

September 2022

RENTAL ALLIANCE UPDATE

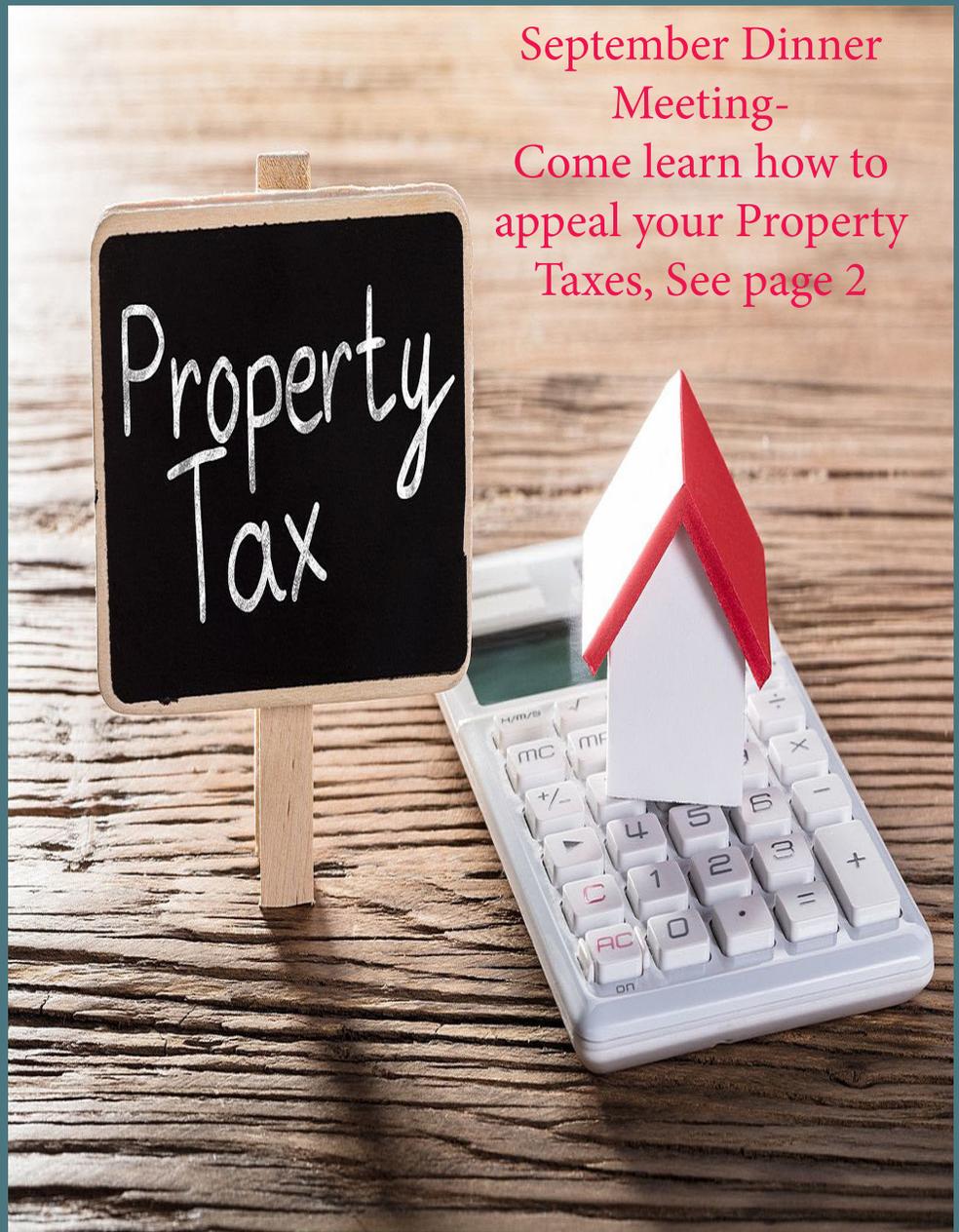
A monthly newsletter published by the Rental Housing Alliance Oregon



www.rhaoregon.org

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September Dinner Meeting-
Come learn how to appeal your Property Taxes, See page 2

