

May 2024

# RENTAL ALLIANCE UPDATE

A monthly newsletter published by the Rental Housing Alliance Oregon



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

## In this issue:

RHA Calendar of  
Events.....page 2

As Human Trafficking Surges,  
Multifamily Has a Role in  
Solution .....page 4

Inheriting Real Estate-Two  
Senarios .....page 5

Dear Maintenance Men..page 6

Vendor List .....page 10 & 11

TVFR Safety Flyer.. Back Cover



**Pet Screening Class Via  
Zoom May 28th, 2024 at  
11:00am**



# RENTAL HOUSING ALLIANCE EVENTS & CLASSES

DATE	EVENT	LOCATION	TIME	INFORMATION
05/08	Board of Directors Meeting	Hybrid	4:00pm	
05/18	Mentor Roundtable	Zoom Meeting	11:00am	
05/30	Happy Hour	OSF-Bancroft	4:30pm	Upstairs Bar
06/04	New Member Orientation	Zoom Meeting	6:00pm	
06/12	Board of Directors Meeting	Hybrid	4:00pm	
06/27	Mentor Roundtable	Zoom Meeting	6:00pm	

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
05/07	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
05/23	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
05/28	Pet Screening Class	Zoom	11:00am	Petscreening.com/ Victoria Cowart
06/04	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
06/06	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
06/18	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
06/27	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
06/27	Landlording 102-Legal Update for Landlordsq	Hybrid	6:30pm	Christopher Tackett-Nelson w/Warren Allen LLP

Interested in registering for the National Tenant Network class? Email [mgohman@ntnonline.com](mailto:mgohman@ntnonline.com) or call 503/635-1118 to register.

To register for any of the RHA offerings then visit [rhaoregon.org](http://rhaoregon.org) to register.

Mark Your Calendar- RHA Oregon Annual Picnic  
at Oaks Amusement Park is scheduled for Wednesday August 14th



**Jeffrey S. Bennett**  
ATTORNEY AT LAW  
Serving Washington and Oregon  
Landlords for Over 25 Years

Residential and Commercial Matters • Evictions  
Forms • Fair Housing Disputes • Seminars  
[www.northwestlandordlaw.com](http://www.northwestlandordlaw.com)  
[bennett@warrenallen.com](mailto:bennett@warrenallen.com) • (503) 255-8795

**FIND EVICTIONS STRESSFUL?**



Full FED Service  
First Appearances  
Small Claims

**503-242-2312**  
[evict@landlord-solutions.com](mailto:evict@landlord-solutions.com)

**LSI**  
Landlord Solutions Inc.

Keep an eye on the [rhaoregon.org](http://rhaoregon.org) calendar as it is being updated daily with new classes and events.  
Please visit [rhaoregon.org](http://rhaoregon.org) for more information on classes: <https://rhaoregon.org/calendar/>

# As Human Trafficking Surges, Multifamily Has a Role in the Solution

by Stephanie Anderson

Human trafficking is a global tragedy and a \$99 – million-a-year criminal enterprise in the nation with only about 1% of victims currently being rescued, according to the U.S. Department of Defense. With January being National Human Trafficking Prevention Month, educating every employee in a company is critical to identifying potential victims and increasing the rescue rate.

As an industry, we need to familiarize ourselves and take advantage of all of the available multifamily-focused resources, including Human Trafficking Truths: A Guide to Saving Lives in Your Community, in order to raise awareness and bring an end to a grave issue that harms tens of millions.

COVID-19 pandemic travel restrictions slowed down human trafficking cases. Unfortunately, during this time, traffickers took advantage of the situation by sharpening their skills at utilizing the internet to lure their victims, including the creation of fake job ads. As a result, the number of victims has increased to around 27 million from an estimate of 21 million in 2022, according to the 2023 Trafficking in Persons Report by the U.S. Department of State. Furthermore, the report also notes a five-fold increase in the identification of male victims.

