

December 2022



RENTAL ALLIANCE UPDATE

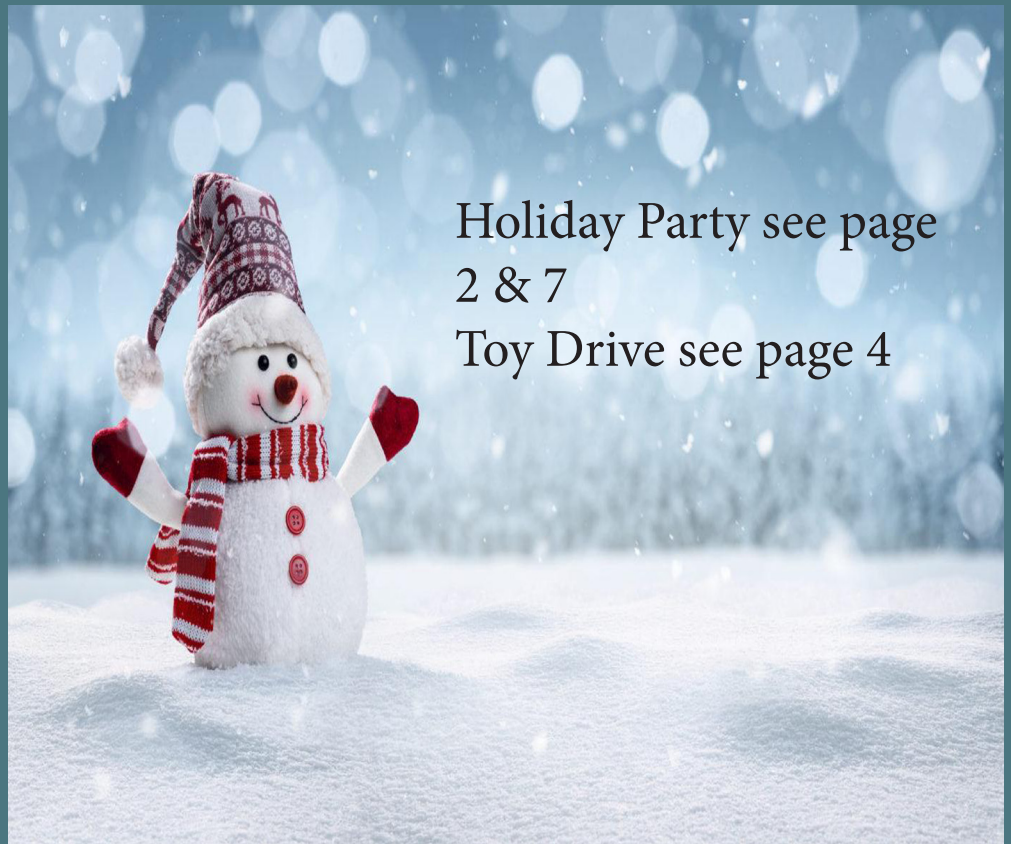
A monthly newsletter published by the Rental Housing Alliance Oregon



www.rhaoregon.org

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Holiday Party see page
2 & 7
Toy Drive see page 4



Happy Holidays!

RENTAL HOUSING ALLIANCE EVENTS & CLASSES

RHA Calendar of Events

Annual Holiday Party

Wednesday December 21, 2022

Come join RHA Oregon in the Installation of the 2023 Officers and Board of Directors.

Bring a gift and enjoy the gift exchange at the Holiday Party. Leave the party with something special.

Participate in the Toy Drive, donate a new unwrapped gift or gift card. All donations will go to Snow Cap Community Charities.

Come enjoy this fun filled evening, socialize with like minded people and enjoy delicious food and beverage.

