

July 2022



RENTAL ALLIANCE UPDATE

A monthly newsletter published by the Rental Housing Alliance Oregon



www.rhaoregon.org

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UNDER A STARRY NIGHT

Come join us for an evening of fun,
food, drink and fundraising for
Snow Cap Community Charities.
See page 2 for more details

RENTAL HOUSING ALLIANCE EVENTS & CLASSES



UNDER A STARRY NIGHT

PLEASE COME JOIN US FOR AN EVENING OF FUN & GIVING
 JULY 20, 2022 6PM
 \$30.00 PER PERSON

UNDER A STARRY NIGHT

Fine Dinner & Wine
 Complementary Craft beer and Lager
 Silent Auction, Oral Auction & Raffle
 Proceeds earned will go to support
 Snow Cap Community Charities
 Donate food items and receive one raffle ticket
 RSVP at info@rhaoregon.org

RHA OREGON CONFERENCE ANNEX AND PATIO,
 10520 NE WEIDLER, PORTLAND OR 97220

DATE	EVENT	LOCATION	TIME	INFORMATION
07/04	RHA Office Closed	RHA Office	CLOSED	RHA Office Closed in Observance of Independence Day
07/13	Board Meeting	RHA Conference Annex	4:00pm	
07/16	Mentor Round Table	Zoom	11:00am	
07/20	Under a Starry Night Event	RHA Patio & Conference Annex	6:00pm	
08/17	Annual Picnic	Oaks Amusement Park	2:00pm	See page 5 for more information
08/25	Mentor Round Table	Zoom	6:00pm	

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
07/07	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
07/14	Portland F.A.I.R. Ordinance – IN PRACTICE: Part I, Applicant Screening	RHA Conference Annex	6:30pm	Katie O'Neal w/Acorn Property Management
07/21	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
07/26	Portland F.A.I.R. Ordinance – IN PRACTICE: Part II, Security Deposits	RHA Conference Annex	6:30pm	Katie O'Neal w/Acorn Property Management
07/26	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
08/09	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
08/11	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
08/23	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network



From the desk of the Executive Director

Ron Garcia, RHA Oregon Executive Director of Public Policy



I am writing this month's letter today, June 28th on my 68th birthday. Instead of opening presents, blowing up balloons or blowing out candles, I'm in a more reflective mood; opening memories, lighting votives and offering up some reflections of times gone by...

It's been said that our culture often overestimates how much we can change or accomplish in a single year, yet we vastly underestimate how much change can take place over a decade. As housing providers, we only need to consider that a few years ago:

1. Rental Property Providers used to (proudly) be called Landlords.
2. 30-day Notices to Terminate were normal and not called illegal evictions.
3. Rental rates were based on the market, not on an arbitrary number + an index.
4. Leases had an end-date because they were a bi-lateral contract.
5. Rent was expected to be paid every month on the 1st, not legally held back for months at a time.
6. Pets in the unit could be denied at an owner's discretion.
7. Security deposits were forfeited for damages to the unit not restricted to a convoluted and arbitrary government depreciation schedule.
8. Screening guidelines covered rent history, credit, income of 3 x's rent, and no criminal records.
9. Utilities were defined as services that were used and paid for by the tenants.
10. Owners could take their property back, fix it up and sell it if they wanted.
11. Older properties reflect stable neighborhoods but cost more money in renovation and repairs.

These memories sound familiar, yet seem so distant as we contrast them to today:

1. Providing rental property still takes money and risk and it should be incentivized and profitable.
2. Tenants are allowed to move out, when they want, with just a 30 days' notice to the owner.
3. Landlords used to brag about keeping their rents lower, in order to keep their tenants longer.

4. Tenants can terminate and move out at the end of any lease if they want - without penalty.
5. Do taxpayers want Oregon to continue to be the largest residential tenant in the state?
6. Don't most animals offer emotional support?
7. If a tenant stains a carpet by 30", would the next tenant moving in accept it with a 30" patch?
8. Shouldn't tenants be able to afford the rent and shouldn't neighbors feel safe?
9. Utilities are not rent -why would they be factored into annual rental increases?
10. Do tenants feel more secure living in a home that's For Sale as Realtors show it to Buyers?
11. Properties that are less than 11 years old are not rent controlled. Does that make sense?

