

June 2023



# RENTAL ALLIANCE UPDATE

A monthly newsletter published by the Rental Housing Alliance Oregon



[www.rhaoregon.org](http://www.rhaoregon.org)

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For More Information



# RENTAL HOUSING ALLIANCE EVENTS & CLASSES

## RHA Oregon General Membership meeting Wednesday June 21, 2023 at 6:00pm

### Speaker:

RHA Oregon Lobbyist Cindy Robert  
and RHA Oregon Executive Director Ron Garcia

### The Wreck of the 2023 Legislative Un-Session

Doomed by quorum problems, the legislature took us on a stormy voyage. Learn what hidden icebergs emerged, what pirates and storms we had to battle and navigate through and which first responders emerged to rescue landlords. RHA veterans, Ron Garcia and Cindy Robert will unlock the secret treasures of the session and share the map ahead. This tale is sometimes frightening and grim, but its ultimate destination is worth learning about and then celebrating with a toast!!

\$50.00 per member if registered by 5pm Friday June 16th.  
\$60.00 per member if registering after 5pm Friday June 16th.

The Stockpot Broiler at 8200 SW Scholls Ferry Road  
Beaverton OR 97008

### Buffet Menu

Sesame Ginger Chicken – Pan Seared Breast Marinated with Sesame, Ginger, Garlic, Lemongrass and Chilies

Roasted Garlic Stuffed Pork Loin – Stuffed with Cream Cheese, Bacon & Spinach Topped with Mango Chutney

Served with Hot Dinner Rolls, Smashed Potatoes- Fresh Herb and Roasted Garlic, Wild Field Greens- Tart Apple, Honeyed Walnuts and Gorgonzola  
No Host Beverage Service available

DATE	EVENT	LOCATION	TIME	INFORMATION
06/14	Board of Directors Meeting	Hybrid	4:00pm	
06/21	Dinner Meeting	Stockpot Boiler	6:00pm	
06/22	Mentor Roundtable	Zoom Meeting	6:00pm	
07/12	Board of Directors Meeting	Hybrid	4:00pm	
07/15	Mentor Roundtable	Zoom Meeting	11:00am	
07/19	Starry Night Event	RHA Conference Annex	6:00pm	Outdoors in Parking Lot/Patio

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
06/06	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
06/08	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
06/20	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
06/22	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
07/06	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
07/18	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
07/20	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network

Keep an eye on the [rhaoregon.org](https://rhaoregon.org) Calendar as it is being updated daily with new classes and events.  
Please visit [rhaoregon.org](https://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



This article is about the IT Factor. What is IT? \*

Here is a clue: In our entire country, the State of Oregon has IT in common only with Washington DC.

(If you were thinking about marionberries and DC's late, former mayor Marion Berry, you would be dating yourself – and you did not get IT right.)

The correct answer is that the state of Oregon and the federal district of Washington DC both uniquely have Rent Control. In fact, other than the 10 square miles comprising the federal district of DC, Oregon is the only state in the United States that has IT statewide. IT is Rent Control.

California has statewide rent control caps, but with city specific laws that regulate IT.

New York, New Jersey, Maine and Maryland do not have statewide rent control, but do have county and city laws that have some form of IT.

Vermont, Pennsylvania, Virginia, West Virginia, and Nevada each have a V in their name. Add Alaska to this group and they each share the Dillon Rule – which mandates that local governments only have powers expressly granted to them by the state. None of these states currently have Rent Control, nor preemptions for IT.

Hawaii, Wyoming, Nebraska, and Delaware have no Rent Control and have no preemptions to allow IT.

Arizona, Kansas, Texas, Wisconsin, Indiana, and Tennessee all preempt Rent Control as well as mandating any form of Inclusionary Zoning rules to prevent IT.

The remaining 28 States of the United States all share in common as currently preempting Rent Control. They don't have IT.

When Oregon passed SB 608 in 2019 creating this one-of-a-kind statewide rent control law, it had enough foresight to factor in an index that allowed for inflation. The formula adopted (and current law) has an annual cap of 7% + CPI on IT.

