J. Koberlein, Director of Policy and Research of LIBA. If you are interested in becoming a part of any of these committees, please submit an advisory boards application online at the following web address;

<http://lincoln.ne.gov/asp/city/apptapp.asp>

You will be notified if you are a candidate for appointment.

Please note each listing shows the committee, the date which a seat or seats become available and the number of seats available.

Nebraska Capitol Environs Commission (5/30/11)

1 seat

Parks & Recreation Advisory Board (6/1/11)

2 seats

(6/27/11) 1 seat

City Personnel Board (6/22/11) 1 seat

Alarm Review Board (7/1/11) 2 seats

Cable Advisory board (7/1/11) 3 seats

Lincoln Area Agency on Aging Advisory

Council (7/1/11) 4 seats

Lincoln Housing Authority Board (7/7/11)

1 seat

Charter Revision Commission (7/15/11)

5 seats

Keno Advisory Board (8/1/11) 1 seat

Electrical Advisory Appeals & Examining Board

(8/15/11) 1 seat

Community Forestry Advisory Board (8/17/11)

2 seats

Board of Zoning Appeals (8/24/11) 1 seat

Lincoln-Lancaster County Planning Commission

(8/24/11) 3 seats

Lincoln City Library Board (8/31/11) 1 seat

Mayor's Commission on Women (8/31/11)

15 seats

Water Conservation Task Force (8/31/11) 8 seats



### Lincoln Electric On-Line System

To get set up on the LES Account manager on-line system, contact Blane case at [BCase@les.com](mailto:BCase@les.com) with a list of addresses which you would like to monitor.

After configuration, owners or managers simply log into <https://www.les.com/account-manager>.


This is a **GREAT** tool for verifying the tenants names are correctly associated with each apartment or house meter. It has also frequently given me an advanced notice of when a tenant has scheduled the meter to be switched back to my name – either without notice of vacating a unit or even **MID-LEASE!**

In addition, it provides usage history per meter as well as a budget amount – so you can quickly look at your own meters for accounting or give a prospective tenant an accurate response for the budget billing across several units.

Blane asked I also remind REOMA members of the on-line credit card option for paying invoices. A great way to conveniently pay any of your LES bills **AND** earn airline miles or cash back rewards from your credit card company!

As a final note, does everyone know they can simply email meter chnges or other questions to LES at [customerservice@les.com](mailto:customerservice@les.com)? I have had **GREAT** results and prevented the frustration of waiting on hold for a service representative!

(Submitted by Ryan Reinke – REOMA Member)




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Come to the dinner meeting on May 26th and bring a friend! Remember we do have to reach the 50 meal count to enable us to have the entire large dining area, a plus for our meetings.

So . . . Dinner at 6 p.m. and program at 7 p.m. An opportune time during the dinner hour to talk with other landlords, besides gaining valuable information from the guest speakers during the program hour – an easy way to continue to be a well informed landlord or manager.


**Board Members – Please mark the date of May 23<sup>rd</sup> on your calendars for the May board meeting. We will meet at home of Mike Dennis – 1845 So. 48<sup>th</sup> - at 7 p.m. Should your schedule be such that you cannot attend, a call to either Leola at 402-466-3028 or Mike at 402-489-3036 would be appreciated! Thank you.**

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Have you taken time to browse through the Associate Members ads through out the newsletter. See if they offer any services that you might have a need for as you “wear your landlord hat” during the work week. Don’t forget to ask if they allow a discount for REOMA members when using their services!



To help keep REOMA records up-to-date and current, please remember to notify Leola if you have a new mailing address!!! Returned/undeliverable mail costs REOMA 50 cents each.



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**Jason Barton**  
Consumer Account Executive

Windstream Communications  
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3440 M Street  
Lincoln, NE 68508  
t: 402.436.5522 f: 402.475.9195 m: 402.219.3989  
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**Sandy Ireland**  
Vice President  
Loan Officer

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**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. 51<sup>st</sup> St. 68504

**2011 Household Hazardous Waste Collections In May**

Date: Sat. May 21<sup>st</sup>

Location: Pfizer Inc. – 601 West Cornhusker Highway

Time: 9 a.m. – 1 p.m.

**Don't Bring:**

- Latex Paint
- Electronics/TV's
- Propane Cylinders
- Tires or Used Oil
- Fertilizers
- Antifreeze
- Medicines
- Batteries
- Ammunition

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## Election Time for REOMA Officers and Board Members

At the May 26<sup>th</sup> REOMA dinner meeting, we will vote for the new slate of officers and board members for the upcoming new membership year – 2011 - 2012.

The names listed below are the REOMA members who have volunteered to fill the position indicated as officers or board members:

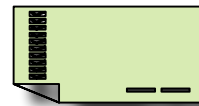
President – Mike Dennis  
 Vice President – Dana Steffan  
 Secretary/Treasurer – Mary Jo Bousek  
 Executive Secretary – Leola Allen

Board Members: Jerry Boyce  
 Lynn Fisher  
 Mike Ireland  
 Sandy Ireland  
 Steve Oborny  
 Carl Page  
 Rod Steffan  
 Bill Wood

Please note -if any REOMA member would like to have their name considered for a Board Member position, please contact Mike Dennis, REOMA President now. It is possible for nominations to be made from the floor during the election time of the meeting, and then voted on to fill possible open board member positions.