RENTAL HOUSING ALLIANCE EVENTS & CLASSES

RHA Calendar of Events

Monthly Dinner Meeting

Wednesday September 21, 2022

When:

Wednesday, September 21 2022 at 6:00pm

Location:

The Old Spaghetti Factory

Speaker: Steve Anderson w/ First Class Properties

Subject: Property Tax Appeals

Property Tax Appeals. We will cover measures 5 and 50 and their impact, appeal timelines, property information available to you, the way most properties are assigned value, class/grade/ quality and how that affects the value, who can appeal, the hearing itself, appeal rights of the decision, and compression, how it works, and an application of it. Steve will share stories of actual cases he was involved with both as a taxpayers representative and as a former hearings officer for the Clackamas Co. Board of Property Tax Appeals. It is fast paced and we try to have fun with a very dry subject.

Price: \$24.00 per person

Plated Meal, chose from the following:

Mitithra Cheese and Browned Butter Spaghetti

Italian Sausage and Spaghetti

Sicilian Meatballs and Spaghetti

All Entrees include: Freshly Baked Bread, Garden Salad with Creamy Pesto Dressing, and Rainbow Sherbert

DATE	EVENT	LOCATION	TIME	INFORMATION
09/05	Labor Day	RHA Office	CLOSED	
09/17	Mentor Round Table	Zoom	11:00am	
09/21	Dinner Meeting	Old Spaghetti Factory Clackamas	6:00pm	Property Tax Appeals
10/12	Board Meeting	Zoom & In Person at Annex	4:00pm	
10/18	Dinner Meeting	CFM-Tualitan	6:00pm	See Octobers Newsletter for more information
10/27	Mentor Round Table	Zoom	6:00pm	

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
09/15	Portland F.A.I.R. Ordinance – IN PRACTICE: Part II, Security Deposits	RHA Conference Annex	6:30pm	Katie O'Neal w/Acorn Property Mgmt
09/22	Legislative Update-House Bill 291 & Senate Bill 1536 Class	RHA Conference Annex	11:30am	Hyle Bradley w/ Real Property Management
09/27	Buying & Selling Occupied Rental Properties	Zoom	6:30pm	Kurt Lane w/Chromo Property Mgmt.
09/27	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
10/04	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
10/06	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
10/13	Top 10 Screening Tips Class	Zoom	6:30pm	Marcia Gohman w/ National Tenant Network
10/20	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/ National Tenant Network
10/25	How to Hold a Rental Property within a Self Directed Retirement Account	RHA Conference Annex	6:30pm	Dan Hayes w/Real Property Mgmt.
10/25	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/ National Tenant Network

Please visit rhaoregon.org for more information on classes: <https://rhaoregon.org/calendar/month/2022-09/>



From the desk of the Executive Director

Ron Garcia, RHA Oregon Executive Director of Public Policy



Coming to work today I found myself in a bunch of traffic while driving passed a school where it was a beehive of activity. September has arrived I mused, a new season, complete with yellow buses! Then I drove by an office complex with a full parking lot and a construction crew working on the lot next door that was going at full bore. At the red light, 3 pedestrians and a bicyclist darted across the intersection while a police car with lights flashing pulled over a driver in the on-coming lanes for a traffic violation.

None of this would normally send me into a reflective transcendental state, except that today, I suddenly felt dazed. I realized how “long ago and far, far away” the Coronavirus pandemic feels to me. Did it ever happen, or was it just a sci-fi film that I foggily remember seeing?

But next, I stopped to go into the post office and then into a nearby market to grab a bite to eat. And in both instances about half the people around me were wearing face masks. It slapped me back to reality.

While I have not (yet) been infected by Covid, nor have I personally ever been touched by its misery or fatalities, my heart aches for all the suffering this horrible virus inflicted over the past 2+ years. Of course, this adds to the surrealism of the moment. I think this is a collective conundrum, isn't it? We are all passed it. We all feel the need to move on. We can't keep dwelling on the infinite possibilities of how billions of micro-organisms can spread. We can't require badges to wear for everyone who has ever been vaccinated. We are all frankly tired of talking about it, it seems. Society has survived, hasn't it? (But... will it happen again??)

Whether a health care worker, a cashier, a hospitality worker or a rental housing provider, the wounds of this era are healing. This month, Senate Bill 278 – dubbed “The Safe Harbor Bill” that restricted landlords from collections or evictions for non-payment of rent finally expires.