During this current 2023 legislation, SB 611 has been set to pass the Senate

floor. Originally written, IT would have reduced the formula to 3% + CPI but not to exceed 8% total per year. Needless to say, groups supporting Rental Property Providers strongly opposed this and lobbied against IT.

A compromise was written which would become our new law and puts IT back to 7% + CPI – but NOT to exceed 10% total. While this is restrictive, RHA Oregon decided to go neutral on the bill, as a reasonable compromise because a 10% hike in rents for our membership is at or above what is normally levied.

So, if the current session's stalemate due to the Republican walkout continues – this will be one of the bills that will not pass. IT will remain as written, which is better than IT would otherwise have become.

When contemplating and opining on IT, we should ask ourselves a question: How many states will hold out on IT and for how long? Is our unique state of Oregon an outlier, or are we the trailblazers we profess to be?

(\*Source from National Multifamily Housing Council dated April 30, 2023.)

## THE VALUE OF MEMBERSHIP



- Legislative Representation State/Local
- General Membership Dinner Meetings
- Mentor Program- FREE Mentor Roundtable
- Mentor Helpline- get your questions answered
- Educational Classes
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- Membership starting at \$135



RHA Oregon has been improving the CRAFT of Rental Housing Providers since 1927  
Community. Resources. Advocacy. Forms. Training

Visit [www.rhaoregon.org](http://www.rhaoregon.org)  
or call 503/254-4723 for details!



# UNDER A STARRY NIGHT

**MARK YOUR CALENDAR  
UNDER A STARRY NIGHT**  
JULY 19, 2023 6PM

## UNDER A STARRY NIGHT

Fine Dinner & Wine  
Complementary Craft beer and Lager  
Silent Auction, Oral Auction & Raffle  
\$40.00 per person  
RSVP at [info@rhaoregon.org](mailto:info@rhaoregon.org)

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

## How Drugs Affect Your Properties

by Scot Aubrey

If you've ever been on a boat, you are familiar with the wake that is left behind on the water. Regardless of the boat's speed, it is impossible to not disturb the pristine glassiness of even the most still water. The same concept applies to your properties when someone has used or manufactured drugs on the premises; there is always an impact, large or small, on the condition of the property, and that impact can be as far-reaching as the ripples of a passing boat.

A client recently called in to our offices to explain that she had been suffering some rather serious health problems since moving in to a new property. After multiple doctor visits and testing for mold, they hired a professional to come in to see if the property had been used for drugs. Results came back that the kitchen held extremely high levels of methamphetamine residue while the common areas and bedrooms of the home also showed significant levels. Mystery solved, but that was just the beginning for this unfortunate tenant and for the unknowing landlord.

For landlords, the legal standard of "what you knew or should have known" is critical when applying it to a situation like the one described above. Here are a few practical applications for you to consider while your properties are occupied, but especially after the tenants move out and you are doing your post-occupancy inspections. There are always tell-tale signs of the residual effects of drug manufacturing or use on your property.

- Inspect anything porous; drug residue can find its way into many parts of your property, but especially any porous areas. Pay special attention to rugs/carpets, exhaust fans, HVAC vents and returns, and even plumbing. The P-traps in plumbing are notorious for being a place for drug residue to hide and wreak havoc.

- Yellow residue around the roof vents is one place even the most meticulous drug manufacturers overlook. Bring binoculars to inspect closely without having to climb up on the roof.

*(continued on page 5)*



- Foil over the windows is one way that paranoid users and manufacturers try to hide their illegal behavior. Inspect each window for any leftover foil that may remain.
- If the property smells like dirty socks, dirty diapers, or even ammonia, this can be a clue to illegal drug use and manufacturing taking place on your property.
- A high volume of visitors to the property, usually taking place during irregular hours and for short-term visits, could be a sign that your property is being compromised. Being friendly with the neighbors of your properties can be beneficial as they can be the eyes and ears that you need for regular oversight of activities on your property.
- Drug users or manufacturers rarely, if ever, leave a property in good condition. The importance of having a consistent and timely move-out inspection will almost always give you hints as to how your property was used (or misused)

If you find any of these things, or if a tenant complains about any of these things, you have a duty to take those findings or complaints seriously. Again, the standard of “what you knew or should have known” comes into play. It is bad enough that your property may have been damaged by drugs; don’t double down on the problem by trying to ignore or hide it from the next tenant, or, if selling the property, the next owner. You are obligated by law to remediate the property to a safe and habitable state, regardless of the expense.