Human trafficking can sometimes be difficult to spot since victims might appear to be shy or standoffish, while others interact normally with those around them. However, there are often cues that indicate trafficking could be taking place in a community that might seem innocuous at first. A child who seems shy. A woman in the house who is not allowed to drive. A person who speaks for everyone. They might seem like harmless individuals, but put together, they may point to trouble. It's important for onsite teams to know the signs of trafficking and create a plan of action of the situation. Here are some starting points to help multifamily associates start to identify a potential human trafficking case, along with next steps.

## Signs of Human Trafficking

Human trafficking has no boundaries and schemes target people of any socioeconomic, religious, cultural, or ethnic

## IMPORTANT INFORMATION FROM THE DIRECTOR OF OPERATIONS FOR RENTAL HOUSING ALLIANCE OREGON

So many things have changed in our world over the last several years. Some of those changes affect us in our personal lives, and other in our business lives. Unfortunately, RHA Oregon has had to adjust to these changing times and make some adjustments for the safety of the office.

Due to safety concerns at our NE Portland office, RHA Oregon will no longer be accepting cash for purchases.

RHA Oregon office doors may be locked during business hours. If you have an appointment or have a forms order placed for next day pick up, then please feel free to ring the office door bell upon your arrival or call 503/254-4723 extension -0- to let us know you are here. Please NO WALK-INS. If you are in immediate need of forms visit [rhaoregon.org](http://rhaoregon.org) for downloadable forms.

RHA Oregon office is closed daily Monday-Friday from 1:00pm-2:00pm for employees' breaks.

Beginning February 1, 2023, the RHA Oregon office will be closed every Friday for in-service work days for the employees. Plan your hardcopy forms orders accordingly in order to pick up Monday through Thursday.

As a reminder RHA Oregon's phone tree is as follows:

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

Thank you for your understanding,  
Cari Pierce, Director of Operations  
for Rental Housing Alliance Oregon

(continued on page 8)



# Inheriting Real Estate – Two Scenarios

by By Cliff Hockley, President of Bluestone and Hockley Real Estate Services Executive Director, SVN | Bluestone and Hockley  
Untrained and Confused

Jaime was 35 years old when she received a text from her mother that she was needed at home in Florida. Her grandmother had passed away and had appointed Jaime the executor of her estate. After getting off the phone and arranging for her flight to Florida, Jaime wondered what an executor was and why she had been chosen.

She quickly Googled to get the definition for the word “executor”. Jaime learned that she was supposed to be responsible for submitting all the documentation to the court and deal with operations and liquidation of the estate in addition to preparing the taxes for her Grandmother’s estate.

Her flight was a red-eye from Portland, OR to Fort Lauderdale, and then she had to rent a car to drive to Boca Raton. The sun was just coming up as she picked up the rental.

She reached Boca Raton in record time and got to her mom’s house just in time for breakfast. “Hi Mom, I’m here. What do I need to do?” Her mom said let’s figure this out after breakfast and you have a chance to shower. We need to see the attorney and see if there is a will or trust and how grandmother was going to allocate her funds.

But first I need to tell you a story. Your grandmother Elsa was married three times. Each time she remarried she managed to save a little bit of money and she started buying industrial properties. Most of these properties had multiple tenants in them. Think of them as apartments in industrial buildings. Elsa had five of these when she died, all of them in Florida. Her property manager, George Masterson of Masterson Commercial Property Management, has been taking care of these assets for her.

“She didn’t want to tell you about these investments because she wanted you to keep your feet on the ground and have you grow up into a thoughtful young lady, which is clear that you have. You have your own small business; you understand the value of money. Your job is to figure out what to do with all the properties and how to manage the tax implications that will result from this estate. We estimate her estate to be worth \$15 million.”

Jaime about fell out of her chair. Her grandmother had lived

in a small single-level house of about 1400 square feet in Boca Raton and drove a VW Bug. She had never seemed to be wealthy or well-to-do. This was a huge shock. After her shower, Jaime and her mother called Vanessa Smith, the estate attorney, to make an appointment and figure out what to do with this large estate. They assumed there were going to be taxes, and that they needed to find money to pay the federal tax bill. Fortunately, Florida doesn’t have any estate taxes, but the federal government did have death taxes that currently start at estate values over \$11,700,000. ( To find states that have estate taxes: click here: <https://taxfoundation.org/state-estate-tax-state-inheritance-tax-2020/>.)