Remember, those restrictions were intended to protect renters who had been adversely affected by the economic fallout from the pandemic. But what they actually did was to adversely affect the economic well-being of housing providers - who were forced to maintain their properties and cover the expenses for 2+ years, while unable to legally demand proper payment of rent. Try running any business without funds and see what happens. The politicians called this “unintended consequences”, but those property owners who have experienced the effects of these policies felt like

they were “collateral damage”.

It has not been that far away or long ago since several major bills passed in our state that have dramatically changed the rental housing industry, and they crescendoed during the pandemic. Claiming to support “affordable housing policies”, their net results have ironically produced higher rents, less safe housing, more cases of unauthorized occupants, greater friction between tenants and owners that have caused many landlords to sell their properties thus creating even fewer units with far less vacancies than ever before.

In this new season of normalcy, what a daze it would be for voters to just review the records of our candidates on housing bills since 2019 before giving them our support. Let's all hop on that bus!

Ron Garcia is Executive Director of Public Policy for Rental Housing Alliance Oregon.
He can be reached at ron@rhaoregon.org

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New email address or phone number?

Keep RHA Oregon office up to date with your current information.

Call the office with all changes:
503-254-4723

Lease Renewal Incentives You Should Consider

By Justin Becker

As a landlord, having good tenants gives you great peace of mind. Having decent people on your property gives the assurance that they won't be causing any intentional damage. Plus, getting rent on time means that you have a steady income stream. It's not even about the money you earn, it's also about the money you don't lose. A vacant apartment or house is costing you in terms of maintenance, upkeep, taxes, and trying to find new tenants. At the same time, you're not getting any income from your real estate investment. So, when you get reliable tenants, you naturally want them to stick around as long as possible. The lease renewal can be a tricky business, especially with the housing market being so unpredictable right now. Ultimately, you want to re-sign those quality renters; for that, the following incentives could be the best ways to start!

1. CASH INCENTIVES

For many tenants, the temptation of a cash bonus might seal their decision to renew their lease. This might be especially true of couples or single individuals who are still living in a one-bedroom unit and probably want to save what they can. For most tenants, you can decide whether a discount on their rent might be possible. After that, you can consider actual cash, security-deposit rebates, etc. At times, it might be enough to just offer some tenants direct incentives such as gift cards from Target or Amazon. The incentive equality and likelihood of success will vary according to the tenants' age groups, family size, socioeconomic status, and several other factors. Another example of an attractive cash incentive is to have desirable renewal terms. For instance, a landlord might offer a two-year lease renewal at little to no increase in the rental rates. This way, the tenant is happy at having at least one major cost unaffected by inflation rates. At the same time, the landlord gets to have their quality tenants firmly in place for two years instead of one (or however long the deal is for).

2. GIFT INCENTIVES THAT AREN'T MONETARY

When we use the word "gift" here, we mean something that's non-monetary. For instance, you can offer tenants certain upgrades, such as a ceiling fan or a newer model of an appliance. Appliances that they don't already have, such as an air fryer or toaster oven, might also get a lot of appreciation. Since the kitchen is among the most essential rooms in rentals, start thinking from there. Other items you can consider are televisions, tablets, a new bed, etc. Perhaps it would help to take a tour of the place or just keep your eyes and mind open when you're talking to your tenants. They might need a certain item and let it slip mid-conversation.

3. THE OPTION OF COVERED PARKING

Another convenient non-monetary incentive could be the option of covered parking near the rental property. If you already provide parking in exchange for a fee, consider waiving it for the next year or at least give a discount. You can also offer free parking to residents who have been renting from you for a certain number of years. Covered parking will be especially attractive for those who live in a very cold region. With snow and other weather elements, people are always looking for places to park their car safely. Having a nice spot near your tenant's home will certainly make them think twice about moving out (if ever!).