The best way to avoid the “wake” of a bad tenant is to properly onboard the tenant, use in-person inspections of the property during tenancy, and perform a move-out inspection with the tenant prior to them leaving the property. There are no guarantees, but using these tools with help create a process that results in smoother sailing, during your journey as a property owner.

*Scot Aubrey is vice-president of Rent Perfect, a private investigator, and fellow landlord who manages short-term rentals. Subscribe to the weekly Rent Perfect podcast (available on YouTube, Spotify, and Apple) to stay up to date on the latest industry news and for expert tips on how to manage your properties.*

For RHA Oregon Hardcopy forms order, you must place the forms order either online or on the forms helpline (ext 1), for next day pick up at the office.

Summer Office Schedule allows for pick up on TUESDAY, WEDNESDAY AND THURSDAY ONLY

RHA OREGON OFFICE PHONE TREE

Call us at (503) 254- 4723:

Ext. 1 – FORMS PURCHASES:

PLEASE NOTE: FORMS are available for NEXT-BUSINESS-DAY pick-up ONLY. Please order by 4:00 pm for curbside pick-up NEXT-BUSINESS-DAY from 9:00am – 4:00pm. All forms sales are FINAL. For immediate forms needs visit rha-oregon.org to download forms.

Ext. 2 – MENTOR HOTLINE:

OR EMAIL YOUR QUESTION TO: [hotline@rhaoregon.org](mailto:hotline@rhaoregon.org)  
– A Volunteer Mentor will personally reply to your questions within 24 hours Monday thru Friday.

Ext. 3 – MEMBERSHIP, CLASS & EVENT REGISTRATIONS

Ext 105- BOOKKEEPER, Available Monday, Wednesday and Friday

## 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

# RHA OREGON ANNUAL PICNIC

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

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  
\$10.00 per person and  
children 10 and under eat for free!  
\$25.00 ride bracelets!

**Schedule:**    **12:00 Registration Open**  
                  **4:00 Vendor Fair**  
                  **4:30-5:30pm BBQ Dinner**  
                  **5:45 BINGO!**  
                  **7:00pm Oaks Amusement**  
                  **Park Closing**

Pre-registration IS required! Sign up today at [rhaoregon.org](http://rhaoregon.org),  
by emailing [info@rhaoregon.org](mailto:info@rhaoregon.org), or by calling the office  
503/254--4723 EXT 3

Please note the number of adults, children 10 and under,  
and ride bracelets.

Rental Housing Alliance Oregon has some great events this time of the year!!!!

RHA Under a Starry Night Event is scheduled for Wednesday July 19, 2023

For more information visit: <https://rhaoregon.org/event/under-a-starry-night-event-3/>

Or see page 4 of this issue of the Update Newsletter

RHA Oregon Annual Picnic at Oaks Amusement Park is scheduled for Wednesday August 9, 2023 starting at 12:00pm, **see page 6 of this issue of the Update Newsletter**

RHA Oregon Vendor Fair at Oaks Amusement Park is scheduled for Wednesday August 9, 2023 starting at 4:00pm

If you are interested in participating in the Vendor Fair or would like to be a sponsor for the picnic please email [cari@rhaoregon.org](mailto:cari@rhaoregon.org) for more information.



## Property Management Groups Sue Over \$10 Cap on Screening Fee

by RENTAL HOUSING JOURNAL

Two property management groups have sued the city of Eugene over a city-imposed \$10 cap on rental-applicant screening fees.

Thorin Properties and Jennings Group, Inc. charge in the lawsuit that Oregon law grants landlords the right to collect applicant-screening charges sufficient “to cover the costs of obtaining information about an applicant”.

The property management groups say they told Eugene officials that application screening “typically costs four to five times more” than the \$10 cap, according to the Eugene Register-Guard.