Everyone is asked to make a special effort to be in attendance at the May 26<sup>th</sup> meeting and cast your vote. Let's continue to try to implement some new ideas, as well as our tried and true ones, for the betterment of REOMA.

Thanks to all of you who so willingly volunteered to serve in some capacity on the board for the upcoming new year.



### Black Hills Energy Forms

The following form documents were emailed (as attachments) to the REOMA office by Lee Benash, Operations Supervisor and one of last months guest speakers. The attachments include:

**Start** service form for property owners to use to put service into their tenant's name – tenant must sign the form and it must be faxed in.

**Stop** Service form for property owners to stop service in their name or a tenant name as needed. Form must be signed and faxed in.

**BHE LL** Cancel Form – to cancel a revert on property.

**BHE LL** Contract Form – to set up a revert choice on property

**BHE T and C** – Terms and conditions of the revert process

**LL Contract Renewal Letter** – Letter to be sent this spring/summer requiring all property owners to update their revert choice and property list.

**If you would like a copy of these documents, please e-mail Leola at [reomasec@aol.com](mailto:reomasec@aol.com) to have them e-mailed back to you as attachments. Then you can simply print them as needed.**

Amanda Davis  
Rental Specialist

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### Thought for the month of May

You can complain because roses have thorns, or you can rejoice because thorns have roses. - Ziggy

### **\*\*City Budget Survey\*\***

Shawn Ryba, who works at NeighborWorks Lincoln, sent out the following information concerning the City Budget Survey:

“I have included the link to the City Budget Survey below. Please complete the survey and share the link with everyone you know, and encourage them to complete the survey.

What city services are you willing to sacrifice? As you all know, we run the risk of losing services. This is an opportunity to express what is important to you and your family. The survey must be completed by **June 15<sup>th</sup>**. Thank you for your time!”

[https://unl.qualtrics.com/SE/?SID=SV\\_3gyQQAjY7ekoBfu](https://unl.qualtrics.com/SE/?SID=SV_3gyQQAjY7ekoBfu) (Please note after the letters SV there should be an \_ before the 3!!!, no space.)

**This would be a very good survey for all REOMA members to complete, to give our opinions to the City concerning this important matter before all of us here in Lincoln.**

**L.A. Files Suit Against ‘Slumlord’**

### **Deutsche Bank.**

Digest From “L.A. Says Deutsche Bank Among City’s Largest Slumlords, Files Suit Seeking Hundreds of Millions of Dollars” – Los Angeles Times (05/04/11)

The Los Angeles city attorney’s office last week accused Deutsche Bank officials of being among “the largest slumlords in Los Angeles,” filing an unusual lawsuit Wednesday asking a judge to fine the company hundreds of millions of dollars. Also being sought is an injunction that would force the German institution to clean up the foreclosed apartment communities it owns in Los Angeles, which have numbered 2,000 over the past four years. After a yearlong probe, L.A. officials charge that Deutsche Bank has illegally evicted residents, shut off their water and electricity, and then let hundreds of apartment developments turn into graffiti-scarred dens for gang members and other criminals. Deutsche Bank spokesman John Gallagher counters, “The Los Angeles city attorney’s office has filed this lawsuit against the wrong party. As we have repeatedly advised the Los Angeles city attorney’s office, loan servicers, and not Deutsche Bank as trustee, are contractually responsible for both the maintenance of foreclosed properties and any actions taken with respect to tenants of foreclosed properties.” If successful, the suit would be the first of its kind in the nation in which a city was able to collect penalties and restitution from banks for the civic woes that foreclosures have wrought.

### **Fairfax, Calif., Restricts Smoking in Apartments**

Digested from “Fairfax Restricts Smoking in Apartment Complexes” Sacramento Bee (05/06/11)

In California, the Fairfax town council late last week unanimously approved an ordinance that requires apartment communities with four or more units to designate at least 75% of them as non-smoking. The restriction, which still requires a second reading in June before it becomes law, would also apply to apartments’ private balconies, porches, decks, and patios. The Marin County cities of Larkspur and Novato have approved similar apartment smoking bans. The Fairfax ordinance also bans smoking in town parks and the entrances to bars, restaurants, and other buildings where smoking is already prohibited.

**Looking Ahead  
To  
Up Coming REOMA  
Dinner Meeting Dates**



**2011 Meetings**

Have you taken the time to circle the dates on your 2011 calendars for the upcoming REOMA meetings in the months ahead? These dinner meetings offer all that attend to continue to be an informed and active REOMA member and landlord or manager.

**May 26<sup>th</sup>**  
**June 23<sup>rd</sup>**

**September 22<sup>nd</sup>**  
**October 27<sup>th</sup>**  
**November 17<sup>th</sup>**

**No Meetings in July & August**  
**No December Meeting**



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