Jaime had never worked with attorneys, CPA’s or property managers. The learning curve was significant. Then her brother Charlie filed a claim that he should have been the executor and should have control of all the assets. That did not go very far, because the trust was very clear regarding Jaime and how the estate was going to be allocated. Charlie was pushed out. He was an opportunist after all, who had never once visited his grandmother because she was “too poor” and not worth his time. Jaime had visited with her often and called her every weekend. Her grandmother trusted her. The primary reason Elsa had chosen Jamie and not her daughter was because she lived to 98 years old and her daughter, at 70, might not have been able to navigate the estate.

But Jamie struggled. She had no financial training, did not understand basic pro forma analysis, commercial leasing, building maintenance, or taxes. She had no idea whether to renew leases, or pay for tenant and/or building improvements. Budgets were foreign to her. This was a lot to take in, and take care of, on her own as well. She ultimately decided to close her business and move to Boca to be with her mother and the properties so she could understand better and spend full time on these investments. It was good that George Masterson was a good teacher and very patient. After 12 months she started seeing daylight. Most importantly she had a chance to look at all of the properties and to meet most of the tenants and could make thoughtful decisions, but it was an uphill climb.

It would have been helpful if Grandmother Elsa had taken the time to train her before she wasn’t available to

*(continued on page 6)*



# Dear Maintenance Man

by Jerry L'Ecuyer & Frank Alvarez

**Dear Maintenance Men:**

**I hear the term "Aging in Place" and wondered as an apartment owner, what I could do to market to this growing segment of our population? What should I do to make my property more "Aging in Place" friendly?**

**Sanford**

Dear Sanford:

Baby Boomers are 25 percent of the population. The first of the Boomers turned 65 in 2011 and the last will turn 65 in 2029. We heard on the radio the other day that 85 is now the new 75 and so on down the line. That is a large healthy aging group! They are not going to go quietly into a nursing home, which means that as apartment owners & managers we need to prepare for them. Aging in place means bigger showers with wider doors, taller toilets, grab bars and bath sinks that will accommodate wheelchairs. This does not mean turning our units into institutions; there are many stylish accommodations to fit a variety of needs. For example, a grab bar capable of supporting 250 pounds does not need to look like it came out of a hospital. Grab bars come in different colors and designs. Many will double as towel bars and be virtually invisible to their primary purpose unless needed. A larger shower stall will also look opulent and practical at the same time. Replace the standard faucets in the kitchen and bathroom with touch activated faucets. A touch faucet can be turned on or off with the touch of a finger, palm, back of the hand or forearm. Consider installing anti-skid flooring in the bathroom and tub/shower area. A few other items might be contrasting color edging for the counter tops along with rounded edge and corners. Replace all doorknobs with lever handles for ease of use. This is a small sample of the things you can do to stay competitive in a growing market while not making changes that younger generations would find objectionable.

**Dear Maintenance Men:**

**I have a large apartment complex that has become the nesting place for several groups of pigeons. I have used owls, the high pitch sound, and sticky feet; of course the entire place is covered with metal spike strips. The pigeons walk through them and build their nests on top of the bent down spikes. I cannot buy poison corn anymore. What can I do to get rid of the pigeons??**

**Jill**

Dear Jill:

Looks like you have tried most of the common antidotes for getting rid of unwanted pigeons. The key is to make them as uncomfortable as possible and not stop until they are gone.

The first thing to do is clean the area with bleach to remove any pigeon nesting smells and spray any stubborn pigeons with a water hose over and over. If the area lends itself to being closed off, put up netting to keep the birds from entering the area. If the spikes are broken, replace them with stronger ones. Check at your local farm supply or the internet for stronger better quality spike strips. Getting rid of pigeons is a war of wills. If you give up, they will return. The area must be monitored constantly until the birds have found a new nesting area.