The city can’t preempt state law by requiring housing providers to charge less than the cost of screenings, said Gary Fisher, deputy executive director of Multifamily NW, the state’s largest association of housing providers and a strong supporter of the lawsuit.

“These regulations are essentially a tax on housing providers and will only cause housing costs to rise throughout the city,” Fisher said in a statement.

Fisher added that housing providers have felt left out as the city considers renters protections, and saw the legal system as a “last resort” after putting out ideas and compromises and being ignored.

The city is unable to comment on the lawsuit, a spokesper-

son said.

Thorin Properties is an Oregon Limited Partnership. It owns 16 properties in Eugene, consisting of 82 apartment units and six stand-alone rental homes.

Jennings Group, Inc., is an Oregon corporation licensed as a property management firm. It manages 1,595 residential department units in the city of Eugene.

Eugene passed the rental-applicant screening fees ordinance in July.

“Plaintiffs are adversely affected by the enactment and enforcement of the amendments contained (in) the ordinance, which restricts the amount they are allowed to charge tenants in the screening process and prevents them from recovering their actual screening costs,” the lawsuit says.



**Jeffrey S. Bennett**

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# Dear Maintenance Man

by Jerry L'Ecuyer & Frank Alvarez

**Dear Maintenance Men:**

**Can you tell me what would cause rusty colored stains down the inside of a toilet bowl? The rust stains are in all the places where the water rinses down. This toilet is over 20 years old but is otherwise in excellent working condition. The water in the tank and in the bowl is clear water. The toilet in the other bathroom does not have this problem.**

**Anonymous**

Dear Anonymous:

20 Plus Years!! This toilet is crying to be replaced! Chances are a new toilet will also save you money with less wasted water. But, getting to your question; since you are not having this problem in the other toilet, this will rule out a high iron content in the water supply. The most likely culprit is bits of old chain at the bottom of the tank leaching rust into the tank water. Since this is an old toilet, the flush valve assembly may leak into the bowl. Combined with bits of rusty metal in the tank, the water will leave a residue of rust on the porcelain. This would be a good time to remove the toilet tank and replace the flush valve at the bottom of the tank. While the tank is off, look for anything that would cause rust such as metal bits, old chains, etc. and thoroughly clean the tank. Reassemble the tank to the toilet using new bolts and rubber washers and a new spud gasket between the tank and bowl. To clean the rust stains from the bowl, you can use a pumice stone and bowl cleaner. If that does not work, soak the deposits with some clear vinegar and then use the pumice stone or green scrub pad.

**Dear Maintenance Men:**

**After doing work on my apartment units, I am always left with extra parts that I have not used. What is the solution to all the extra parts collected over the years? I know the standard answer is use the parts or take them back to the hardware store. It seems simple on paper, but, it has gotten out of control and I need help!**

**John**

Dear John:

It is easy to start a personal hardware store in your garage, we are sure you are not the only one with this problem. It starts small, with just a few light switch plates and a bag of wire nuts. If only you could find that receipt, you would take them back to the store right away ... well maybe tomorrow after I finish the next job ... or the next job...

Please repeat after me: My name is "insert name here" and I hoard parts. The first step is admitting you have a problem.

#1: The first thing to do is actively inventory the parts,

separating them into trade groups such as electrical, plumbing, carpentry etc.

#2: Now separate the returnable parts from the non-returnable parts. Typically, the returnable parts are still in their packaging with the bar code visible. Most big-name home centers will accept back their parts without a receipt if they are in good condition. They will likely give you store credit for the parts.

#3: With the store credit, buy some clear see-through plastic bins or containers. Clearly mark the containers by trade such as electrical, plumbing etc. The see-through bins will help eliminate the problem of; "if I can't see them, I need to buy more syndrome."

#4: Keep the containers readily available: This is Key to Your Success! If you are obsessive at all, you can subdivide the categories even further. Such as a bin for switch plates & receptacles, or plumbing parts by copper or pvc. etc.

#5: Before your next job, review your purchase list against the parts in each bin. Since you most likely purchase similar items for most apartment maintenance jobs; you can start to deplete your in-house stock by using parts in your current inventory.

