



VOL. XXXII

No. 6

June

2017

Greater Dayton Apartment Association

UPDATE

VENDOR APPRECIATION ISSUE

You Are Appreciated!

Maintenance/Vendor Appreciation Picnic Lunch

WHEN: Wednesday, June 14th, 2017

WHERE: Delco Park in Kettering, Ohio

TIME: 11:30 a.m. to 1:30 p.m.

DETAILS: GDAA members can take a free relaxing lunch break in honor of our maintenance personnel and our vendor members. Traditional picnic fare is provided. No RSVP required.

CONTACT: 937.293.1170 or email info@gdaa.org for information about sponsorship opportunities,, purchasing a table top or general event questions.



Are you a vendor?

Reserve a table today!

Call Sue Feltner
937.293.1170

About the cover:

Every June the Greater Dayton Apartment Association recognizes the devotion and dedication put forth by our hard working vendor members that work professionally with our apartment communities. - *Thank you!*



Check out the Vendor Member Articles submitted for this month's newsletter!

- Apartments.com (see page 5)
- A.E. Fickert (see page 7)
- Cincinnati Coin Laundry (see page 10)
- Mr. Roof (see page 13)
- Scherzinger Pest Control (see page 20)
- ICON Property Rescue (see page 22)

If you are interested in submitting an article in for the newsletter, email jdecamp@gdaa.org

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Click on the content to go to that specific page.

The Newsletter UPDATE is the second most visited page on the GDAA website.

Interested in posting an article in next month's Newsletter? Contact GDAA Publications by Clicking [HERE](#)

Star Associate Membership information can be obtained by contacting

Sue Feltner: sfeltner@gdaa.org



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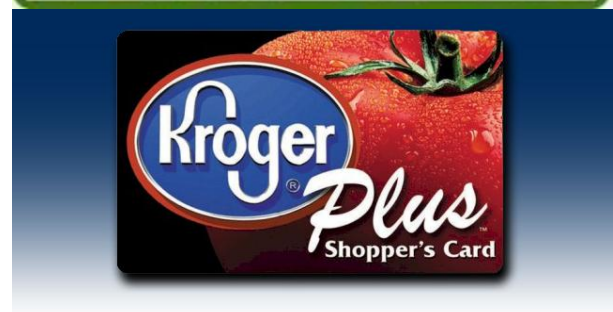
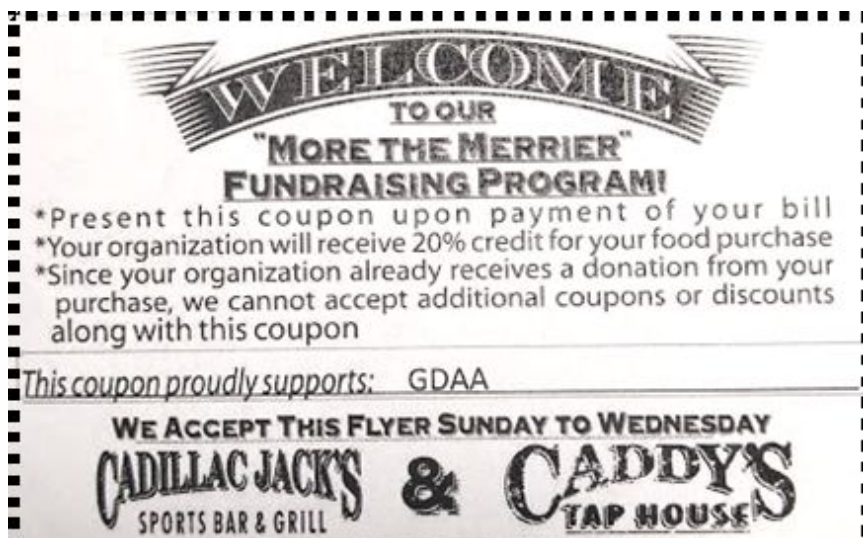
Sponsor a new GDAA Member!

Receive HALF of their 2017 dues !

1. A GDAA dropped member will not be considered a NEW member until 12 months have passed.

2. If a member apartment community changes management companies or an owner/property management company adds units these will not be considered new members.

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Meet Apartments.com

Committed to Bringing More True Leads™ to Your Communities

Since the re-launch of Apartments.com two years ago, we've revolutionized the online renter search experience – all to bring more True Leads™ to your communities.

To distinguish ourselves from other apartment listing sites – by focusing on the online renter search experience – we put renters first and asked them what tools and resources they needed when hunting for a new home. Based on their feedback, Apartments.com delivered ground-breaking and innovative search tools to make the apartment search process easy and convenient. These innovations include our map-based Polygon™ search tool, Plan Commute, 3D Matterport Tours plus amenity- and feature specific filters.