Over the past 35 years that I have been licensed in Real Estate, I have not seen as many transitions as I have witnessed in this last decade, let alone in the last couple of years.

Interestingly, one year ago today was the date when the temperature in Portland hit a record 116 degrees. Whether it's called global warming or climate change, or just stinking hot, it became another new reality that we need to confront and adapt to because, well, everything changes in time... right?

So, thanks for allowing me to share my birthday with you this month. Here's wishing you all a Happy 4th of July (and also a belated Happy Juneteenth)!

Ron Garcia is the Executive Director of Rental Housing Alliance Oregon and can be reached at ron@rhaoregon.org



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Dear Maintenance Man

by Jerry L'Ecuyer & Frank Alvarez

Dear Maintenance Men:

I have a parking area at my building with concrete bumper stoppers. The problem is that when the cars touch the stopper, they move. How do I attach them to the parking lot?

Bill

Dear Bill:

If you have an asphalt parking lot, it is quite easy. Most concrete bumper stoppers have two holes that go through from top to bottom. These holes are just the right size to fit a piece of half inch rebar rods. Pick up two 12-to-18-inch pieces of rebar for each stopper. Place the rebar through the holes in the stopper and then use a sledgehammer and pound the rebar into the asphalt.

If your parking area is concrete, use a hammer drill with a ½ inch concrete bit to drill a hole in the concrete. Use your existing parking bumper as a guide. Either drill down through the holes in the bumper stop to the concrete below or use powdered chalk poured down through the bumper stop's holes to mark the concrete. Then drill all the way through the concrete until you hit dirt. Hammer your rebar into the bumper and concrete. If the fit is loose, pour some concrete into the parking lot holes and then insert the rods.

Dear Maintenance Men:

A resident is complaining that their water heater is knocking and making rumbling noises. What is the problem and how do I fix the rumbling issues.

Jane

Dear Jane:

These are what we call tell-tale sign of a looming issue in the making. The tank could start to leak or burst if this issue is left unchecked. Sediment collects in the bottom of the tank and traps water under layers of the minerals such as calcium & lime. When the burner heats the water; the trapped water boils and bubbles up causing the rumbling or knocking noise. The solution is to flush the water heater of any accumulated sediment. (We will assume the tank in question is not a commercial unit with a clean out port.)

Flushing procedure:

- 1: Turn off the gas or breaker to the heater.
- 2: Turn off the water supply above the tank.
- 3: Connect a hose to the drain valve at the bottom of the tank so the water can drain away from the heater. (Leave this valve closed for the moment.)
- 4: Open a hot water valve in the unit such as a shower valve or kitchen faucet.
- 5: Open the valve at the bottom of the tank to let the water drain through the hose. Caution: This water will

be hot.

- 6: Allow the tank to drain completely.
- 7: Once the tank is empty; open and close the cold-water valve above the water heater. This will help flush any remaining sediment from the tank. Do this until the water runs clear out of the hose connected to the heater drain valve.
- 8: Close the drain valve and disconnect the hose from the bottom of the tank.
- 9: Open the cold-water valve above the water heater to fill the tank.
- 10: When water starts coming out of the shower or kitchen valves, the tank is full. Turn off the shower and kitchen valves. Leave the cold-water valve above the water heater open.
- 11: Re-light the gas burner pilot and turn on the burner or switch on the breaker for an electric heater.

This procedure should be part of your preventive maintenance routine and done once a year, every year. If done every year, this maintenance routine will significantly extend the life of your water heater.

Dear Maintenance Men: Readers

We are in mid-summer and believe it or not, WINTER is COMING! Now is the time to review your pre-winter check list and do your preventive maintenance. Do you have a Pre-Winter Check List? See below for a good start.