Where: Eastmoreland Golf Course
2425 SE Bybee Blvd, Portland, OR 97202

When: Wednesday December 21, 2022 at 6:00pm

Buffet Menu: Prime Rib

Salad

Seasoned Potatoes

Fresh Vegetables

Garlic Bread

Dessert

DATE	EVENT	LOCATION	TIME	INFORMATION
12/14	Board of Directors Meeting	Annex & Zoom	4:00pm	
12/21	Holiday Party	Eastmoreland Golf Course	6:00pm	See more on page 4 & 5
12/22	Mentor Roundtable	Zoom Meeting	6:00pm	
12/26	Christmas Holiday	RHA Office	CLOSED	In Observance of Christmas Holiday
01/02	New Years	RHA Office	CLOSED	In Observance of New Years Holiday
01/18	Dinner Meeting	TBD	6:00pm	
01/21	Mentor Roundtable	Zoom Meeting	11:00am	

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
11/29	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network

RHA is currently working on the 2023 education calendar.

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



From the desk of the Executive Director

Ron Garcia, RHA Oregon Executive Director of Public Policy



It's December and we are knee deep in the Season of Giving. Let's make this year one to remember!

If you are a Rental Property Provider in Oregon but not a member of Rental Housing Alliance Oregon, you need to join us for our **Community, Resources, Advocacy, Forms and Training**.

Our CRAFT Is Good Landlording. Being a "Good Landlord" is more productive, profitable, and pleasant than the alternative. Give yourself a break and learn from the best. Your tenants will notice the difference!

Treat yourself to monthly gatherings of like-minded fellowship in running a successful DIY Rental enterprise. Eat food and have a beer and listen and chat with experienced professionals every month!

Become part of our Community.

Learn from others with more or different experiences than your own. Our Landlord Hotline and Mentor Program are one-of-a kind programs that give real-time knowledge at anytime you participate. Take advantage and benefit by these Resources.

Give your voice to our 2,000+ members. Advocate for your interests both locally and statewide. Find out for yourself how much impact you can personally have by your involvement! Don't leave politics to the politicians. Give your ideas to our lobbyist to get the results that matter to you.

Open up our easy-to-use and Up-To-Date Rental Forms. Buy them individually or in bulk. Paper or PDF. Questions on how to use one? Go to our website and watch a 60 sec video on EVERY FORM for instructions!

Don't miss this holiday train. Our training class schedule is chalk full of surprises and offered almost weekly throughout the whole year. Make Training your New Years Resolution!

Give in and get acquainted with Rental Housing Alliance Oregon. If you are a past member, get re-acquainted now.

Your participation will pay back exponentially.

Give it try. Contact us today and make this your best Season of Giving ever.

BOARD OF DIRECTORS INSTALLATION of Directors & Officers December 21, 2022

OFFICERS

Jerad Goughnour-President
Charles Kovas-President Elect
John Sage-Vice President
Lynne Whitney-Secretary
Elaine Elsea-Treasurer

NOMINATION FOR DIRECTORS

Two Year Term

Jim Herman
Katie O'Neal
Doug Moe
Jake Ramirez
Violet Anderson

DIRECTORS CONTINUING TO SERVE

One Year Term Remaining

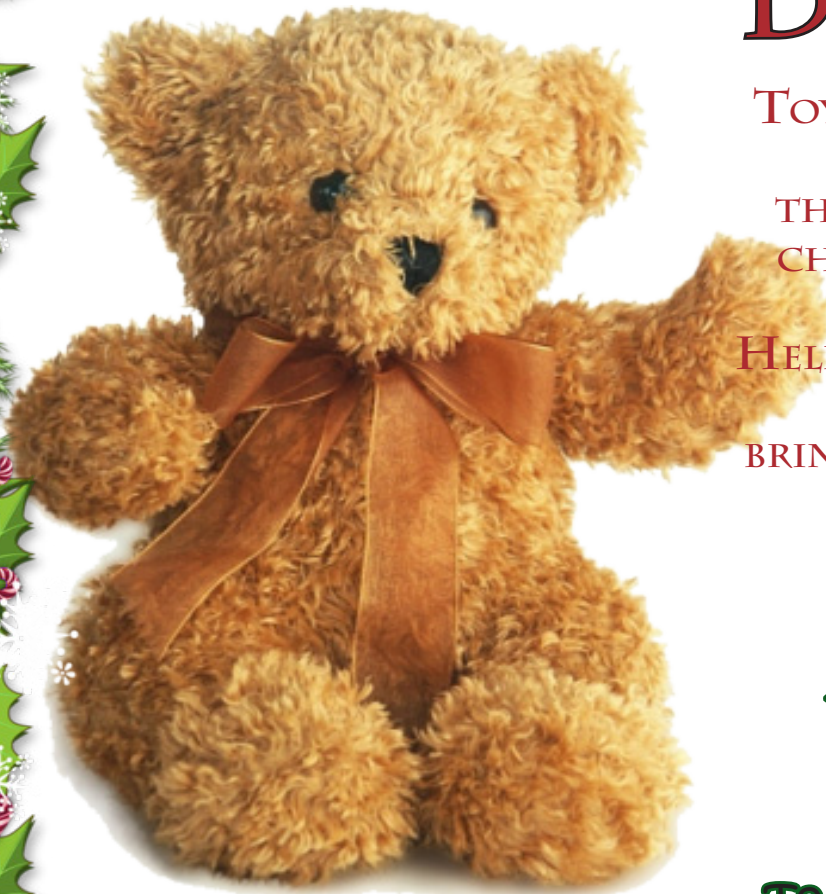
Diana Lindemann
Rod Akroush
Sebastian Sanchez
Phil Owen
Mark Passannante-Executive Member at
Large