**Dear Maintenance Men:**

**When the bathroom faucet was new, turning off the hot or cold-water knobs would cut the flow of water immediately. Two years later, upon turning them off, the faucet weeps a bit of water. Is this a sign the knob isn't working? Can a clogged spout screen be fixed? With all these problems, do I need to buy an entirely new fixture?**

**Paul**

Dear Paul:

Most types of faucets are repairable with standard tools and a rebuild kit. Note the brand and style of the faucet and find a corresponding repair kit at the local plumbing supply house or home improvement center. Repair kits often come with the specialized tool you may need to repair the faucet. The faucet screen can be cleaned and is housed in a removable assembly at the end of the spout. These can be spun off and the screens cleaned and replaced. Keep in mind the cost of repairs may rival the cost of replacement. If the cost of repair is more than fifty percent of the cost of replacement, we recommend the faucet be replaced with a new modern fixture.

*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](http://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.*

coach Jamie. She did leave behind a letter for Jaime that outlined the past history and a potential future vision for the portfolio. She also detailed how she made some of her decisions, and, thankfully, all of her properties were paid off.

Her friend Anil had an easier time.

### Training Pays Off

Anil grew up in Oregon. His parents were physicians. They owned 300 apartment units at 6 locations that they had purchased early in their medical careers. They also owned five medical buildings (two surgery centers and three office buildings) that were designed as medical office plazas. Anil was not a physician, but he had an instinct for real estate and interned for two commercial management companies in his twenties. Anil, his brother, and sister each had a role in the family real estate investments. He was the general manager and made all of the major policy and leasing decisions. His sister Krishna took care of the accounting and his brother Bashir was responsible for building maintenance.

They all took the same real estate, finance, accounting, and maintenance classes, and all worked for two outside companies to get a handle on the state of the art. They made all decisions as a group. Once the youngest was 30 years old, the parents delegated all of the operating decisions for the real estate investments to the children because they were very wrapped up in their medical practices.

This estate was valued at about \$60 million dollars and had about \$30 million of loans that needed to be serviced from the revenue generated by the tenants. The parents established a long-term trust so that this investment portfolio could last at least two generations.

The parents met with the children three times a year to review the direction of the investments. The cash flow that was generated by the investments was used to pay the children's salaries and create additional value for the parents so that when they decided to retire they would have a very comfortable retirement. All major decisions were decided at these three meetings, especially ones having to do with spending significant money, refinancing properties, or purchasing additional properties to build the corpus. The family drafted a nonbinding statement of

the key ideas and aspirations that they used to build their estate so that the kids knew what the parents had in mind for the long run. You could say that they were going to end up operating their estate from the grave but that's not really true. They just wanted to help their kids focus on the future.

Anil obtained a Certified Property Managers certificate (CPM), as well as a Certified Commercial Investment Member (CCIM) designation to maximize his educational background. His sister obtained an accounting degree, and his brother became a contractor. They had big dreams because they all wanted to have children and wanted to be able to pass down this trust to their next generation as well. Fortunately, they were all focused on achieving the same goals.

That is not to say that they didn't have disagreements or conflicts of vision, but they understood that standing together they would be able to make more money and invest more wisely with less risk than if they split the assets apart. It wasn't easy to work together. One thing they did do is create a mechanism to deal with impasses and decision-making conflicts. They found a way to break a tie vote. They also agreed that if they did not have a consensus on a direction they could table the decision for a few years and see if it made sense in the future.

After ten years, the first properties their parents had purchased were aging out and needed to be renovated or replaced. Finding the correct kind of financing was difficult given that they were just part of the trust and the parents had all the net worth. It took some very creative work with banks and lending institutions to achieve some of the repositioning necessary to grow and adjust the portfolio.

Their parents weren't young, but they lived another 20 years giving the siblings time to mature, test out their theories and build the size of the trust by buying more real estate. Because they had so much trust in each other, they were able to develop and redevelop some properties, learning what worked and what did not.

