



IOWA LANDLORD ASSOCIATION NEWSLETTER  
[www.iowalandlord.org](http://www.iowalandlord.org)

July 2009

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Directors—Dennis McDonald and  
David Sollenbarger



### From the Desk of Your Directors

On May 19, ILA Director Dave Sollenbarger attended the all day Crime Free Multi-Housing program. This is a nationwide program designed to keep illegal activity out of rental housing. Some of the presenters included ILA members Michele Brant, manager of Sun Prairie Apts. and Marcy Fisher, administrator for Des Moines Section 8 Municipal Housing Agency. Michele talked about applicant screening and active property management. Marcy gave us information on the tenant subsidized Section 8 program. ILA vendor partner Karen Goldsworth with Strauss Security Solutions was also there to answer questions about their products and services.



Tom Person with OS 29 Investigations will be our speaker at the July 16 Summer Breakfast meeting at the Cub Club in Principal Park. Some of the topics Tom will be speaking about are: Skip-tracing former tenants for debts owed, doing a small claims court action, debtor examination to determine assets and asset search to locate hidden assets for Judgment collection. He is the author of a book titled "Milo Powell, PI" that tells true stories of his experiences, some of which relate to small claims and process services required by landlords.

Breakfast starts at 7:30 a.m. and lasts until approximately 9 a.m. Cost of the buffet breakfast is \$20 per person. Please contact Connie at (515) 255-0675 or email her at [ilaservices@iowalandlord.org](mailto:ilaservices@iowalandlord.org). Seating is limited, so make your reservations today!

We were pleased to see many of your ILA members attending this very worthwhile program. For more information on the Crime Free Multi-Housing Program you may contact Senior Police Officer, Steven Anderson at (515) 237-1591 or email him at [slanderson@dmgov.org](mailto:slanderson@dmgov.org).



Watch for information on your annual ILA Family Picnic in the upcoming August newsletter.

## NEW VENDOR



2nd Wind Exercise Equipment is the Midwest leader in commercial exercise equipment facility design and installation. Our award-winning concept to completion process provides our customers with a personalized and dedicated approach to solving your fitness needs. 2nd Wind specializes in Multi-Housing, Apartments, Condominiums and Multi-Family Complexes. We understand the demands of multi-housing fitness centers starting with planning, design, selection, delivery and support. Our mission is to recognize your goals, demands and limitations and create state of the art fitness centers. Life Fitness, Star Trac, Octane, Vision Fitness, Hoist are among the top lines that 2nd Wind Exercise carries. Contact Chad Schaefer (402) 312-4766 [cschaefer@2ndwindexercise.com](mailto:cschaefer@2ndwindexercise.com), Ron Landphair (319) 290-1145 [rlandphair@2ndwindexercise.com](mailto:rlandphair@2ndwindexercise.com), [www.2ndwindexercise.com](http://www.2ndwindexercise.com)

### Lunch & Learn

Our May Lunch & Learn featured "Effective Tenant Screening" presented by your director, David Sollenbarger and Iowa Landlord Association Member Gary Pitts, owner of G.N.S. Investments. This topic has become increasingly more important than in the past because recent screenings through the Iowa Landlord Association have shown one out of every three prospective tenants screened have had some type of landlord litigation directed against them.

This full house gathering found the presentation timely and educational while sharing their experiences with others and enjoying a wonderful buffet lunch.

Joining us for lunch were two of our vendor partners, Gordon Kratz of United Services and Steve Archer of Factory Direct Appliance.

We are looking forward to hosting the lunch and learning opportunities again starting in September.

**The Summer Breakfast meetings are scheduled for July 16 and Aug. 20. See you there!**

### ILA Legislative Report

**Joe Kelly**  
ILA Lobbyist



#### Safe Rooms and Storm Shelters

With the unprecedented natural disasters to strike Iowa in 2008, one should not be surprised that the legislature would consider legislation dealing with safe rooms and storm shelters. The Rebuild Iowa Office proposed HF 705 to the legislature, and the bill was passed. HF 705 instructs the building code commissioner to write regulations concerning the building of safe rooms and storm shelters. The commissioner is to consult with other government agencies in preparation of the building regulations. These




ILA members enjoy a full luncheon buffet at Mama Lacona's during May's Lunch & Learn before getting tips on effective tenant screening and selection.