RHA OREGON'S ANNUAL



DRIVE

TOYS WILL BE GIVEN TO
FAMILIES OF
THOSE IN NEED WITH
CHILDREN THROUGH
SNOWCAP
HELP BRIGHTEN THE LIFE
OF A CHILD,
BRING AN UNWRAPPED GIFT
OR GIFT CARD.



**Please bring new
unwrapped toys to
the RHA Oregon at:
10520 NE Weidler
Portland, OR 97220
OR
To RHA'S Holiday Dinner
Party**

**GIFTS FOR CHILDREN
AGES 9 + UP ARE
ESPECIALLY NEEDED**



Why Being Actively Involved with Your Real Estate Investments is so Important!

by Clifford Hockley, Senior Advisor & Principal Broker SVN Bluestone

Active Management

George owned a three-plex in a quiet neighborhood. He had no trouble getting tenants to apply when there was a vacancy because he made a point of keeping his units clean and up to date. In his 30's and 40's he had worked on the properties making repairs, so he was at his property on a regular basis. At this point in his life (his 60's) his knees hurt and his right shoulder needs surgery. So, he decided to hire a property manager.

That does not mean that he has taken his eye off the ball and he is still actively involved. He meets with his property manager for a phone conference every month, usually a 15-minute call to confirm income and expenses as well as any maintenance issues that have not already been improved. Once a year they review budgets and plan out the annual capital expenses. Usually, they meet in person at the property for a unit-by-unit walk-through.

Unit-by-Unit Walk-Through

It's the unit-by-unit walk-through and the exterior inspections by the property manager, that are so very critical to the active management and long-term health of a building. For example, recently one of my property managers reported to me the condition of a couple of the units I own. He pointed out that a few of the residential tenants were "hoarders".

He was paying close attention to them. This, as well as the cleanliness of units, drives the long-term "healthy" condition of an apartment.

Unfortunately, many apartments built in the last 40 years don't have room for storage. As a result, there is no place to put tenant holiday decorations, their 5th-grade scrapbook, or their winter clothes. This means many units have a cluttered feel which makes them very hard to clean.

Additionally, many apartments don't have a space to keep cleaning supplies. There is no room for a vacuum cleaner, a bucket, or cleaning supplies.

As important as cleanliness is the maintenance condition of a commercial or residential property

There are four major reasons to make sure a property is maintained.

1. **Reduction of operating costs:** If plumbing is broken, you have water leaks and increased water and sewer costs for example. Inspections can identify

leaks and help reduce the ever-increasing utility costs.