Dear Reader:

Here are a few tips:

- 1: We like to start at the top and check the roof for any damage. Check the flashing, roof transitions and fascia boards. Don't forget to check any downspouts and drain covers.
- 2: Check all the windows and make sure they well sealed. Clean out the weep holes in any aluminum window frames and caulking on wooden windows. This is a good time to put a drop of grease on the moving parts of the crank out windows. Check screens for holes and replace any missing screens.
- 3: Check the proper operation of all smoke and carbon monoxide alarms. Keep note of the original install date and the date each alarm was checked thereafter for your records.
- 4: Check the building's siding, brick and stucco walls for cracks, peeling paint and rot.
- 5: clean out air conditioning filters and vents. Remove any lint, dust and dirt from around A/C coils.
- 6: Check sidewalks, stairs, decks, balconies and ramps for cracks, lifting and possible water intrusion.
- 7: Turn on and check all lawn sprinkler valves and look for broken heads, pipes and errant concrete watering.
- 8: Inspect water heaters and boilers for proper operation.
- 9: Check and adjust any exterior lights and timers.

(continued on page 6)



RHA OREGON ANNUAL PICNIC

at Oaks Park Picnic Area #9 (previously area 1)
Wednesday August 17th

Bring an age-
appropriate
prize if you
want to play
Bingo!

JOIN RHA OREGON FOR OUR ANNUAL PICNIC!

Thanks to our sponsors, members pay just \$8.00 per person and children 10 and under eat for free!
\$25.00 ride bracelets!

Schedule: **2:00 Registration Open**
 4:30 Vendor Fair
 5:00-6:00pm BBQ Dinner
 Dinner Service Closes at 6pm
 BINGO! To follow dinner

Pre-registration IS required! Sign up today at rhaoregon.org,
by emailing info@rhaoregon.org, or by calling the office
at 503-254-4723 EXT 3 Please note the number of
adults, children 10 and under, and ride bracelets.

Dear Maintenance Men....
CONTINUED FROM PAGE 4

10: Check on your residents and ask for any feedback on anything that might need repair. They live at the building day in and day out. Their input can be quite valuable in terms of preventive maintenance and resident relations.

Bio:
If you need maintenance work or consultation for your building or project, please feel free to contact us. We are available throughout Southern California. For an appointment, please call Buffalo Maintenance, Inc. at 714 956-8371

Frank Alvarez is licensed contractor and the Operations Director and co-owner of Buffalo Maintenance, Inc. He has been involved with apartment maintenance & construction for over 30 years. Frankie is President of the Apartment Association of Orange County and a lecturer, educational instructor and Chair of the Education Committee of the AAOC. He is also Chairman of the Product Service Counsel. Frank can be reached at (714) 956-8371 Frankie@BuffaloMaintenance.com For more info please go to: www.BuffaloMaintenance.com

Jerry L'Ecuyer is a real estate broker. He is currently a Director Emeritus and Past President of the Apartment Association of Orange County and past Chairman of the association's Education Committee. Jerry has been involved with apartments as a professional since 1988.



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Increase Your Bottom Line By Stopping Water Leaks at Your Property

By: Cliff Hockley, CPM, CCIM, Principal Broker & Senior Advisor SVN Bluestone and Bluestone Real Estate Services

Water leaks at your property not only affect your water bill but impact the availability of water where you live. There are water shortages all over the country. You can take an active part in saving water and reduce your water bill at your investment properties. It's a win win. (1)

Remember, municipalities use your water usage not only to bill you for water usage, but to estimate your sewer and storm sewer bill as well. In the city of Portland, Oregon for example "Residential sewer volume charges are based on winter average water use, or actual water use, whichever is lower." This means that you can control the cost of your water, sewer, and storm sewer bill (and the associated taxes) by managing your water use. This includes maintaining everything that is connected to your water systems. (2)

How do you do it?

First, of course you need to check your water bill. Water billing companies typically have usage charts included as part of the bill, that help you track the usage of your water. I encourage our property managers to compare water usage over a period of two to three years. Note: Water meters measure water use in CCF, or hundred cubic feet. One CCF = 748 gallon.

A typical Portland, Oregon household uses 15 CCF of water (about 7 CCF per person) every three months. Tracking the CCF gives you an idea if there are leaks at your property. Commercial buildings typically do not use as much water as residential buildings, unless they are industrial manufacturing, restaurant, beauty or cleaning

related, where they use water in the day-to-day operations of their business.

Comparing properties that are similar helps. If one 10 plex costs you \$500 a month and another \$1000 a month it is clear you have a water usage problem. See chart on the following page to get a feel for the impact a leak has.