Congratulations to Dick Baskerville, winner of the door prize!

regulations must be written by the building code commissioner between Feb. 1 and April 1 of 2010 and shall be effective no sooner than July 1, 2010. The commissioner is also required to do a best practices study to determine the best design, construction and maintenance of buildings, safe rooms and storm shelters in order to protect the public. That report is due to be delivered to the Governor and the General Assembly by Dec. 15 of this year. However, nothing in HF 705 requires the use of safe rooms or storm shelters in new construction or in existing buildings, unless some other state or federal law requires it.

#### Recording Small Claims Proceedings

The legislature has passed HF 266, a bill that requires magistrates to record small claims proceedings under certain circumstances. The law requires the magistrates to take notes on the testimony. Current law also provides that if a party to the small claims lawsuit wants to use a certified court reporter, then one will be provided at the expense of the



party asking for the court reporter. Under HF 266, if the parties don't choose to use a certified court reporter, then the magistrate is required to electronically record the proceedings. The recording shall be maintained by the magistrate. If there is an appeal from the small claims verdict, then the recording shall be transcribed by a court reporter appointed by the court. HF 266 does provide for a system of getting a good transcript of the proceedings without having to pay extra for it.

#### **Assistive Animals**

SF 341, a bill introduced by Senator Brad Zaun (R-Urbandale), passed in the Senate, but was not considered in the House. SF 341 dealt with protecting persons who help control an assistive animal for the person who needs the assistive animal. Even though Senator Zaun's bill did not pass, he was able to offer his bill as an amendment to HF 488, a bill dealing with Medicare and Medicaid payments for the use of service animals. The Zaun amendment provides that a person managing the assistive or service animal can accompany the person being helped in areas of public accommodation.

#### **Other Bills Introduced, But Not Passed in 2009**

SSB 1208 was a bill which the Iowa Realtors Association requested which would have limited real estate disclosures to a 10 year limit, or the length of time that a party had owned the real estate.

SF 213/HF 448 was a bill dealing with lead hazards in residential dwellings and child care facilities.

SF 222 proposed that all new residential rental properties, more than one story in height, and having at least four rental units, have a storm shelter.

SF 252/HF 588 called for an excise tax on paint, primer and specialty finish with the money directed to childhood lead

poisoning prevention programs. SF 312 would have required radon information disclosures in residential real estate transactions.

SF 392 would not allow a landlord to fine a tenant for violations in rental housing that caused the landlord to receive a fine from the city.

SF 434 would require the indexing of municipal citations against real property. SF 434 passed the Senate. The Iowa Realtors opposed SF 434.

HSB 173 deals with mechanics liens and a state construction registry of residential property.

HF 46 would require that radon gas informational brochures be included in the sale of one and two family dwellings.

HF 181 would have changed a four plex from commercial to residential property for tax assessment purposes.

HF 201 would have given a property tax credit for meeting the provisions of a green building.

HF 212 would have put commercial property into the rollback system.

HF 388 called for a \$25 mediation fee if a mediator was used in small claims court.

HF 423 would have created a landlord tenant review board within the Iowa Department of Commerce.

HF 430 would have changed the board requirements of condo associations.

HF 453 was a bill creating a satellite television trespass provision.

HF 534 called for a registry of certain dwelling units with lead hazards.

HF 661 would have dismantled the Property Assessment Appeals Board. Landlords opposed HF 661.

HF 597 would have required the installation of photoelectric only smoke detectors in apartments and single family rental housing.



## **Meet a Vendor**



United Services of Des Moines is Central Iowa's leading disaster restoration contractor. In business for more than 30 years, we specialize in rebuilding your facilities after damage due to fire, flood, wind and any other misfortune. United Services also provides 24-hour, on-call service for you in your time of need in addition to the restoration business.

We are a full-service remodeler, here to help you renovate and improve existing facilities. For information, feel free to contact Gordon Kratz at (515) 986-4442 or [GordonK@Restore4u.com](mailto:GordonK@Restore4u.com) [www.Restore4u.com](http://www.Restore4u.com)

United Services of Des Moines: *Building new beginnings!!*

# July 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 Independence Day (Observed) <b>ILA Offices Closed!</b>	4 Independence Day
5	6	7	8	9	10	11
12	13	14	15	16 ILA Summer Breakfast Meeting - 7:30 a.m. Cub Club in Principal Park	17	18
19 National ICE CREAM Day 3rd Sunday	20	21	22	23 JULY 23 Gorgeous Grandma Day	24	25
26	27	28	29	30	31	



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