This year we created even more industry buzz. In February, we launched Apartamentos.com, the first and exclusively Spanish language apartment site built to meet the needs of Spanish-speaking households. This site offers all the original tools of Apartments.com, and all content has been translated by a human translator to enrich the consumer experience. For advertisers, all True Leads™ are provided in both English and Spanish.

We continue to offer renters the most accurate, real-time information, so they can make the most informed leasing decisions. Prospects that submit a lead to a community, after researching the property's information on the Apartments.com Network, are True Leads™ - and we have delivered more than 57 million leads to advertisers on a national level.

The Apartments.com Network is a low cost solution for advertisers and offers maximum exposure through a combination of seven unique rental sites: Apartments.com, Apartments.com, Apartment Finder, Apartment Home Living, Move, Realtor.com and Doorsteps.

We're the #1 most-trafficked apartment listing site in multifamily. In April, 9,000 leads and 101,000 monthly visits were recorded in Dayton, OH. Apartments.com will also be delivering 16 million ad impressions in the Dayton market this year, backed by our \$100 million advertising campaign.

Apartments.com is committed to growing our investment in the Dayton market, to deliver the best results for our advertisers. We're excited to announce that Jeremy Hoover is your new Dayton Apartments.com representative. He is ready to help connect you with True Leads™ and convert those leads to leases.

Contact Jeremy today at Jhoover@costar.com or 513-444-0498 (cell). *Apartments.com Network users who indicate interest in a community directly by calling the listed phone number or lead form submission



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- Sewage Cleanup and Decontamination
- Cleaning and Odor Removal (i.e. Smoke/Animal)
- Trauma Scene Cleanup
- Ozone and Thermal Fogging/Odorox
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Our Focus Is Your Advantage.

National Apartment Association Launches “Protect the Lease” Grassroots Campaign Focused on Tax Reform



CONTACT: [Todd Usher](#) at 703-797-0678
FOR IMMEDIATE RELEASE

MAY 22, 2017, Arlington, VA – The National Apartment Association (NAA) today announces the launch of a national grassroots campaign focused on advocating for smart tax policy that promotes economic growth, job creation and investment in neighborhoods and communities. Initiated in partnership with the National Multifamily Housing Council, the “Protect the Lease” campaign’s objective is to ensure that the Trump administration and Congress understand what’s at stake for the national apartment housing industry and, ultimately, the U.S. economy, as they look to overhaul the U.S. tax code.

“When Congress last overhauled the tax code in 1986 it had a negative ripple effect across our industry,” noted NAA President & CEO Robert Pinnegar, CAE. “We learned from that experience, and we want to make sure any changes to the tax code enable investment, minimize risk, encourage entrepreneurship, protect and create jobs, and foster the development of affordable, livable communities. It should not unfairly burden apartment housing owners, operators and developers who pay taxes when they build, operate, sell or transfer communities.”

Today the apartment housing industry provides more than 20 million apartment homes for nearly 39 million Americans and supports jobs for 12.3 million people. Together the apartment industry and its residents annually contribute \$1.3 trillion to the U.S. economy. The industry counts on smart, sensible tax policies that enable it to meet the growing demand for apartment living, build businesses and develop livable communities across the country.

The “Protect the Lease” campaign is designed to: 1) highlight the benefits the industry provides – many of which could be in jeopardy if tax reform is not done right; 2) encourage industry employees to share personal stories about why certain tax reform provisions matter; and 3) share those stories with lawmakers. To learn more about the campaign visit ProtectTheLease.com.

The National Apartment Association (NAA), America’s leading voice for the apartment housing industry, provides its members with the best range of strategic, educational, operational, networking and advocacy resources they need to learn, to lead and to succeed. As a federation of nearly 170 state and local affiliates, NAA encompasses over 72,000 members representing more than 8.8 million apartment homes globally. NAA’s purpose is to enable every single one of its members to fulfill his or her professional goals with great competence, speed and the highest standards of ethics. To learn more, visit www.naahq.org.

Source: <https://www.naahq.org/news-publications/naa-launches-protect-lease-grassroots-campaign>

Meet Cincinnati Coin Laundry



The business of **Cincinnati Coin Laundry** grew from the first Laundromat in Cincinnati to the installation of coin operated laundry equipment in apartment buildings, institutions and colleges. They service a market within a 150 mile radius of Cincinnati, including Dayton, Lexington, Columbus, Louisville and Indianapolis.

Established in 1957 by Edward Mischell and his brother Clarence Mischell, their philosophy has remained unchanged, provide only quality equipment backed by the best service in the industry. As of 2015 CCL owns and operates in excess of 24,000 machines.

Cincinnati Coin Laundry is the largest coin operated laundry company in the Tri-State area servicing the multi-housing industry. They have provided laundry equipment and service for over 57 years servicing the Dayton area for over 37 years.