Basis for Calculations

1 cubic feet= 7.48 gallons

One day= 1440 minutes

One month= 30.5 days

Convert cf to gallons times minutes (1 cf= 7.48 * 1440 = 10771.20 gal/day)

Example: Meter moves two marks on cubic feet meter in one minute test. Meter has 10 large marks for each 0.10 cf and small hash marks for each 0.1 cf (0.02 * 7.48 * 1440 = 215.424 gallons per day).

What could be leaking?

Flappers

Flappers are made of a combination of plastic and rubber. The plastic provides rigidity that allows the flapper to connect to the overflow tube. The rubber allows the flapper to create a tight seal over the flush valve that prevents water from escaping the tank.

The average toilet flapper lasts only about 4 to 5 years. It is important that you inspect your flappers annually and replace your toilet flapper when needed to prevent leaks. No matter what material they are made of flappers can fail

(continued on page 7)

from age, through mildew or mold, or through the growth of bacteria. These factors can cause the flapper to crack and not fit around the flush valve. Some drop-in bowl cleaners are also hard on the rubber component of a flapper. As flapper's deteriorate, they begin to leak, and these leaks are continuous, and in many cases, you don't know and can't hear the leak.

Remember, that even though many tenants may pay part of the water bill they have no way to track how much water they are using because they don't see the bill.

Pipes

Underground water pipes and water pipes in walls of structures can leak. Reviewing water bills helps discover and remedy water leaks in water vaults, under sidewalks and in irrigation systems. You can save hundreds of dollars a month as you focus on minimizing water leaks.

Underground pipes from the streets to homes or apartments traditionally were made from galvanized steel that corroded over time due to electrolysis.

This corrosion is caused by an electrochemical reaction between metal and another substance. When this happens, the metal in a pipe loses electrons. They are transferred from the metal to the other substance. As corrosion continues, the metal breaks down further and this causes rust, leaks, and clogs. (3)

Pipes, continued

As a result of historical extensive pipe leaks, the plumbing industry has been developing alternative materials to reduce leaks. There have been transitions in materials used both in apartments and underground. Currently, there are five main types of plumbing pipe materials that are still in use: copper, galvanized steel, polyvinyl chloride (PVC), acrylonitrile butadiene styrene (ABS), and cross-linked polyethylene (PEX). Chlorinated polyvinyl chloride (CPVC) is also used. (4)

Water Heaters

Water heaters do leak. Most of the time its condensation, but sometimes after 15 years they do die. Often when they do they rust out on the bottom. To be aware of it when the leak occurs to prevent damage to other tenants, you might consider installing a product called flood stop. This

product notifies you when a leak crops up (<https://www.getfloodstop.com/>).

Interior Fixtures

Let's not forget that faucets, fittings, sinks, disposals, dishwashers, clothing washers and hot water heater's leak. Wherever there is water there is an opportunity for a leak.

Overcrowding

Sometimes there are many people overcrowding a property. Local landlord tenant laws removed capacity caps some years ago. It used to be that there was a limitation of two people and a baby per bedroom. Those limitations do not exist in Oregon. As a result, you could have 10 people living in a 2-bedroom apartment. As a teenager I had a girlfriend who had many siblings that lived in a three-bedroom unit. Her two brothers slept in one bedroom, her father had a room, her mother and a sister slept in the living room on a fold out bed and she and her sister slept in the last bedroom. I count that as seven people in a 3-bedroom unit. And if everyone takes a shower or two a day, just imagine the excessive water use.

Lawn Sprinklers

Lawn sprinkler systems tend to leak over time. They have pinhole leaks, especially if a landscaper damages them. The sprinkler heads are often attached to a flexible plastic piping that seems to loosen up the heads and then they get mowed over and destroyed.

Annual Property Inspections

How do you protect yourself, and your cash flow? You schedule annual property (unit by unit) inspections. You perform a dye test in the toilet to make sure the flapper is not leaking. It is also a best practice to check interior fixtures, under sinks and behind toilets to look for signs of leaking or previous leaking.

Annual Property Inspections, continued

Walk around the property to see if the ground is soggy from a potential leak. You look to see if the property is overcrowded. Listen for the sound of running water (from potential pipe breaks), check sprinkler valve boxes and if you suspect a leak and cannot find it, call an experienced leak detection company to help you find a leak.

