



IOWA LANDLORD ASSOCIATION NEWSLETTER  
www.iowalandlord.org

December 2008

**ILA LEADERSHIP AND  
CONTACT INFORMATION**

President and Legislative Chair  
Pat Knueven (515) 278-2821  
pres@iowalandlord.org

Vice President  
Rex McClafin (515) 556-1053  
vpres@iowalandlord.org

Secretary  
Nancy Bunker (515) 278-1222  
sec@iowalandlord.org

Treasurer and Newsletter Editor  
Connie Huff (515) 255-0675  
treas@iowalandlord.org

Vendor Committee Co-chairs  
Karen Goldsworth (515) 276-7030  
Gordon Kratz (515) 986-4442  
vendor@iowalandlord.org

Education Committee Chair  
Steve Burgett (515) 226-9394  
education@iowalandlord.org

Membership Committee Co-chairs  
Kent and Beverly Lehs (515) 279-4699  
membership@iowalandlord.org

Public Relations Committee Chair  
Ellen Wade (515) 284-8186  
publicrelations@iowalandlord.org

Directors – Dennis McDonald and  
David Sollenbarger



**From the Desk of Your Directors**

A big THANK YOU to the over 90 attendees for making the ILA Fall Educational Seminar and Trade Show a success. A special THANKS to all the vendor partners that displayed their products and told us about their services. (See the insert in today's newsletter for pictures of the event. Also, on the back is a list of all the ILA Vendor Partners whose valuable services we could not do without.) We will work on the spring seminar in the near future and look forward to seeing all of you again.

We will not hold a monthly membership meeting in December due to the busy holiday season. The next General Membership meeting will be

Jan. 15, 2009 at Okoboji Grill in Johnston. The meeting will start at 5 p.m. The vendor partners will meet at 4 p.m. just prior to the membership meeting. Be sure and mark your calendars for this free informative meeting.

The annual Legislative Landlord Day on the Hill is scheduled for Feb. 25, 2009. We will bring you updates on this in next month's newsletter.

In addition to wishing all of you a joy-filled holiday season and a happy and prosperous New Year, we—the staff, officers and directors—want to thank all of the members for making 2008 a very successful year for your association.

We have had a significant growth in membership, which enables us to provide you with numerous services, events and educational programs. Thank you for your continued support.



**Welcome New Members**

Waugh Apartments—Darryl Waugh,  
Clinton, Iowa

Kesterson Appraisal & Consulting—Kevin  
Kesterson, West Des Moines, Iowa

A hearty welcome to an additional 239 units. See details on these new members on page 2 of this newsletter.

**Welcome New Vendor Partners**

PDQ Supply, Inc.—Batavia, Illinois (read about their services on page two of this newsletter)

Disaster Blaster—Bouton, Iowa (read their feature article on page three)

## NEW VENDOR



PDQ Supply, Inc. is a wholesale distributor of appliance, heating, plumbing and electrical parts and has specialized in the needs of the public/private housing sector for over 30 years. We offer competitive prices, same day shipping, no hassle special orders and an extensive parts catalog. We continually strive to provide the best possible customer service, and trust that you will be pleased with your experience.

Call today for a free catalog!

Call Chris Godek at (800) 843-0903.



### NEW SMOKE DETECTOR REGULATIONS

Effective April 1, 2009, the state fire marshal is requiring that dual sensor smoke detectors be used in all new construction in Iowa.

For existing residential structures, including apartments, the old smoke detectors can be used as long as they are operating properly. When they need to be replaced, after April 1, 2009 you should use dual sensor detectors.

The Code law granting authority to the State Fire Marshal to establish rules on smoke detectors is located under Chapter 100.18 of the Iowa Code and can be viewed at: <http://coolice.legis.state.ia.us/Cool-ICE/default.asp?category=billinfo&service=iowaCode&ga=82> When the address pops up, insert 100.18 in the box and click submit.

The new administrative rules regarding dual sensor detectors are located under 661-210 of the Iowa Administrative Code and can be viewed at:

[http://search.legis.state.ia.us/NXT/gateway.dll/iowaState/iac\\_6/a661/iac\\_a661\\_c210v3.pdf](http://search.legis.state.ia.us/NXT/gateway.dll/iowaState/iac_6/a661/iac_a661_c210v3.pdf)

A dual sensor detector is a detector that has both a photoelectric sensor that protects best against slow, smoldering fires and an ionization

sensor that protects best against fast, flaming fires.