2. **Long-term tenant longevity and happiness:** At a recent property inspection I attended we noticed a back door that was delaminating and needed to be replaced, the tenant pointed out that a sink in their bathroom did not have a much-needed metal pedestal used to hold up the sink. We completed those repairs, made the tenant happy, and upon renewal were able to extend the lease term and increase the rent for that tenant, rather than have them move out.
3. **Improve cash flow position:** Most importantly we can make repairs while a tenant is still living in the unit, in other words, we make most of our repairs while we have rental income, rather than waiting for the tenant to move out and having to make the repairs when there is no income.
4. **Keeping an eye on the condition of the Property:** Even the watchers bear watching. Not every property manager has time to inspect your investment on a regular basis. Properties need to be seen. Humans respond better to visual stimuli. If you can't get to a property to visit it, and your property manager is overwhelmed, hire a drone operator to do a fly-by for you. The better a property and its landscaping look, the more likely you will be able to attract new tenants and keep your existing tenants. That way you can at least see the:
 - Condition of the neighborhood;
 - Condition of the landscaping;
 - Condition of the siding;
 - Condition of the roof and gutters;
 - The parking lot even if you cannot get into the individual spaces.

Active Involvement Includes Budgeting and Financial Reviews Unfortunately, most investors are not fans for financial review of their properties. George had asked his wife Hannah to help out. Hannah agreed to review the monthly financials, condense the information, and bring financial inconsistencies to his attention. For example, when rent was not paid, or a move out occurred or when an expense seemed extraordinarily high. She also double-checked the budget prepared by the property manager

(continued on page 6)

Why Being Actively Involved is Important! Cont.... CONTINUED FROM PAGE 5

and reviewed it with George. Hannah also kept an eye on annual insurance premiums and coverage as well as property tax and utility bills. Finally, she was responsible for organizing all the information they needed for their annual tax returns as well.

Vendor and Tenant Selection

George left the vendor and tenant selection up to his property manager but did reserve the right to have input on the scope of projects and decision-making on major projects. He asked the property manager to get two bids for maintenance projects over \$5,000, so he could choose the vendor and review and understand the scope of work. Each property has a different threshold of supervision, depending on the size of the property and the income generated.

Goal Number One is Active Management

Even if you cannot get into the properties as you drive by them, having your property manager take pictures of vacant units before they are leased can give you an idea regarding their condition. You want to encourage them to take the time to inspect the units and get pictures before and after tenant move in.

Unfortunately, properties deteriorate over time unless you take care of them.

Weather, use and abuse, and neighborhood influences all have an impact on your property. Active management on your part to maintain and improve your investments will increase property value and make the property more attractive to tenants (leading to higher rents), future investors (when you chose to sell) and help keep the overall neighborhood successful.

They say a rising tide lifts all boats, and as you actively manage your property improvements, its looks and operations, so may the neighbors, thereby increasing the value of your property. In that way, active management really pays off.

Clifford A. Hockley, CPM, CCIM, MBA

Cliff is a Certified Property Manager® (CPM) and a Certified Commercial Investment Member (CCIM).

Cliff joined Bluestone and Hockley Real Estate Services 1986 and successfully merged that company with Criteria Properties in 2021.

He has extensive experience representing property owners in the sale and purchase of warehouse, office, and retail properties, as well as mobile home parks and residential properties. Cliff's clients include financial institutions, government agencies, private investors and nonprofit organizations. He is a Senior Advisor for SVN| Bluestone.

Cliff holds an MBA from Willamette University and a BS in Political Science from Claremont McKenna College. He is a frequent contributor to industry newsletters and served as adjunct professor at Portland State University, where he taught real estate related topics. Cliff is the author of two books 21 Fables and Successful Real Estate Investing; Invest Wisely Avoid Costly Mistakes and Make Money, books that helps investors navigate the rough shoals of real estate ownership. He recently formed a real estate consulting practice, Cliff Hockley Consulting, LLC. to help investors successfully navigate their investments. He can be reached at 503-267-1909 or Cliff.Hockley@SVN.com.



SEEKING ANSWERS TO YOUR QUESTIONS?

RHA Oregon has made it easy for members to find answers to their most pressing property management questions.

Stop by [rhaoregon.org/oregon-landlord-tenant-forms/forms-video-resource-landlording-101/](https://www.rhaoregon.org/oregon-landlord-tenant-forms/forms-video-resource-landlording-101/) to access our growing library of video tutorials on how to fill out our rental forms.

Still need additional assistance? Don't worry you can submit your questions to our landlord helpline by dialing 503/254-4723 ext. 2 or email: hotline@rhaoregon.org. Leave a detailed message and a mentor will call you back to have a discussion.