4. UNIT UPGRADES OR ENHANCEMENTS

When you're offering homes for rent, be ready to upgrade the place a bit as time goes by. Remember, if those quality tenants end up leaving, you might have to spend a lot on upgrades to attract new parties. You can probably save money and hassle by working on a unit upgrade now without paying for a whole re-haul. If most of the rental place is carpeted, you might want to offer free carpet cleaning to start with. A better incentive is to get new carpeting, a coat of fresh paint on every wall, or new flooring, according to the tenants' wishes. However, keep in mind that such major upgrades should only be offered to tenants who have been with you for at least five years. Getting a washer/dryer could also be a great incentive here. The main aim here is to make changes that positively affect the whole rental. Don't think of it as spending money to make other people happy; everything you do in this regard will ultimately increase your property

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value.

5. GOING OFF-SITE FOR ACTIVITIES AND ENTERTAINMENT

Not every lease-renewal incentive needs to be about the property. Many renters might like something else that makes their lives better in their current space. A membership to a nearby gym, for instance, is both a nice gift and an added incentive to stay in the area. If this doesn't seem viable (some people might be offended if you hint that they need to hit the gym!), consider a subscription to a book-box service or a grocery-delivery service.

6. GETTING SERVICES TO LOWER EXPENSES

You can also consider giving certain services as an incentive. These may include media services, which means an internet connection and free cable. Landlords who own huge apartment buildings often qualify for rewards or referral discounts from cable and internet companies. Consult your provider and find out if these discounts can trickle down to benefit certain residents as well. The same goes for any upgrade you might get for free or at a lower price than usual. If your tenants are in an older age group, they might not want upgraded internet or cable services. What they might appreciate more are laundry and housecleaning services. Even those who live in luxury three-bedroom apartments for rent will appreciate such services at a reasonable rate.

7. CREATE A MENU OF WHAT YOU CAN AFFORD

If your tenants are worth keeping around, then why not go the extra mile? If you can afford several minor upgrades, or a major one, put all the choices together and present them to the family or individuals. The menu items might include cleaning services, touch-ups, wallpapering, installing a swing, and so on.

This way, you can offer choices that are in your budget and also give tenants the freedom to choose. They just might appreciate this freedom even more than the incentive itself.

THE TAKEAWAY

So, how do you decide which could be the right incentives to keep your valued tenants around? By offering varied incentives; we are all individuals, after all. Remember, the implementation also counts for a lot; you don't want to foist a major renovation on their living space until they've agreed to it.

Before you make any decisions, be sure to stay respectful, within boundaries, and aware of what your tenants need. Look at your budget as well; weigh the pros and cons, and then go for what seems best. In the meantime, stay courteous and give good customer service to your quality tenants. Let them know how much you appreciate them throughout the year instead of just at lease renewal time!

Justin Becker is a property owner in the state of Michigan and has a passion for managing communities. He owns apartment complexes and mobile home communities, and has been writing his own blogs for his properties for several years. Permission to reprint given by Rental Housing Journal.



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Training the Next Generation of Real Estate Investors- Your Kids

by Cliff Hockley, President of Bluestone and Hockley Real Estate Services

Executive Director, SVN | Bluestone and Hockley

Remember when you learned how to ride a bike. Mom and Dad typically gifted you a new bike with training wheels, so you could learn how to bike without crashing right away.

Before you close in on retiring from actively managing your investments you may want to consider a similar approach to help your children manage your investments. Of course, that depends on if your kids are interested or motivated.

Can parents build motivation and seed talent?
That is the \$10,000 question.

We have developed a list of skills your kids (or your niece or nephew if you don't have kids) need to learn to be successful real estate investors.

Most importantly: Start early and teach your children how to take responsibility!

You can start as early as 10 years old, to teach your children how to manage money. They need a weekly allowance, and they need to learn to split the allowance into four sections. At \$10 a week it is hard to do more.

- Charity – to a charity of the Childs choice
- Savings
 - o Short term – for new electronic devices or clothing
 - o Long-term – College or investing in real estate.
- Spending
 - o Candy, online music purchases, video games

As they get older have them help you review the property bills.

Once they are 16 have them review the monthly financial reports you have for your properties. See if they can spot good and bad results.

This gets them tuned to how much it costs to roof, paint and deal with property income and expenses.

Basic Education

Make sure they take math and writing in high school and college, so they can learn how to read and write contracts and can successfully understand financial reports and borrow money. It does not hurt to take classes in building sciences and get some practical experience by walking on

roofs and see properties being properly maintained and cleaned.