#6: Make it a rule that the current job is not complete until you do your returns. With a fresh receipt in hand you will get cold hard cash for those returns! That is a lot more fun than searching your garage for parts.

**Dear Maintenance Men:**

**I am having a termite issue at my apartment building, and I know I will need the services of a termite eradication company. I have been hearing a lot about "Orange Oil" or spot treatments as a treatment for termites. Is the spot treatment advertising hype or the real thing?**

**Bill**

Dear Bill:

We have been doing a little bit of research on orange oil. From the information we have gathered, it does kill termites and does it very well. However, it is a localized treatment and that may be its only drawback. With any localized treatment, the kill zone is limited to the area treated. Now orange oil does wick and spreads through the wood fibers in the localized area of treatment. But it will not spread throughout the structure. The primary method to ensure total eradication is to cover the building with a tent and pump in the treatment. The tenting procedure has some negative aspects. The service is expensive compared to localized treatments and the secondary issue of relocating your tenants for up to three nights can be extremely

*(continued on page 9)*



Dear Maintenance Man  
CONTINUED FROM PAGE 8

expensive and disruptive. If you have a major problem with termites, tenting may be your best method, but for most termite issues a localized treatment is adequate.

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.*

horizontal cracks), or not a big deal at all (vertical cracks). Horizontal cracks usually mean ground forces are causing the foundation to bow - not good. Vertical cracks are common and not a cause for concern. Vertical cracks are usually caused by precipitation putting pressure on the foundation but stability remains.

## Electrical

We recommend having an electrician come in to evaluate the situation. You want to be wary of any electrical wiring or equipment near moisture build-up. Knob and tube wiring is common in older homes and should be replaced or at least inspected regularly.

## Mold

Per the Environmental Protection Agency, every type of mold can cause some health effects. Three types of mold typically occur in crawl spaces: black, white, and yellow. Mold can cause allergic reactions and should be dealt with as quickly as possible. Black mold (sometimes looking grey or greenish) is the most dangerous. White mold is still hazardous (often looking fuzzy) but not as bad as the black variety. Yellow mold occurs on organic material (wood) and can cause decay and destruction of the material it inhabits. Vapor barriers can be installed on your crawl space floor and up the walls to prevent mold.

## Pests

Insects and little critters love these areas in a house. Termite damage is easy to spot - mice/rats/squirrels leave their droppings everywhere. It's best to get ahead of these issues by calling in a pest company or your RentalRiff property specialist. It simply requires some diligence and the occasional inspection.

## Asbestos

Another really bad one along with the black mold. With many houses across the country being built before 1980 (when asbestos was used frequently) this is a point of concern for homeowners. Asbestos can be in the walls, ceilings, floors - virtually anywhere in a crawl space. When this material is destroyed, toxic fibers go airborne and contaminate the air, possibly making a home unlivable. If you haven't had a professional out to your house to check on this, please do!

In conclusion, crawl spaces can be a source of headaches for a landlord. It's best to have a look in this area at least a couple of times a year - here at RentalRiff, we can definitely help.

# 6 items to check in your crawl space

by Phil Schiller, with RentalRiff

## Here's your checklist to keep tabs on your crawl space

Crawl spaces are great for storage, but because humans don't frequent this area of the house, certain issues can fester. Conducting a DIY inspection of your crawl space is a good way to keep tabs on the area. Bringing in a pro will give you the full picture.

Because lists are always helpful, here's a general list of what to focus on while performing an inspection of your crawl space (in no particular order):

### Ventilation

A lack of airflow is a problem for several reasons. Mold and other types of moisture damage can become much worse and spread faster without ventilation.