To register call: 503-254-4723 ext 103
Or go to:
<https://rhaoregon.org/calendar/month/2022-12/>

RHA Oregon's 2022 Holiday Dinner Party

Gift Exchange

Please bring a nice gift for the
gift exchange
-One per person-
And a toy for the
Toy Drive

Wednesday
December 21st

6-9pm

at

Eastmoreland Golf
Course

2425 SE Bybee Blvd,
Portland, OR 97202

Dinner Menu

Buffet

Prime Rib

Accompaniments

Salad

Seasoned Potatoes

Fresh Vegetables

Garlic Bread

Dessert

Beverages

No-Host Bar

Coffee, Hot Tea, Iced Tea,
Lemonade, Fountain Soda's

Dinner Price

\$ 55.00 per person if
registered by 5pm Friday
December 16, 2022

\$ 65.00 per person if
registered after 5pm Friday
December 16, 2022

Dear Maintenance Man

by Jerry L'Ecuyer & Frank Alvarez

Dear Maintenance Men:

I need to do some caulking in my apartment unit, both inside and outside the unit. However, I am confused. I stood at the home improvement center's caulk section and stared for ten minutes. I still don't know what to buy!!! Can you help explain the different types of caulks and where to use them?

Frank

Dear Frank:

Let us try to break down the most common of caulk types and when and where to use them.

- 1: Acrylic Latex caulk (painter's caulk): Inexpensive, easy to use, water cleanup. Not for use in damp locations such as bathroom or kitchen or outdoors. Designed to be painted over.
- 2: Vinyl Latex caulk: Easy to use, water cleanup and can be used outside. Not very flexible; use in expansion joints is not recommended.
- 3: Acrylic Tile Sealant: Easy to use, water cleanup. The sealant is perfect for bathroom and kitchens and other wet locations. It is mold and mildew resistant. Paint able.
- 4: Siliconized Acrylic Sealant: Easy to use, soap and water or solvent cleanup. Perfect for porcelain tile, metal and glass. Similar to Acrylic Tile Sealant, but tougher and longer lasting.
- 5: Pure Silicon: Best for non-porous surfaces. Long lasting, indoor/outdoor caulk. Super flexible and strong. Harder to use than any of the above caulks. Solvent cleanup. Mold and mildew resistant. Could smell until cured.
- 6: Butyl Rubber: Best use is outdoors. Messy to use. Perfect for sealing roofs, valleys, gutters, flashing and foundations. Moisture and movement tolerant. Sticks to anything. Cleanup with solvents.
- 7: Elastomeric Latex Caulk: Water cleanup. Longest lasting caulk. Great adhesion to almost all surfaces and can stretch close to 200%. Elastomeric caulk is very tolerant to wide temperature and weather extremes. It is most often used outdoors. This caulk can bridge gaps up to 2 inches wide and deep. The caulk dries very quickly, tool the caulk immediately after application.

Dear Maintenance Men:

I want to create a seating and relaxing area in the middle of my building's courtyard. My thoughts are to use decomposed granite and eliminate the current grass area. How do go about installing the surface without making a mess or a

future headache for myself.

Bryan

Dear Bryan:

Decomposed granite or DG for short is a great way to add a durable, natural and water wise surface. A few things you need to know before you get started. The key word in DG is "Decomposed". In other words, this granite is decomposing. There are three options: raw DG for flower beds, stabilized DG for walkways and resin-coated DG for driveways. For your purpose you need to use a stabilized DG for walkways. It has a binder mixed into the DG. Non-stabilized DG is much cheaper, but will of course decompose, create dust when dry and slush when wet. To properly install DG, dig down three inches overall and use a wood, rock or brick border to keep the edges of the DG from crumbling. As an option, lay down a weed barrier cloth under the DG. Apply DG in one and a half inch layers, water down (don't flood) and tamp or use a heavy roller to compress the DG. Wait eight hours between layers to let the DG settle. Repeat the above for each subsequent layer. When installed properly, the DG surface will be rock hard, stable, dust free and will allow water to drain.