At the beginning it will all be just numbers to them with no meaning, but once you give them a property to monitor and be their own, watch how their attitude changes. Have them ride shotgun with you. Involve them in day-to-day decision-making. Have them troubleshoot issues with you to come up with ideas. More importantly, explain why you are making decisions, so they are continuously learning.

Negotiation

This is tough to teach for some parents. For me, this started in the market going shopping with my mother. As a child, we grew up in Europe and once a week we would go shopping for fruits, vegetables, cheese, and meats in the city market. You could see the competition between the farmers and the other salespeople at the market, as they adjusted their prices to compete, and made sure you tasted their oranges, because they were the sweetest, attempting to sell value and not price.

This was reinforced in the markets of the middle east, as you go from store to store to get the product at the best price, haggling with the dealers. They could see you coming if you were an American and could “pay more”. I was in one market buying baklava with my daughter Lily. He offered us a kilo of Baklava at one price and to another person at a lower price. Her language skills were better than mine, and she yelled “don't buy it, he is taking advantage of you”. I listened and walked away.

Negotiation is a learned skill; it takes practice and visualization. It includes getting a fair price and the review of the details, ensuring that the vendor is not substituting a mediocre product and the contract is not taking advantage of you. My staff will tell you I review contracts very carefully to make sure we are comparing apples to apples. These are the negotiation skills I learned from my mother.

Get a Job or an Internship

Have them get a job in high school and college, to teach them responsibility and the ins and outs of managing their own money. Once they figure that out, they can manage investments better.

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3-year Program

Make them responsible for one simple property and have them work through the decision-making with you. Have them help you set annual property goals, and then review a year later, to see if you reached those goals. Maybe they can earn 10% of the annual profit and learn about losing money. Potentially you might cover them if there is a loss? Over three years they can have a real impact.

Teach Them How to Manage the Property Manager
Once your kids have figured out how to manage a property, you need to teach them how to manage the property manager. They need to learn that they must read the monthly financial reports. They need to inspect the properties annually, and they need to set goals for the property managers and hold them accountable.

Finally, I would have them read the 34 stories I have assembled in my book "Successful Real Estate Investing" (available at Amazon). These stories never get old. I was interviewed this week by a friendly property manager, who stated it clearly, "I may be experienced, but I learned so much from your book!"

What happens if you are not successful with your teaching?

You may have unfortunate luck, and it is possible that your kids may have a distinct lack of interest in investing in real estate. Maybe they do not understand the freedom that you have earned by investing in real estate. Then you need to turn to plan B.

Either you hire property or asset managers to help you, or you set up your estate to either sell properties or donate them to a charity. There are benefits to both approaches. You can tell, I am all for kids learning the value of a dollar and the value of real estate, and it can be done, but you need to start early. These are lifelong skills that don't just show up when you need them, they need to be learned and practiced, just like you did when you got on your bike with training wheels.

MARK YOUR CALENDARS

Tuesday October 18, 2022 at
6:00pm

FREE to

RHA Oregon Members!!!

Contract Furnishings Mart is
having their annual FREE RHA
Oregon Dinner Meeting at:

CFM

10189 SW Avery St.
-Tualatin, OR 97062

Come join



German Sausage

German Potato Salad

All the Oktoberfest Fixings

Beer, wine and other beverages

Door Prizes and give aways!!!

Dear Maintenance Man

by Jerry L'Ecuyer & Frank Alvarez

Dear Maintenance Men:

We have double story townhouse type units with the bedrooms upstairs. The residents are complaining that the bedrooms always have a large temperature difference between the upper and lower floors. What do you suggest?
Philo

Dear Philo:

The first thing we would recommend is having your HVAC system inspected. Have the technician check for proper operation of the cooling system and proper balance of the system in relation to the upper and lower floors. If the system is operating properly, the next step is to investigate the attic and determine the amount of insulation or lack thereof. The best and cheapest solution will be to have an insulation company blow new insulation material into the attic space. This will dramatically lower the temperature differences between floors. If you are unable to properly insulate the attic because of a flat roof; the last and most expensive alternative will be to install a second HVAC unit to supply the up stairs. The second HVAC unit will create a separate cooling and heating system for the upper floor.