After the parents passed away, because all the assets were in Oregon, not only were there state death taxes but also federal taxes, given the size of the portfolio. This slowed down some of the growth because they needed to set some significant cash aside for future tax planning. They did not want to sell any of the assets if they did not have to pay the taxes. Anil knew they were

*(continued on page 7)*



lucky because everybody was generally on the same page.

Anil had friends whose siblings wanted to split all the assets immediately upon the death of the last parent. He had a friend whose family owned an apartment complex in an excellent location. When the father died the five siblings could not wait to liquidate the assets because they needed to pay for college for their children or they wanted to buy a new house or motorhome, as what they had was not new enough. One of the siblings saw the long-range vision and wanted to keep the property, but he was unable to convince the others.

Life is hard even if you are working with real estate assets that your parents have assembled. When Anil started actively managing these properties they realized that they needed some consulting help, and they hired a property manager to lay the groundwork for them and create the business infrastructure. They decided to keep the property management function in place over the long run because it gave all three of them a neutral third party whose information they could trust as they move forward as co-

investors in their parent's trust. It seems this story has a very happy ending.



## HELP YOUR TENANTS BEAT THE HEAT

With summer around the corner, now is the time to upgrade your equipment with new, more energy-efficient models. Energy Trust of Oregon offers cash incentives for installing efficient heat pumps, air conditioners and insulation. Not only will you save money, but you'll also improve tenant comfort!



For more information, visit  
[www.energytrust.org/multifamily](http://www.energytrust.org/multifamily)



## As Human Trafficking Surges

### CONTINUED FROM PAGE 3

background. Traffickers are present in urban, suburban and rural areas, but favor places that have vulnerable populations, such as multifamily properties, public housing and homeless shelters. Recognizing the key indicators of human trafficking is the first step in identifying victims. Onsite teams need to be aware of the signs of human trafficking and pay particular attention to situations where multiple signs are present.

### Living Situation

People involved in human trafficking don't have typical living habits. If onsite team members are able to view the apartment home, they may witness items present or an interior setup that should cause concern.

- Too many people living in one apartment
- Interior locks on doors and windows designed to keep people in, not out
- Abnormal living conditions such as multiple mattresses on the floor of a single room

### Actions and Activity

In addition to an atypical living situation, human trafficking comes with activities that will be out of the norm. Child sex trafficking and adult sex trafficking may have numerous visitors to a single apartment. Labor trafficking might have a group of people on a set schedule.

- Frequent visitors to an apartment with short visits of 15-45 minutes at a time
- People who are picked up and then brought back later at around the same time daily
- A prospect wants details regarding security cameras on the property
- The potential resident requests an apartment that looks over the parking lot
- A person who is often in the company of someone they defer to or who controls their behavior, such as where they go or who they talk to
- Someone who does not have access to their own personal documents
- An adult who is not allowed to drive or travel alone

### Behavioral Cues

The behavior of a person can reveal them as a victim of human trafficking, but it can be difficult to tell. Victims

may be withdrawn or very social but will always remain silent about their situation. Their behavior could also be mistaken for shyness or other causes.

- A prospect or resident who is anxious if law enforcement is present or mentioned.
- Someone who seems to be coached on what to say and sound like they're following a script
- Someone who appears fearful, timid, submissive or avoids eye contact
- Someone who is disoriented or confused
- A person who shows signs of mental or physical abuse or signs of being denied food, water, sleep or medical care
- Someone who lacks knowledge of the neighborhood or city they are in
- Someone who has someone else to speak for them and doesn't appear to know the person they are with

### What to Do Next

If human trafficking is suspected in a community, there are steps to take to address it. Property management professionals should not put themselves in harm's way or confront anyone if human trafficking is suspected. While calling the police might seem like an ideal option, victims are usually conditioned to fear law enforcement and told they will be arrested as well. Instead, suspicious activity should be reported to the National Human Trafficking Hotline at 1-888-373-7888 (TTY: 711) or SMS text 233733. This organization has the resources to assist and an understanding of victims, especially how to gain their trust and rescue them. They also understand better when it's time to get law enforcement involved. If your company has a policy in place, you should follow your company protocol or speak to your direct supervisor.