Dear Maintenance Men:

I have a resident who is complaining the garbage disposal smells. I have tried running lemon slices and ice cubes to clean the disposal unit. It works for a short time, but the smell comes back. What steps do you recommend for resolving this problem?

Barbra

Dear Barbra:

The smell may come from a number of places.

- 1: The first and easiest to check is the rubber splash guard that keeps things from falling into the disposal. Remove the rubber splash guard and turn it inside out. Clean out the debris that have collected and wash with soap and water.
- 2: Use a small toilet type brush with soap and scrub the inside of the garbage disposal. This will remove any slime build-up. (For safety reasons, shut the garbage disposal off at the breaker or pull the plug.)
- 3: Remove the drain trap and clean out any sludge. Many times the horizontal pipe between the trap and the wall may have hard deposits coating the inside of the pipe. The deposits will collect food and debris that may slow the drains considerably.
- 4: If you have a dishwasher, check the drain line leading from the air-gap or dishwasher to the garbage

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Dear Maintenance Man Cont....
CONTINUED FROM PAGE 8

disposal. It may be full of sludge that will cause a smell to come through the air-gap located next to the faucet. Clean or replace any pipes with deposits or sludge. Check both drain lines for the above problems.

- 5: Now if you wish, run the garbage disposal with a few slices of lemon and it should smell good and stay that way. Once in a while, throw some ice cubes in the garbage disposal unit to help scrape away any debris.

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.

Keep Us Informed



Moved?
Hired or fired a manager?
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 ext 3, please leave a detailed message with any changes to your membership account.

FIND EVICTIONS STRESSFUL?

Full FED Service
First Appearances
Small Claims

503-242-2312

evict@landlord-solutions.com

- ATTENTION MEMBERS!!!!
- The following are changes to the By-Laws voted on and passed by the Rental Housing Alliance Oregon Board of Directors
- Under ARTICLE V – OFFICERS AND BOARD OF DIRECTORS
- Section 12. There shall be at least ±5 13 and not more than 20 19 members of the Board of Directors which shall include all of the elected officers, the Immediate Past President, and at least one Vendor Member and no more than six Vendor members.
- This change to the Rental Housing Alliance Oregon By-Laws will be voted on at the Holiday Party Wednesday December 21, 2022. Effective January 1, 2023 if passed by vote

Jeffrey S. Bennett
ATTORNEY AT LAW

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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
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 Bailey	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	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	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	MyLighthouse	Taylor Malkus	taylor@MyLighthouse.co	(617)517-4966
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
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
Property Manager	24/7 Properties	Doug Moe	doug@247Prop.com	(503) 482-0500
Property Manager	Acorn Property Management, LLC			(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	Sunset Valley Property Management	Veronica Wilson	sunvall.p.m@gmail.com	(503)856-4197
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	tricountymanagementllc@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	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.

December

Monthly Safety Tip For Multi-Family Housing

Tualatin Valley
Fire & Rescue

503.649.8577

Winter Safety

Along with keeping warm it is important to keep your family safe. Tualatin Valley Fire & Rescue offers you these tips to help during the colder months!

Personal Safety:

- ◆ Check your smoke and carbon monoxide alarms to ensure they are in working order!
- ◆ Never operate a barbecue or portable stove indoors! Unvented, these outdoor devices produce DEADLY carbon monoxide!



Electrical Safety:

- ◆ In the event of a power outage, choose safe alternatives for lighting such as a flashlight or battery-powered lanterns... rather than candles or kerosene lanterns.

Fireplace Safety:

- ◆ Make sure the area around your fireplace is clear of things that can burn, including clothing, decorations, furniture and magazines/papers.
- ◆ Install a metal fireplace screen or heat-tempered glass door to prevent embers from escaping as those embers may start a fire.
- ◆ Fireplace ashes can stay warm for up to a week! So dispose of all ashes safely by using a metal can with lid and keep the metal can at least 10 feet away from your home and/or deck. Never dispose of ashes in a paper bag, box, or other container... such as a plastic garbage can or waste basket.

General Safety:

- ◆ Keep all matches and lighters out of sight and reach from children.



For more fire safety tips,
visit www.tvfr.com