Cincinnati Coin Laundry is proud to represent Speed Queen Commercial Laundry Equipment. They have earned **Speed Queen Multi-Housing Award of Excellence** for the past 27 years for outstanding sales, service and professionalism within the industry.

Cincinnati Coin Laundry is also one of the largest suppliers of home style washers and dryers in the Tri-State area.

Even though **Cincinnati Coin Laundry** is located in Cincinnati they also service the Kentucky and Dayton-Springfield area. Their service extends to Indiana.

Cincinnati Coin Laundry tailors lease and rental options to fit the customer needs. They do whatever it takes to ensure their customer's needs are 100% satisfied. They attribute their success to the team effort of the company. Each department takes personal responsibility in making sure every

client receives the service and quality of products they deserve.

Jim Mischell and John Gruen have been active in the Greater Dayton Apartment Association since 1990. John faithfully served on the Board of Directors from 1990-2012 and currently is a member of the Golf Outing Committee. He is also a Trustee for the GDAA Rent Foundation.

Cincinnati Coin Laundry is an annual supporter of the Maintenance/Vendor Appreciation Picnic,

Summer & Fall Golf Outings, Trade Show, Holiday Party and Patron Sponsor.

Cincinnati Coin Laundry is also quite active in numerous groups such as Greater Cincinnati Northern Kentucky Apartment Association, the Louisville Apartment Association, the Lexington Apartment Association and the Apartment Association of Indiana.

If you are looking for a company that can help you solve all of your laundry room problems or needs make sure you call Jim Mischell or John Gruen at

1-800-777-9274

June Education Schedule



WEBINAR

Thursday, June 9th
10:00 - 11:00 AM
\$10.00 1 CEC

Market Fresh Your Apartments! *Presented by: TBD*

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Spotlight On Success

Primary/Vendor Awards &

Sponsorship Information

Along with submissions for community awards, there will be categories for judging individual achievement and company recognition for both Primary and Vendor members.

Upon receipt of your entry form and entry fee by GDAA, you will be sent an Entrant Packet with details on your category submissions.

Primary People Awards

- ♦ Best Rising Star
- ♦ Best Multi Site Manager
- ♦ Best Leasing Professional
- ♦ Best Service Tech & Supervisor

Vendor People Awards

- ♦ Best Management Professional
- ♦ Best Non Management Professional

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| ½ Page Advertisement in 2018 Membership Directories | |

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| Sponsorship Slide in Presentation | Recognition in Update through Dec. 2018 |

More details to follow so earmark your budgets for exciting company advertising at our biggest event this year!!

QUESTIONS ???

Email Michael Randall—mrandall@cdpm-inc., or contact

Sue Feltner—sfeltner@gdaa.org

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Fair Housing

Fair Housing Accessibility Design & Construction Training

*For architects, developers, builders, attorneys, and
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Tuesday, July 11, 2017

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The Central Ohio Fair Housing Association invites you to a free* training on the Accessible Design and Construction Requirements of the Federal Fair Housing Act (FHA). This workshop will educate housing and construction professionals on the FHA's technical requirements and HUD's Fair Housing Accessibility Guidelines and will promote compliance with those requirements.

Douglas J. Anderson, CASp, R.A.S., of LMI Architects will be the instructor.

Workshop participants will learn about the seven FHA Design and Construction requirements:

1. Accessible building entrance on an accessible route
2. Accessible public and common use areas
3. Usable doors
4. Accessible route into and through the dwelling unit
5. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations
6. Reinforced walls in bathrooms for later installation of grab bars
7. Usable kitchens and bathrooms

This course has been approved for 6.0 HSW hours of continuing education by the Ohio Architects Board and the Ohio Landscape Architects Board. We are awaiting certification for 6.0 hours of continuing education credits for attorneys and real estate agents licensed in Ohio.

If you have questions, please contact Thom Curnutte by calling 614-344-4663 or by emailing thom.curnutte@cofha.com.

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Meet Mr. Roof

CALL MR. ROOF FOR THE PROOF 1-800-4-MR-ROOF



The summer season is almost upon us and we continue to get a lot of heavy rain, high winds, and in some cases hail. Have any of these recent storms taken a toll on the exterior of your multi-family properties? It is important to briefly inspect your properties exterior after any of these storms to insure things are still ok. If they're not, and you see anything that might be suspicious, contact Mr. Roof to arrange for a free inspection. We will assign to you a representative to walk the property and provide an estimate for any needed repairs. It is a great idea to get these repairs done during the summer when the conditions are favorable for exterior work. Do not wait, small damages can quickly escalate and cost you more in the long run.