If you know or suspect someone is a victim of human trafficking, contact the National Human Trafficking Hotline at 1-888-373-7888 (TTY: 711) or SMS text 233733.

*Stephanie Anderson is Senior Director of Communication and Social Media for Grace Hill. She is an advocate for the implementation of human trafficking policy and access to resources for the real estate community. Grace Hill partners with clients to protect their multifamily business and prepare their employees to succeed. Armed with the industry's most robust learning platform and training catalog, Grace Hill clients are able to provide the highest standard of service to*

(continued on page 9)



*both residents and employees. Our comprehensive customer support and innovative solutions to complex business problems reassure clients that no matter what challenges they encounter, Grace Hill will help them move forward. Let's move forward together: Contact Grace Hill at 866.472.2344*

## 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

## Rampant, Increasing Fraud Impacting Rental Housing Costs

by John Triplett of the Rental Housing Journal

Fraud impacting rental housing costs throughout the country is on the rise and includes incidences of fraudulent rental applications, financial and identity fraud, often fueled by social media, the National Multifamily Housing Council (NMHC) says in a new survey.

“Driven in part by social media platforms such as Tik-Tok and Instagram, the rise in false rental housing applications is exacerbating rental costs, fueling the housing affordability challenges facing communities across the country and undermining the credibility of eviction data. These fraudulent incidents consist of a wide range of wrongdoing, including criminal behavior,” the NMHC says in a release about the survey.

The NMHC Pulse Survey on Operational Impact of Rental Application Fraud and Bad Debt was done from November 5, 2023 to January 9, 2024 of NMHC members and National Apartment Association members representing 75 leading apartment owners, developers and managers.

Fraud impacting rental housing costs highlights of the survey:

- 84.3% of respondents have seen applicants falsifying or fabricating pay stubs, employment references or other income documentation;
- 80.0% observed prospective renters misrepresenting information on applications;
- 70.0% reported identity theft, fraudulent ID documents or use of another individual's personal information;
- 67.1% experienced unauthorized cohabitants, illegal subletting or other actions to evade the application or the leasing process; and
- 62.9% of respondents reported the use of fraudulent checks or other payment methods.

Sixty seven percent of those who experienced an increase in fraudulent applications and payments said that this varied by jurisdiction, and many (46.9%) called out Atlanta specifically as a jurisdiction where increases in fraud were most concentrated.

“There has been anecdotal evidence of the rise in fraudulent activity over recent years, but now we have clear evidence of the staggering impact of these crimes on the rental market,” said NMHC President Sharon Wilson Geno in the release.

“While most renters are honest, those who are not are causing the cost of rental housing to increase for everyone. Additional delays in many jurisdictions in the lease enforcement process, even when there is clear fraud incentivizes bad actors and means that this illegal behavior costs responsible renters even more. We call on lawmakers and courts to take action that will address this problem,” she said.

*The RentalHousingJournal.com is an interactive community of multifamily investors, independent rental home owners, residential property management professionals and other rental housing and real estate professionals. It is the most comprehensive source for news and information for the rental housing industry. Their website features exclusive articles and blogs on real estate investing, apartment market trends, property management best practices, landlord tenant laws, apartment marketing, maintenance and more. Reprinted with permission.*

## 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
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	Broer & Passannante, P.S	Mark Passannante	<a href="mailto:markgpassannante@gmail.com">markgpassannante@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:jgkaufmanlaw@gmail.com">jgkaufmanlaw@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
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
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
Evictions	Landlord Solutions	Sam Johnson	<a href="mailto:sam@landlord-solutions.com">sam@landlord-solutions.com</a>	(503) 242-2312
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:jbball@proliftdoors.com">jbball@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
HVAC	Resilient Retrofits	Dirk Larson	<a href="mailto:dirk@resilientretrofits.com">dirk@resilientretrofits.com</a>	(503)308-7093
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 Bevans		(206)859-7073
Lighting	Kay L Newell LLC	Kay Newell	<a href="mailto:kay@sunlanlighting.com">kay@sunlanlighting.com</a>	(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