(continued on page 8)

Summary

It's a battle to discover water leaks at properties. The first step is the monthly bill review. Sometimes you must review two to three years' worth of water bills to discover increases in water usage. Your water bureau will only tell you if there is a problem, when there is a massive increase in your water usage. Often, excessive water use creeps up over time. It's a continuous battle, that can only be won if you review your monthly bills and work with your property manager to follow up on the CCF use by tenants.

Ratio Utility Bill back (RUBS) and separate water meter billing helps in the recovery of the water cost. In a way it incentivizes tenants to use less water, but as you can see it's

not always in their control. You can be creative. Maybe you develop an annual tenant questionnaire and send them a dye tablet so they can help you audit for problems. It will be the first step to saving you money, water, and the world.

References

- (1) <https://droughtmonitor.unl.edu/>
https://thewaterproject.org/water-scarcity/water_scarcity_in_us
- (2) <https://www.portlandoregon.gov/water/article/354985>
- (3) <https://www.jdservicenow.com/blog/2021/july/all-about-pipe-corrosion/>
- (4) <https://www.neit.edu/blog/the-5-types-of-plumbing-pipes>



Summer Maintenance Checklist

In summer, complete the following projects to keep the rental property landscape lush and the home cool for your tenants.

Outdoor Tasks:

Walk around the property's exterior and open or uncover foundation vents.
Uncover central air conditioner and install window air conditioners.
Pressure wash siding and fences.
Pressure wash sidewalks and patios. Repair and seal cracks in walkways, driveways, patios, etc.
Touch up peeling or damaged paint.
Check exterior caulking and apply caulk as needed.
Wash exterior windows.
Remove lint from dryer exhaust vent with a long, flexible brush.
Clean the swimming pool or spa. Fix cracked tiles and any safety or structural concerns. Ensure any fence around the pool is secure and the gate has a working latch or lock.
Turn on the sprinkler system and check for leaks.
Open or remove storm windows.



SnowCap at a Glance



OPEN HEARTS, OPEN HANDS

Please let your friends and family know how they can help!

Dates to Remember:

June 1 to July 17 - Gresham Ford Peanut Butter Drive, drop off at 1999 E Powell Blvd, ending their drive at Gresham Arts Plaza on July 17th. Visit GreshamFord.com for more.

June 4 - Summerplace Annual Shred Day: 9am-12pm, 2020 NE 150th Ave, Portland. Bring your shred items and a suggested donation (\$5 or 5 cans of food) for SnowCap! We will send it through the shred truck to safely dispose of your sensitive materials.

SAVE THE DATE:

September 16 - SnowCap's Annual Sam Wolsborn Memorial Golf Tournament, more information coming soon!

Donations are gratefully accepted Monday-Friday between 9am-3pm at 17788 SE Pine St.

Back to School Wish List

- Subject dividers
- Three-ring zipper pouches
- Colored pencils & markers
- Multi-color highlighters
- Water color sets
- Pocket folders
- Pink pearl erasers
- Rulers
- Pointed & blunt scissors
- Glue sticks & white school glue
- Paper (college & wide rule)
- Spiral notebooks (college & wide rule)
- Composition notebooks (college & wide rule)

August 5th - Last day to bring back-to-school donations

Most Needed Items

- Hearty soups / Chili / Stews
- Gallon zip top bags
- Canned fruits & vegetables
- Canned tuna
- Children's pants in kids sizes 6x-14
- New socks (all sizes)
- New underwear (all sizes)
- Gently used shoes, labeled with size on the toe with tape (this helps so much!)
- Cans & bottles with deposit - rinsed please!
- School supplies (list on the left)



"When "Helping People" never gets old, where you will always get a smile and a kind word. "We're here to serve you" comes from the heart. The kindness of these wonderful people takes my breath away at times....Blessings~" - recent client

Are You a Gardener?

Now is a great time to plant a or two for SnowCap.