### Foundation Cracks

Cracks in the foundation can be bad news (specifically

## RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
1031	1031 Capital Solutions	Richard Gann	rick@1031capitalsolutions.com	(503)858-7729
1031	First American Exchange Company	Mark Adams		(503)748-1031
1031	Peregrine Private Capital Corp.	Robert Smith	rs@peregrineprivatecapital.com	(503)241-4949
1031	Real Estate Transition Solutions	Austin Bowlin	<a href="mailto:aabowlin@re-transition.com">aabowlin@re-transition.com</a>	(206)909-0037
Accounting	Balancing Point, Inc.	Sandra Landis	<a href="mailto:s.landis@balancingpt.com">s.landis@balancingpt.com</a>	(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	<a href="mailto:markgpasannante@gmail.com">markgpasannante@gmail.com</a>	(503) 294-0910
Attorney	Charles A kovas Law Firm	Charles Kovas	<a href="mailto:Charleskovaslaw@gmail.com">Charleskovaslaw@gmail.com</a>	(503) 504-0639
Attorney	Law Office of Joe Kaufman	Joe Kaufman	<a href="mailto:jkaufmanlaw@gmail.com">jkaufmanlaw@gmail.com</a>	(503)722-3850
Attorney	Warren Allen, LLP	Jeffrey Bennett	<a href="mailto:bennett@warrenallen.com">bennett@warrenallen.com</a>	(503) 255-8795
Consultant	CLEAResult-Energy Trust Oregon	Eric Falk	eric.falk@clearresult.com	(541) 954-8412
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	Rental Housing Maintenance Services	Gary Indra	garyindra@rentalrepairs.com	(503) 678-2136
Drains	Apollo Drain & Rooter Services	Karen Bailey	<a href="mailto:karen@apollodrain.com">karen@apollodrain.com</a>	(503) 395-0900
Electricians	Squires Electric	Trina Latshaw	<a href="mailto:trina@squireselectric.com">trina@squireselectric.com</a>	(503) 252-1609
Energy	TRC supporting Energy Trust of Oregon	Maren McCabe	<a href="mailto:maren.mccabe@lmco.com">maren.mccabe@lmco.com</a>	(877)510-2130
Evictions	Action Services	Wally Lemke	<a href="mailto:wally@wallylemkellc.com">wally@wallylemkellc.com</a>	(503) 244-1226
Flooring	Contract Furnishings Mart-Portland	Patrick VonPegert	<a href="mailto:Patrick.Vonpegert@CFMfloors.com">Patrick.Vonpegert@CFMfloors.com</a>	(877) 656-5232
Flooring	Contract Furnishings Mart-Beaverton	Nicole Dehaan	<a href="mailto:Nicole.Dehaan@CFMfloors.com">Nicole.Dehaan@CFMfloors.com</a>	(503) 207-5230
Flooring	Contract Furnishings Mart-Clackamas	Robin Day	<a href="mailto:robin.day@CFMfloors.com">robin.day@CFMfloors.com</a>	(503) 656-5277
Flooring	Contract Furnishings Mart-Gresham	Roger Harms	<a href="mailto:Roger.Harms@CFMfloors.com">Roger.Harms@CFMfloors.com</a>	(503) 328-7260
Flooring	Contract Furnishings Mart-Hillsboro	Rebecca O'Neill	<a href="mailto:Rebecca.Oneill@CFMfloors.com">Rebecca.Oneill@CFMfloors.com</a>	(503) 716-4848
Flooring	Contract Furnishings Mart-Tigard	Jim Path	<a href="mailto:Jim.Path@CFMfloors.com">Jim.Path@CFMfloors.com</a>	(503) 542-8900
Flooring	Contract Furnishings Mart-Tualatin	Brett Tohlen	<a href="mailto:brett.tohlen@cfmfloors.com">brett.tohlen@cfmfloors.com</a>	(503)471-9910
Flooring	J & B Hardwood Floors, Inc.	Darinda Cripps	<a href="mailto:rindycripps@comcast.net">rindycripps@comcast.net</a>	(503) 756-0964
Garage Doors	ProLift Garage Doors of Portland	James Ball	<a href="mailto:jball@proliftdoors.com">jball@proliftdoors.com</a>	(503) 308-6096
House Mover	Emmert Development Company	Terry Emmert	<a href="mailto:twemmert@emmertintl.com">twemmert@emmertintl.com</a>	(503) 655-9933
HVAC	Mt. Hood Ductless	Aaron McNally	<a href="mailto:mthoodductless@gmail.com">mthoodductless@gmail.com</a>	(503) 858-9804
HVAC	Pyramid Heating & Cooling	David Salholm	<a href="mailto:Dsalholm@pyramidheating.com">Dsalholm@pyramidheating.com</a>	(503) 786-9522
Inspections	Soil Solutions Environmental	Ray Berardinelli	<a href="mailto:bizdev@soilsolutionsenvironmental.com">bizdev@soilsolutionsenvironmental.com</a>	(503) 234-2118
Insurance	MyLighthouse	Taylor Malkus	taylor@MyLighthouse.co	(617)517-4966
Insurance	State Farm Insurance	Paul Toole	<a href="mailto:paul.toole.byec@statefarm.com">paul.toole.byec@statefarm.com</a>	(503) 655-2206
Insurance	Stegmann Agency	John Sage	<a href="mailto:john.lstegmann@farmersagency.com">john.lstegmann@farmersagency.com</a>	(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 Bevens		(206)859-7073
Lighting	Kay L Newell LLC	Kay Newell	<a href="mailto:kay@sunlanlighting.com">kay@sunlanlighting.com</a>	(503) 281-0453