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

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
Maintenance	A & J Renovations	Angel Cortes	corteszanchez@gmail.com	(503)839-5701
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	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
Painting	Paint America LLC	Paul Cameron	<a href="mailto:paul@paintamerica.net">paul@paintamerica.net</a>	(360)228-1892
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		<a href="mailto:Kristina@247prop.com">Kristina@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	Dimension Property Management	Jeannet Zanabria	<a href="mailto:contactus@dimensionpm.com">contactus@dimensionpm.com</a>	(206)494-0401
Property Manager	Dolphin Real Estate LLC	Loren Joling	<a href="mailto:loren@drellc.us">loren@drellc.us</a>	(541)272-1967
Property Manager	Edgewater Urban Properties	Elizabeth Russell	<a href="mailto:edgewaterurbanprop@gmail.com">edgewaterurbanprop@gmail.com</a>	(503)807-5510
Property Manager	Evergreen Property Mgmt	Cyndi Monroe	<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	Micro Property Management	Jeannie Davis	<a href="mailto:jeannie@micropropertymgmt.com">jeannie@micropropertymgmt.com</a>	(503)688-8298
Property Manager	Octopus Project Management	Octopus Project Management	<a href="mailto:jmoreda19@gmail.com">jmoreda19@gmail.com</a>	(702)525-9896
Property Manager	Paramount Residential Property Management	Kristy Kummer-Pred	<a href="mailto:kristy@paraproperty.com">kristy@paraproperty.com</a>	(971) 804-1823
Property Manager	Poised Properties	Bobby Carrillo Torres	<a href="mailto:pm@poisedpm.net">pm@poisedpm.net</a>	(503) 489-4979
Property Manager	PropM, Inc.	Michelle Wrege	<a href="mailto:michelle@propmhomes.com">michelle@propmhomes.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	Realty Solutions	Georgeanne Murphy	<a href="mailto:manager@realtyolutionspdx.com">manager@realtyolutionspdx.com</a>	(503)292-4336
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	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@garciagrp.com">ron@garciagrp.com</a>	(503) 595-4747
Property Manager	Touchstone Property Management	Doug Moe	<a href="mailto:doug@touchstonepdx.com">doug@touchstonepdx.com</a>	(503)737-9148
Property Manager	Tri County Management LLC	Jennifer Endres	<a href="mailto:tricountymanagementllc@gmail.com">tricountymanagementllc@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
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	Premiere Property Group LLC	Denise Goding	<a href="mailto:denisegoding@gmail.com">denisegoding@gmail.com</a>	(503) 336-6378
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	Jessica Harper	<a href="mailto:rentalinspection@ci.gresham.or.us">rentalinspection@ci.gresham.or.us</a>	(503)618-2252
Waterproofing	Pacific Exteriors	Jay Mainella	<a href="mailto:admin@apacificexteriorsnw.com">admin@apacificexteriorsnw.com</a>	(503)577-3612
Windows	Goose Hollow Window Company, Inc.	Mary Mann	<a href="mailto:marymann@goosehwc.com">marymann@goosehwc.com</a>	(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.



Tualatin Valley  
Fire & Rescue

503.649.8577

# Apartment Matters

## Fire Up the Grill...Not the Patio

As temperatures begin to warm up, so do the barbecues. Keep it safe this year by following the tips below. Residents should also check with their landlord to ensure barbecues are allowed on decks or patios.



- ◇ Read your Owners Manual prior to operating any grill.
- ◇ Never leave your barbecue unattended. Always have a hose, bucket of water, or fire extinguisher nearby in case of fire.
- ◇ If you use a barbecue lighter, do not leave it out where children can access it.
- ◇ Use charcoal lighter fluid only — sparingly and with caution.
- ◇ Briquettes can stay hot for several days and burn through paper or plastic bags. It is safest to wait at least three full days before transferring briquettes/ashes to a METAL can. Store the METAL can away from things that can burn such as decks or wood siding.
- ◇ If using a propane barbecue, open the lid while igniting it.



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