SnowCap

PO Box 160, Fairview, OR 97024

Phone: 503.674.8785

Web: www.SnowCap.org

Email: info@snowcap.org

For donations deliver to 17788 SE Pine St Monday thru Friday from 9 am to 3 pm

RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
1031	Beutler Exchange Group LLC	Mark Adams	mark@beutlerexchange.com	(503)748-1031
1031	1031 Capital Solutions	Richard Gann	rick@1031capitalsolutions.com	(503)858-7729
1031	Peregrine Private Capital Corp.	Robert Smith	rs@peregrineprivatecapital.com	(503)241-4949
1031	Real Estate Transition Solutions	Austin Bowlin	aabowlin@re-transition.com	(206)909-0037
Accounting	Balancing Point, Inc.	Sandra Landis	s.landis@balancingpt.com	(503) 659-8803
Accounting	Cobalt P.C.	Adam Abplanalp	adam@thecobaltgrp.com	(503)239-8432
Attorney	Bonnie Marino Blair Attorney	Bonnie Marino Blair	bmarinoblair@gmail.com	(503)771-0801
Attorney	Broer & Passannante, P.S	Mark Passannante	markgpasannante@gmail.com	(503) 294-0910
Attorney	Charles A kovas Law Firm	Charles Kovas	Charleskovaslaw@gmail.com	(503) 504-0639
Attorney	Law Office of Joe Kaufman	Joe Kaufman	jkaufmanlaw@gmail.com	(503)722-3850
Attorney	Scott A McKeown, PC	Scott A McKeown	scottmckeown@comcast.net	(503)224-1937
Attorney	Timothy Murphy, Attorney at Law	Timothy Murphy	tim@oregonlandlord.net	(503) 550-4894
Attorney	Warren Allen, LLP	Jeffrey Bennett	bennett@warrenallen.com	(503) 255-8795
Cleaners	Americlean, Inc.	David Porter	americleaninc@gmail.com	(503) 939-6077
Cleaners	Fresh Aire Office Deodorize	Ed Winkler	corporate@freshaire.com	(503) 624-7807
Consultant	CLEAResult-Energy Trust Oregon	Eric Falk	eric.falk@clearresult.com	(541) 954-8412
Contractor	Advanced Construction & Repair	Jordan Barkhuff	jordan@advancedconstructionpdx.com	(503) 841-1323
Contractor	Arthur Donaghey Construction LLC	Arthur Donaghey	arthurdonaghey@gmail.com	(541) 870-3540
Contractor	Clear Water Construction Services	Dale Hosley	daleh@cwcsnw.com	(503)974-6654
Contractor	ReNew-it LLC	Emanuel Hurtado	renewitrefinishing@gmail.com	(503) 320-2225
Contractor	Rental Housing Maintenance Services	Gary Indra	garyindra@rentalrepairs.com	(503) 678-2136
Contractor	TRC supporting Energy Trust of Oregon	Maren McCabe	maren.mccabe@lmco.com	(877)510-2130
Drains	Apollo Drain & Rooter Services	Karen Johnson	karen@apolloedrain.com	(503) 395-0900
Electricians	Squires Electric	Trina Latshaw	trina@squireselectric.com	(503) 252-1609
Energy	TRC supporting Energy Trust of Oregon	Maren McCabe	maren.mccabe@lmco.com	(877)510-2130
Evictions	Action Services	Wally Lemke	wally@wallylemkellc.com	(503) 244-1226
Evictions	Landlord Solutions, Inc.	Sam Johnson	sam@landlord-solutions.com	(503) 242-2312
Flooring	Contract Furnishings Mart	Roger Harms	roger.harms@cfmfloors.com	(877) 656-5232
Flooring	Contract Furnishings Mart-Beaverton	Nicole Dehaan	Nicole.Dehaan@CFMfloors.com	(503) 207-5230
Flooring	Contract Furnishings Mart-Clackamas	Patrick VonPegert	Patrick.Vonpegert@CFMfloors.com	(503) 656-5277
Flooring	Contract Furnishings Mart-Gresham	Ross Williams	Ross.Williams@CFMfloors.com	(503) 328-7260
Flooring	Contract Furnishings Mart-Hillsboro	Rebecca O'Neill	Rebecca.Oneill@CFMfloors.com	(503) 716-4848
Flooring	Contract Furnishings Mart-Tigard	Jim Path	Jim.Path@CFMfloors.com	(503) 542-8900
Flooring	Contract Furnishings Mart-Tualatin	Brett Tohlen	brett.tohlen@cfmfloors.com	(503)471-9910
Flooring	J & B Hardwood Floors, Inc.	Darinda Cripps	rindycripps@comcast.net	(503) 756-0964
Garage Doors	ProLift Garage Doors of Portland	James Ball	jball@proliftdoors.com	(503) 308-6096
House Mover	Emmert Development Company	Terry Emmert	twemmert@emmertintl.com	(503) 655-9933
HVAC	Mt. Hood Ductless	Aaron McNally	mthooductless@gmail.com	(503) 858-9804
HVAC	Pacific Ductless	Sara Bainard	sbainard@pacificductless.com	(503) 233-5360
HVAC	Pyramid Heating & Cooling	David Salholm	Dsalholm@pyramidheating.com	(503) 786-9522
Inspections	Soil Solutions Environmental	Ray Berardinelli	bizdev@soilsolutionsenvironmental.com	(503) 234-2118
Insurance	Larry Thompson Agency, Inc.	Larry Thompson	THOMPS4@amfam.com	(503) 924-2200
Insurance	State Farm Insurance	Paul Toole	paul.toole.byec@statefarm.com	(503) 655-2206
Insurance	Stegmann Agency	John Sage	john.lstegmann@farmersagency.com	(503)667-7971
Landscaping	Oregon Tree Care	Damien Carre	info@oregontreecare.com	(503)929-9437
Landscaping	Bernhard Landscape Maintenance	Phil & Kayla Bernhard	philbernhard@gmail.com	(503)515-9803
Laundry	Wash Multifamily Laundry Systems	Edward Coon	ecoon@washlaundry.com	(971)808-7828
Locksmith	DBA Pacific North West Locksmith	David Bevans		(206)859-7073
Lighting	Kay L Newell LLC	Kay Newell	kay@sunlanlighting.com	(503) 281-0453