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## RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST CONT'D

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
Maintenance	Actspeak	Eric Shumway	actspeak2all@gmail.com	(503)969-6143
Maintenance	Just Maintenance	Jeronimo Carrillo Torres	Just.Maintenance2@gmail.com	(971)222-7787
Maintenance	RentalRiff	Phil Schaller	phil@rentalriff.com	(503)442-3944
Media	Insight Reporting	Eric Kilgore	<a href="mailto:ekilgore@insightreportingllc.com">ekilgore@insightreportingllc.com</a>	(503) 662-6265
Media	Rental Housing Journal, LLC		<a href="mailto:terry@rentalhousingjournal.com">terry@rentalhousingjournal.com</a>	(480) 454-2728
Mold	Real Estate Mold Solutions	Lynne Whitney	<a href="mailto:lynne@realestateroofing.com">lynne@realestateroofing.com</a>	(503) 284-5522
Pest Control	Frost Integrated Pest Management	David Frost	<a href="mailto:thefrosty12@yahoo.com">thefrosty12@yahoo.com</a>	(503)863-0973
Pest Control	Northwest Pest Control	Bruce Beswick	<a href="mailto:nwpestcontrol@aol.com">nwpestcontrol@aol.com</a>	(503) 253-5325
Property Manager	24/7 Properties	Doug Moe	<a href="mailto:doug@247Prop.com">doug@247Prop.com</a>	(503) 482-0500
Property Manager	Action Management, Inc.	Wendy Samperi	<a href="mailto:actmgtinc@gmail.com">actmgtinc@gmail.com</a>	(503) 760-4026
Property Manager	Evergreen Property Mgmt	Cyndi Strandberg	<a href="mailto:cyndi@evergreenpropertymgmt.net">cyndi@evergreenpropertymgmt.net</a>	(503)658-7843
Property Manager	Gateway Property Management	Jerad Goughnour	<a href="mailto:jerad@gatewaypdx.com">jerad@gatewaypdx.com</a>	(503) 789-3212
Property Manager	Kay Properties & Investments	Dwight Kay	<a href="mailto:dwight@kpi1031.com">dwight@kpi1031.com</a>	(855) 466-5927
Property Manager	Legacy Property Management	Abraham Walsh	<a href="mailto:awalsh@legacynw.com">awalsh@legacynw.com</a>	(503)765-9479
Property Manager	Mainlander Property Management Inc.	Chris Hermanski	<a href="mailto:chris@mainlander.com">chris@mainlander.com</a>	(503) 635-4477
Property Manager	Micro Property Management	Jeannie Davis	<a href="mailto:jeannie@micropropertymgmt.com">jeannie@micropropertymgmt.com</a>	(503)688-8298
Property Manager	PropM, Inc.	Michelle Wrege	<a href="mailto:michelle@promhomes.com">michelle@promhomes.com</a>	(888) 780-2938
Property Manager	Real Property Management Solutions	Dan Hayes	<a href="mailto:danhayes@realpmsolutions.com">danhayes@realpmsolutions.com</a>	(971) 703-7115
Property Manager	Sunset Valley Property Management	Veronica Wilson	<a href="mailto:sunvall.p.m@gmail.com">sunvall.p.m@gmail.com</a>	(503)856-4197
Property Manager	Tangent Property Management, Inc.	Ann-Marie Lundberg	<a href="mailto:lundberg@tangentpm.com">lundberg@tangentpm.com</a>	(503) 594-2010
Property Manager	The Alpine Group	Tiffany Laviolette	<a href="mailto:tiffany@alpinepdx.com">tiffany@alpinepdx.com</a>	(503) 816-5862
Property Manager	The Garcia Group	Ron Garcia	<a href="mailto:ron@garciagr.com">ron@garciagr.com</a>	(503) 595-4747
Property Manager	Tri County Management LLC	Jennifer Endres	<a href="mailto:tricitymanagementllc@gmail.com">tricitymanagementllc@gmail.com</a>	(503)929-3799