Please do your part to help reduce the number of fire injuries and deaths. Properly installed and maintained smoke alarms are the key to ensuring early notification in the event of a fire. This is critical to improving the chance of surviving in a fire!

Thank you to Joe Kelly (our lobbyist) for providing us with this important and valuable information!



### WELCOME

We would like to welcome the following complexes as our newest members of the Iowa Landlord Association:

Ambassador West Apartments; Sami Jo Kurtti, Manager; 3705 Elm Drive, Urbandale

Woodland Place Apartments; Debra and Howard Gaster, Managers; 4957 Woodland Ave, West Des Moines

North Park Lofts; Sami Jo Kurtti, Manager; 8845 North Park Drive, Johnston

University Place Lofts; Sami Jo Kurtti, Manager; 2328 University, Des Moines

Newens Dairy Lofts; Sami Jo Kurtti, Manager; 2300 University Ave, Des Moines

University Rowhomes; Sami Jo Kurtti, Manager; 1156-1170 23rd Street, Des Moines

Hartford Manor Apartments; Sami Jo Kurtti, Manager; 701 SE Hartford, Des Moines



## ILA Legislative Report

**Joe Kelly**  
ILA Lobbyist



Landlords are beginning their 18th legislative session in an organized fashion and with a lobbyist representing them. The elections are over, with the Democrats gaining seats, but not as many as some had predicted. The Senate now has 31 Democrats—a pickup of one seat. The House has 56 Democrats—a pickup of three seats. Some of these totals could change. There is one House race with only a six-vote difference. There is another House race with a 42-vote difference.

Senator Mike Gronstal, (D- Council Bluffs), will remain the Senate Majority Leader. Senator Gronstal has been supportive of changing the classification of apartments to residential from commercial. The House Democrats are expected to elect the same leadership team as last year. Rep. Kraig Paulsen (R-Hiawatha) has announced that he is running for House Minority Leader, a post currently held by Rep. Christopher Rants (R-Sioux City).

As for issues, we're still focused on property tax reform. The two-year study on the matter will be completed soon. A consultant was hired and will present the report and answer questions from legislators in December. With all the natural disasters in Iowa this summer and the negative resulting impact on local governments, property tax reform may not be as imminent as we had hoped.

Landlords will also seek legislation to prevent cities from imposing ordinances limiting the number of unrelated people who can share a rental home. Ordinances based upon the number of bedrooms and square footage are appropriate. This legislation will not be easy as local governments will portray it as their home rule right to make such judgments.

Landlords will also seek legislation outlining the routine maintenance work that landlords could do on their rental properties without having to hire a licensed plumber. The same type of language was added to the electricians licensing law in 2008, but similar language was not added in the plumbing law. We made some efforts this summer and fall to get the Iowa Plumbing Board to review our concerns, but so far, nothing has happened.

Finally, just as in sports, a legislative effort also deals with total defense against certain bills, and offering necessary changes to legislation that appears likely to pass. Every session has brought about bills that we view as damaging to rental property owners.

We have set Wednesday, Feb. 25, as landlord day on the hill. We'll meet, as we have in recent years, in the 6th floor cafeteria of the Lucas State Office Building in Des Moines. But, you don't have to wait until Feb. 25 to do some lobbying. Call on your local legislator at any time to discuss issues important to property management.



## NEW VENDOR



Disaster Blaster is your No. 1 choice for any water damage, mold, fire or smoke damage, carpet and tile cleaning, odor removal and pet stain removal. Truck mounted service. Serving all of Iowa. 24-hour emergency service. We are fast and efficient. Ask about our preventive maintenance service.

Disaster Blasters' goal in cleaning carpets is "Clean it like our family is moving in." This means we are diligent on spots, awesome on pet stains, and can have it dry in four hours. Our goal in water and fire damage is "Return it to pre-loss condition ASAP!" This saves you time and money.

Contact Mark Brown at  
(515) 255-1626 or  
DisasterBlasters@aol.com.

# December 2008

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12 	13
14	15	16	17	18	19	20
21 	22 Hanukkah	23	24	25 Christmas ILA Offices Closed	26	27
28	29	30	31 Last Day of a Very Successful ILA Year!	Safe Toys & Gifts Month 		



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