* RHA Oregon values our Vendor Members, the goods and services provided to our membership, their participation in our association, and their continued support. RHA Oregon cannot, however, warrant or guarantee the quality of goods and /or services provided by Vendor.



RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST CONT'D

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
Marketing	Showdigs	Daniel Yahav	daniel@showdigs.com	(503) 462-4334
Media	Insight Reporting	Eric Kilgore	ekilgore@insightreportingllc.com	(503) 662-6265
Media	Rental Housing Journal, LLC		terry@rentalhousingjournal.com	(480) 454-2728
Mold	Real Estate Mold Solutions	Lynne Whitney	lynne@realestateroofing.com	(503) 284-5522
Mortgage	Arrow Home Loans	Stuart Gaston	stuart@arrowhomeloans.com	(503)913-3285
Mortgage	Summit bank	Angela DeVita	adevita@sbko.bank	(503)939-5489
Pest Control	Frost Integrated Pest Management	David Frost	thefrosty12@yahoo.com	(503) 894-8764
Pest Control	Northwest Pest Control	Bruce Beswick	nwpestcontrol@aol.com	(503) 253-5325
Pest Control	Orkin Pest Control	Dan Wolcott	dwolcott@orkin.com	(503) 384-8384
Property Manager	24/7 Properties	Doug Moe	doug@247Prop.com	(503) 482-0500
Property Manager	Acorn Property Management, LLC	Katie O'Neal	katie@acornpm.net	(971)352-6760
Property Manager	Action Management, Inc.	Wendy Samperi	actmgtinc@gmail.com	(503) 760-4026
Property Manager	Bluestone & Hockley Realty, Inc.	Cliff Hockley	chockley@bluestonehockley.com	(503) 222-3800
Property Manager	Evergreen Property Mgmt	Cyndi Strandberg	cyndi@evergreenpropertymgmt.net	(503)658-7843
Property Manager	Fox Management, Inc.	Tressa Rossi	tressa@foxmanagementinc.com	(503) 280-0241
Property Manager	Gateway Property Management	Jerad Goughnour	jerad@gatewaypdx.com	(503) 789-3212
Property Manager	Kay Properties & Investments	Dwight Kay	dwight@kpi1031.com	(855) 466-5927
Property Manager	Legacy Property Management	Abraham Walsh	awalsh@legacynw.com	(503)765-9479
Property Manager	Mainlander Property Management Inc.	Chris Hermanski	chris@mainlander.com	(503) 635-4477
Property Manager	Micro Property Management	Jeannie Davis	jeannie@micropropertymgmt.com	(503)688-8298
Property Manager	PropM, Inc.	Michelle Wrege	michelle@propmhomes.com	(888) 780-2938
Property Manager	Real Property Management Solutions	Dan Hayes	danhayes@realpmsolutions.com	(971) 703-7115
Property Manager	Tangent Property Management, Inc.	Ann-Marie Lundberg	lundberg@tangentpm.com	(503) 594-2010
Property Manager	The Alpine Group	Tiffany Laviolette	tiffany@alpinepdx.com	(503) 816-5862
Property Manager	The Garcia Group	Ron Garcia	ron@garciagr.com	(503) 595-4747
Property Manager	Tri County Management LLC	Jennifer Endres	tricitymanagementllc@gmail.com	(503)929-3799
Property Manager	Uptown Properties	AJ Shepard	aj@uptownpm.com	(360)772-6355