Dear Maintenance Men:

I would like your advice. My husband and I are installing new interior doors in our vacant unit. My understanding is using pre-hung doors is better and easier and my husband insists that buying a door slab is cheaper and faster. We've never installed doors before and want to do it right the first time.

Maurine

Dear Maurine:

We have found that there are no two doors hung alike. They are all unique to their doorways. Let's start with your husband's plan. When you buy a slab door, it does not have a hole for the doorknob or latch; it also does not have the hinges attached. It might take a master carpenter to fit the door perfectly; the door frame might not be square, which means you will need to trim the door to fit the opening. You will find, getting the hinges to line up with the existing hinges on the jamb is not an easy feat. You also need a special tool to drill the doorknob hole and latch. It might take you a few doors to get it right, which may negate the savings of buying a slab door.

We highly recommend buying pre-hung doors. For those who don't know what a pre-hung door is; let us explain. The pre-hung door comes as a complete door, including jambs, trim, hinges, doorknob & latch holes etc. The pre-hung door comes as a package with the jambs already square to the door. A pre-hung door can be installed by a novice easily the first time and is much faster than trying to wrestle with a slab door. After

removing the old door jamb and trim and exposing the rough opening, insert the pre-hung door into the rough opening. Using a level, plumb and level the hinge side of the jamb using shims and gently nail the hinge side of the jamb in place. Level the top of the jamb using shims and nail into place. Using shims on the doorknob side of the jamb; be sure the door opens freely and closes without binding and nail the jamb in place. Most pre-hung doors come with the trim in place. The trim can now be nailed and use caulking around the trim to hide any gaps that might be present. Paint, install the knob and you are done. Installation tip: Do not disassemble the pre-hung door package. Install it as it came from the hardware store. The ridged packaging will help in keeping everything square while you install the door.

Dear Maintenance Men:

I have been replacing rusted and dented HVAC vents and electrical wall receptacles in a rental unit. However, they don't look right. There are a lot of gaps between the vents and plates and the wall. Some of the walls are not perfectly flat or the texture is bumpy. How do I make these installs more professional looking?

Julien

Dear Julien:

Caulk is your friend and caulk will hide a multitude of sins! On a job like this we recommend getting a squeeze tube of painter's caulk. Squeezable caulk tubes are readily available at any hardware or home center. Cut a small angled cut off the tip of the tube. Best to make the cut about 45 degrees. You want to open the tube just enough to get about an eighth inch thick line of caulk out of the tube. Run this caulk line all around the vents and wall plates edges. Gently run your finger along the caulk line pressing it into place. Any excess caulk can be removed with a damp paper towel. Once done, your vents and plates will look like they are part of the wall and will look very professional.

WE NEED Maintenance Questions!!! If you would like to see your maintenance question in the "Dear Maintenance Men." column, please send in your questions to: DearMaintenanceMen@gmail.com

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.



Mom & Pop Landlords: Challenges and Solutions-Getting Your Tasks Done

by Shiral Torres, Landlord Expert, Author, & Educator-permission to reprint by Apartment Owners Association News

Challenge: Completing Tasks

I have the perfect tenants. They pay their rent on time; they don't call me for any repairs, and they never complain about anything. I can finally relax!

When my students announce this in class, it brings up a red flag. As a homeowner or even as a renter, at least once a year you'll notice that something in your home will break, need repair, and/or maintenance. If your tenant hasn't called you in a year and you haven't been in the unit, chances are the tenant is either taking care of the issues themselves or not doing anything at all. Why can this be a problem if a tenant doesn't call you?

There may be a repair that's needed. If it's not taken care of it can cause more damage which will cost more money later. For example, if there's a pipe leak under the sink, the tenant may put a bucket under it to catch the water, or worse; they may not do anything at all allowing the water to soak into the floor causing even more damage. Here are some reasons why some tenants don't call their landlords to fix a repair.

1. They're hiding a roommate who's not on the lease. A tenant's simple solution for increasing their income is to add a roommate to help them pay the rent.

2. They have a pet they don't want you to know about. You have a no-pet policy and they don't want to pay the pet deposit.