Property Manager	Uptown Properties	Nicole Corwin	<a href="mailto:nicole@uptownpm.com">nicole@uptownpm.com</a>	(503)961-5394
Property Manager	V2 Properties	Melissa Jamieson	<a href="mailto:melissa@v2properties.com">melissa@v2properties.com</a>	(503)665-1565
Real Estate	Avid Real Estate Executives	Mark Meek	<a href="mailto:markmeek@avidexecs.com">markmeek@avidexecs.com</a>	(503)320-6148
Real Estate	Dolphin Real Estate LLC	Loren Joling	loren@drellc.us	(541) 272-1967
Real Estate	HFO Investment Real Estate	Greg Frick	<a href="mailto:greg@hfore.com">greg@hfore.com</a>	(503) 241-5541
Real Estate	Kay Properties & Investments	Dwight Kay	dwight@kpi1031.com	(855)466-5927
Real Estate	Premiere Property Group LLC	Denise Goding	<a href="mailto:denisegoding@gmail.com">denisegoding@gmail.com</a>	(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	<a href="mailto:jake@waterbearinc.com">jake@waterbearinc.com</a>	(503) 554-0417
Roofing	Real Estate Roofing & Mold Solutions	Lynne Whitney	lynne@realestateroofing.com	(503) 284-5522
Tenant Screening	National Tenant Network	Marcia Gohman	<a href="mailto:mgohman@ntnonline.com">mgohman@ntnonline.com</a>	(503) 635-1118
Utilities	City of Gresham	Eric Schmidt	<a href="mailto:rentalinspection@ci.gresham.or.us">rentalinspection@ci.gresham.or.us</a>	(503)618-2252
Utilities	Livable	Daniel Sharabi	<a href="mailto:daniel@livable.com">daniel@livable.com</a>	(650)720-5466
Windows	Goose Hollow Window Company, Inc.	Mary Mann	<a href="mailto:marymann@goosehwc.com">marymann@goosehwc.com</a>	(503) 620-8608

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June

# Monthly Safety Tip For Multi-Family Housing

Tualatin Valley  
Fire & Rescue

503.649.8577

## Fireworks Safety

Every summer Tualatin Valley Fire & Rescue responds to numerous fires caused by fireworks. These fires are often related to improper use and handling of fireworks. From bushes to bark dust, to an entire apartment building— these are just a few things that could go up in flames.



Here are some safety tips to keep your Fourth of July bright and safe:

First, check with your on-site manager to find out if fireworks are allowed within your apartment complex.

**Then, keep it legal**— Oregon law bans fireworks that fly, explode or act in an uncontrolled manner. Penalties for using illegal fireworks may range from fines, liability for damages resulting from fireworks (legal or illegal), to parents being held liable for damages caused by their children.

Remember, only adults should light or handle fireworks. Supervise children and teens at all times when fireworks are being used.

Store fireworks, matches and lighters out of the reach of children.

Use fireworks outside on a paved surface, away from cars, buildings and vegetation.

Always, have a hose or bucket of water nearby to extinguish misfired and used fireworks.

Finally, dispose of used fireworks in a metal container with water away from things that can burn.

For more fire safety tips, visit  
[www.tvfr.com](http://www.tvfr.com)