Property Manager	Voss Property Management	Richard Voss	realtv@aol.com	(503)286-5826
Real Estate	Dolphin Real Estate LLC	Loren Joling	loren@drellc.us	(541) 272-1967
Real Estate	HFO Investment Real Estate	Greg Frick	greg@hfore.com	(503) 241-5541
Real Estate	Kay Properties & Investments	Dwight Kay	dwight@kpi1031.com	(855)466-5927
Real Estate	Liz C Real Estate Investments LLC	Liz Carpenter	liz@lizcrei.com	(503) 698-6566
Real Estate	Premiere Property Group LLC	Denise Goding	denisegoding@gmail.com	(503) 336-6378
Real Estate	Realty Solutions, LLC	Gabby Tyer	gabby@realtysolutionspdx.com	(503)702-0393
Restoration	D & R Masonry Restoration, Inc.	Ray Elkins	ray@drmasonry.com	(503)353-1650
Restoration	Water Bear Restoration	Jake Ramirez	jake@waterbearinc.com	(503) 554-0417
Roofing	Real Estate Roofing & Mold Solutions	Lynne Whitney	lynne@realestateroofing.com	(503) 284-5522
Tenant Screening	Landlord_Reference.com	Robert Collier	rcollier@landlord-reference.com	(818) 415-7643
Tenant Screening	National Tenant Network	Marcia Gohman	mgohman@ntnonline.com	(503) 635-1118
Utilities	City of Gresham	Eric Schmidt	rentalinspection@ci.gresham.or.us	(503)618-2252
Windows	Goose Hollow Window Company, Inc.	Mary Mann	marymann@goosehwc.com	(503) 620-8608

* RHA Oregon values our Vendor Members, the goods and services provided to our membership, their participation in our association, and their continued support. RHA Oregon cannot, however, warrant or guarantee the quality of goods and /or services provided by Vendor.

Avoiding a Window Fall

Each year, Tualatin Valley Fire & Rescue responds to incidents involving children falling out of windows. Most of these incidents occur during the spring and summer months when windows are open due to warmer weather. In the most serious of cases, children have fallen from second-story windows and have been transported to a hospital.



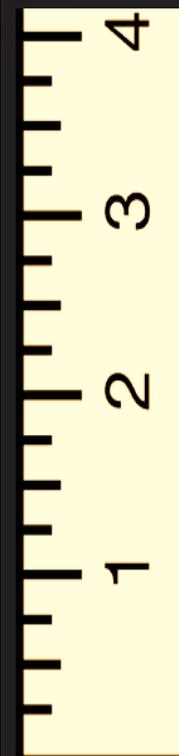
To help you avoid a tragedy, we encourage you to take some simple precautions:

- ✓ Talk to your children about the risk of window falls and teach them to play a safe distance from windows.
- ✓ Keep furniture such as beds, dressers, and shelves away from windows to reduce your child's temptation to climb near the window.
- ✓ Only allow windows to open 4 inches and install a window stop to keep children from opening them further. Be sure an adult can open the window in an emergency.
- ✓ Do not rely on insect screens to prevent a window fall. Screens are to keep bugs out, not kids in.
- ✓ When buying new windows; ask for the type with built-in safety hardware.

For more information visit www.stopat4.com

NOTE: Whatever device you use, ensure that it is easily removed should you need to exit your home due to fire!

For additional safety information, visit our website at www.tvfr.com or call us at (503) 649-8577



STOP AT 4"