3. Rent might increase. Most of us have seen tenants at some point in our lives and have been in this situation. You don't want to cause attention to yourself because you know your rent increase is coming soon and you want to avoid it.

4. They've created a business at your property; auto repair, childcare.

I've seen and heard this story many times. Once this is brought to a tenant's attention, they may say this is how they earn a living and their means to pay their rent. Now that you know some reasons why tenants don't call their landlords, it would be wise to inspect your rental at least once a year. This can be done giving the tenant a 24-hour notice to enter to check the smoke detector. If you see anything unusual while you're on your way to the room with the smoke detector, be sure to bring it up to

your tenant.

In the long run, an annual inspection can save you time and money. There are many other tasks similar to annual inspections that are overlooked. Knowing what they are can save you time, money, and headaches.

Solution: Create an Annual Calendar

Most of us use a weekly or monthly calendar to get our everyday tasks done. However, annual tasks are often forgotten. The solution is to create an annual calendar. This calendar will include tasks that need to be completed one or twice a year. Having an annual calendar separate from your everyday calendar will allow these tasks to be noticed and less likely missed. Below are some tasks to start with as you build your annual calendar.

1. Review your insurance policy with your agent. This will help you to understand your insurance policy and to see if you're under or over-insured.

2. Update your tenant's contact and emergency contact information.

You want to make sure you know how to call if there's an emergency.

3. Meet with your accountant. Here you'll create your strategic tax plan.

4. Pay property tax bill. Pay it on time to avoid penalties.

5. Review lease agreement. Notify yourself of upcoming lease expiration dates and rent increases.

Once your annual task calendar is completed, you can simply add or delete tasks, use it every year, and reduce your worry about getting your tasks done.



FIND EVICTIONS STRESSFUL?

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First Appearances
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503-242-2312
evict@landlord-solutions.com

LSI
Landlord Solutions Inc.

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	markgpassannante@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	jgkaufmanlaw@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@clearesult.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@apollodrain.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-Portland	Patrick VonPegert	Patrick.Vonpegert@CFMfloors.com	(877) 656-5232
Flooring	Contract Furnishings Mart-Beaverton	Nicole Dehaan	Nicole.Dehaan@CFMfloors.com	(503) 207-5230
Flooring	Contract Furnishings Mart-Clackamas	Robin Day	robin.day@CFMfloors.com	(503) 656-5277
Flooring	Contract Furnishings Mart-Gresham	Roger Harms	Roger.Harms@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	jbball@proliftdoors.com	(503) 308-6096
House Mover	Emmert Development Company	Terry Emmert	twemmert@emmertintl.com	(503) 655-9933
HVAC	Mt. Hood Ductless	Aaron McNally	mthoodductless@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

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RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST CONT'D

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
Maintenance	RentalRiff	Phil Schaller	phil@rentalriff.com	(503)442-3944
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	Northwest Bank	Angela DeVita	angela.devita@northwestbank.com	(503)905-3210
Pest Control	Frost Integrated Pest Management	David Frost	thefrosty12@yahoo.com	(503)863-0973
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	Bilow Group	Patt Bilow	pbilow@gmail.com	(503)701-7444
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@garciagrp.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	realtvrv@aol.com	(503)286-5826
Property Manager	V2 Properties	Melissa Jamieson	melissa@v2properties.com	(503)665-1565
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	mgothman@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

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Monthly Fire Safety Tip for Multi-Family Housing

www.tvfr.com

Issue: Kitchen Fires How can you protect yourself?



A motorist captured this moment in time. Smoke billowing from an apartment building. The cause? A kitchen fire! The resident wanted to boil water for tea but accidentally turned on the wrong burner and didn't realize it.

Shortly after she turned the stove on, her pet dog got outside and she left the apartment to retrieve it. When she returned with her dog the smoke alarm was alerting and she saw flames spreading from her stove-top to the cabinets above.

Six apartment units suffered heavy smoke and fire damage causing \$450,000+ in loss to the property and contents. Luckily, no one was injured and the resident had renters insurance.

Cooking remains the leading cause of fire and civilian injuries in the United States.

Here are some helpful tips for residents:

- Keep your stovetop clear and clean
- Never leave your cooking unattended
- Protect your valuables with renters insurance.

For more information about fire safety visit www.tvfr.com



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