



AAGW

**APARTMENT ASSOCIATION
OF GREATER WICHITA**



Five Things You Need to Know About Short-Term Rentals *By: Ayiesha Beverly*

Making the decision to enter the short-term rental marketplace and/or allow residents to use their apartment homes for short-term rentals is a big deal. Some property owners may believe that participating in this kind of marketplace is risky and creates more challenges than opportunities. Whether reserving units for short-term rentals or allowing residents to participate in short-term rental programs, property owners can mitigate risks by taking these legal and regulatory issues into consideration.

1. Remember that some municipalities may prohibit short-term rentals in their entirety.

Property owners can be subject to hefty fines if caught participating in short-term rentals. Reviewing local zoning and administrative codes is a great start. If unsure, contact the local government to determine whether they enforce short-term rentals.

2. Property owners (and/or their residents) may be required to obtain additional licenses and permits (and provide proof of such) before listing a property on a short-term rental platform.

You may be required to register your property and maintain official records with the local government. You may be asked to provide data on the frequency of rentals, guest identification and the like.

3. Insurance is always a big factor.

Property owners should call their insurance provider to determine if there are any additional requirements needed for short-term rental hosts. Questions to consider: Do you have the proper liability and property protections? Does your resident have the proper insurance coverage?

4. Think about who will be responsible for screening participating guests; think about whether outsourcing guest screening is a possibility.

If a property owner is reserving apartment homes for renters, the responsibility for screening lies with the property owner. However, if a property owner is allowing a resident to rent out their unit, who will be responsible for screening participating guests? Create a checklist of ideal guest criteria and guest qualifications that all residents need to abide by when selecting short-term guests.

5. Taxes!

Property owners need to be aware of these tax categories: Lodging taxes and tax registration, hotel occupancy taxes, transient occupancy tax and rental unit business taxes.

Member of the Month

It is our pleasure to introduce Erin Kofoed, Executive Assistant at Weigand-Omega Management, as this month's member spotlight. Erin was introduced to the AAGW by one of our Board Members, Pat Lickiss, as someone who would be a great resource for graphic design and event planning. We couldn't be happier about that referral as we have now come back to Erin and her talents several times over the last couple of years.

Erin has also found value in the AAGW, "I have been able to save money and time by using AAGW vendors, and we have even adopted some services across the board for all properties in our portfolio. We also appreciate all the AAGW suppliers whom have acted as sponsors for our leadership conference."

When asked about what she sees as major issues in our industry, she said, "Time management, a limited talent pool, and industry innovation. It is my belief that we need to constantly think about 'what's next' through an open forum with all parties, including developers, managers, leasing agents, maintenance, support staff, residents, corporate staff, marketing, and accounting. Cross training is one avenue that I believe can help associates gain new skills/understanding as well as bring new innovations to the table."

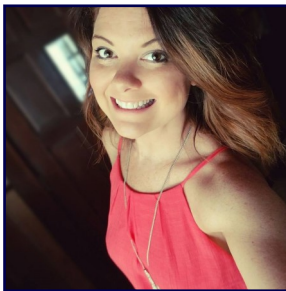
Erin was honored in 2018 winning the Star of Excellence Award for Best Supporting Staff Member and we wish her luck in 2020 as her peers have nominated her again!



Erin Kofoed
**Weigand-Omega
Management**



Westlake Ace Hardware would like to invite the membership to a meet and greet breakfast on Wednesday, September 25th from 7:30am-10:00am at their Indian Hills store located at 2439 W 13th St N. Those who stop by will be able to grab a breakfast burrito hand made by the folks at Copper Oven. Breakfast will be on a first come, first serve basis, so don't be late as they will not last long!



Forrest Grove would like to give a warm welcome to their new Leasing Specialist, Dawn Davis. We are excited to watch Dawn blossom into this industry and be an active member of the Apartment Association of Greater Wichita!



Congratulations to our own Tats Shepherd who has been named as a candidate for Wichita Finest by The Cystic Fibrosis Foundation for her leadership and involvement in our community. To help her win this honor, go to finest.cff.org/Wichita and cast a vote in her favor. Each vote is \$1 which benefits the CFF.

Meet Your AAGW Board and Committees

For those who have been into the Builders, Inc office, chances are one of the first faces you met was Elise Harper. As the catalyst for many of the activities Builders is involved in, Elise was a natural fit for the Board of Directors and our committees.

Elise joined the Board (this stint) in 2018, she submitted her application after wanting to get Builders more involved in the AAGW and the opportunity to help better the association in any way she could. We are very happy she did as she has added a lot of value to several areas including Co-Chairing the Membership Committee this past year.

When asked why someone should join one of the AAGW committees she replied, "Together we are better, this is not a one man show! It takes so many committed, talented people to make up a good association. We need all management companies represented to make a balanced organization. Everyone has something to offer! Everyone! If you are willing to commit, have an open mind and enjoy teamwork you have all the qualities to be successful in this organization as well."



Elise Harper, Administrative Assistant, Builders, Inc.



MONTHLY MEMBERSHIP MEETING



How to Give Feedback to People Who Cry, Yell or Get Defensive

Register by September 16th at www.myaagw.com

When: Thursday, September 19th, 11:30am - 1:00pm

Where: Wichita Boathouse, 515 S Wichita, Wichita, KS 67202

Cost: \$27.00 for Members, \$47.00 for Non-Members

Details: Giving feedback is something we all do casually as coworkers. But managers and supervisors have to do it a lot!! And its how they manage the situation that matters. Have you ever been on the receiving end of a poor feedback session? Yeah, me too! Have you ever lost your place and your message because of an extreme reaction? Yeah, me too! Don't let a meeting fall apart because you have a person who you know is going to cry, yell or get defensive. These can be tough situations, but you can't stall or fail to give the feedback – the issue or situation won't just go away.

Fair Housing Update



When: Friday, September 20th, 9:00am - 12:00pm

Where: Build U, 1097 S Glendale, Wichita, KS 67218

Cost: \$79.00 for Members, \$99.00 for Non-Members

Details: Fair housing affects every area of your daily property operation whether you are on-site staff or a supplier visiting the community. Whether you are new to the industry or have made a long career of it, no other training is as important to keep up on as Fair Housing to protect your company and yourself.

Our program will combine a review of protected classes with the latest areas of concern. We'll link each area back to what our teams do every day at the property. Even good intentions can break the law!!

UPCOMING EVENTS

Monday, September 9th, 8:30 am - 5:00 pm
Build U
First Day of CAM & CAS Training

Thursday, September 12th, 8:30 am - 1:00 pm
BrightWater Bay
Board of Directors Orientation & Meeting

Thursday, September 19th, 11:30 am - 1:00 pm
Wichita Boathouse
Monthly Membership Meeting

Friday, September 20th, 9:00 am - 12:00 pm
Build U
Fall Fair Housing: What you Need to Know, Now!

Thursday, October 10th, 11:30 am - 1:00 pm
AAGW Main Office
Board of Directors Meeting

October 16th-18th, All Day
The Northrock
Star of Excellence Nominee Interviews

Thursday, October 24th, 11:00 am - 4:00 pm
The Hudson
AAGW Reverse Trade Show

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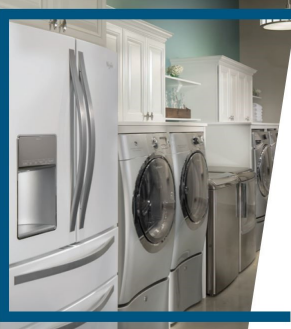
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