Some of the things we will look for during an inspection include:

- Checking the gutters and downspouts to be sure they are clear of unwanted debris and are free flowing, guaranteeing that the rainwater will be whisked away from your foundation.
- Checking the roof for missing, loose, cracked, buckling, curling, or dented shingles. We will also check and make sure there are not a lot of granules in your gutters, since that could be a telltale sign that your shingles are coming to the end of their life cycle.
- Checking flashings, especially around brick work or chimney areas, to make sure they are not coming loose.
- Checking the exterior for loose or missing siding panels.
- Checking the exterior for animal damage where animals might have entered into attic areas.



If any of your tenants have noticed any staining on their walls or ceilings please let the inspector know as this could be an indicator of roof leaks.

If your buildings have a brick exterior we can check the integrity of the brick and the mortar joints. We offer tuckpointing and waterproofing services to guarantee the integrity of a brick exterior, insuring the exterior walls stay in good condition. We suggest waterproofing every 10 years under certain conditions.

If the exteriors of your complexes have "that dated look" you might consider giving the property a facelift and adding curb appeal by installing new vinyl siding. There are many styles and colors to choose from as well some insulated products to better insulate your home. Just like new windows, adding insulated vinyl siding will help reduce energy costs as well as providing a more comfortable environment inside. In addition it will help make your properties more appealing which could increase your occupancy rates and bring in more revenue.

This is also a good time of the year to upgrade your properties by replacing old drafty windows and patio sliding doors. By replacing old worn out windows with the new energy efficient Low E windows that are on the market today, you will increase the utility savings on cooling and heating costs, which is a great selling point to your tenants as well as an increase in the property value of your complex.

To help assure quicker repair services we have added our GET IT DONE program. Your personal project manager can set your property up in the system for these services. All you would need to do is send us an email to get routine repairs scheduled and completed faster.

For more information on all the fine services Mr. Roof has to offer visit their web site at: www.mrroof.com or call to schedule a free estimate for any of their services. Storm damage inspections are available too! ROOFING • SIDING • WINDOWS • MASONRY • & More, Call MR ROOF For The Proof – 1-800-4-MR-ROOF – 1-800-467-7663

Clock Is Ticking for Congressional Action

June 13, 2017

Only a handful of weeks remain before the Senate and House leave town for a longer than usual summer recess from mid-July to early September. There is a ton of work left to complete before the 114th Congress adjourns □ and much of it could directly impact and shape the future of our industry.

Appropriations Process: Critical to Industry Priorities

Each year, Congress must enact legislation to keep the government running. That process requires that lawmakers first pass a budget resolution and then 12 appropriations bills funding government agencies and their programs. NAA/NMHC pay particular attention to the appropriations process because funding and administrative decisions are made through this process on multifamily-specific policies and programs such as FHA, fair housing, the Americans with Disabilities Act, Section 8, energy efficiency and building codes.

The appropriations process can also be used to mitigate harmful, burdensome rules and regulations that impact the apartment housing industry like Waters of the U.S. (WOTUS), Affirmatively Furthering Fair Housing, disparate impact, lead-based paint, criminal background screening and the recently finalized labor overtime rule. **Tax Reform Negotiations: Fundamental to Multifamily Business**

No one expects real progress this year on tax reform, but House and Senate tax writers are crafting tax reform proposals. In a letter to the Senate Finance Committee on April 26, NAA/NMHC outlined the [apartment housing industry's key priorities for tax reform](#).



Owners, operators and developers of apartment housing have a considerable stake in the outcome of how to reform and simplify the nation's tax code. Industry participants pay federal tax at each stage of an apartment's lifecycle, when properties are built, operated, sold or transferred to heirs. Both Senate Finance Committee Chairman Orrin Hatch (R-Utah) and Ranking Member Ron Wyden (D-Ore.) have signaled that they are working on reform proposals. Chairman Hatch is seeking to tax income earned by U.S. C corporations a single time while Wyden has offered proposals to overhaul cost recovery rules and the taxation of derivatives. On the House side, Speaker Paul Ryan (R-Wis.) has signaled that he plans to release a roadmap on tax reform prior to the Republican convention. NAA/NMHC have been meeting with key members of the tax writing committees to stress the importance of retaining the deductibility of business interest, 1031 Exchanges, the 27.5-year depreciation period of multifamily properties, and carried interest to the real estate industry.

NAA/NMHC also continue to push for legislation to expand the Low-Income Housing Tax Credit Program (LIHTC). On May 19, Senators Maria Cantwell (D-Wash.) and Orrin Hatch (R-Utah) introduced legislation we support to expand the LIHTC's allocation authority by 50 percent, enable income averaging, and set a minimum 4 percent credit for acquisitions and bond-financed development.

Lastly, as Congress considers how the tax code could be used to facilitate national priorities in the energy sector, NAA/NMHC are pushing for permanent extensions to the Energy Efficient Commercial Buildings Tax Deduction (Sec. 179D of the Internal Revenue Code) and the New Energy Efficient Home Credit (Section 45L of the Internal Revenue Code). These incentives help to achieve improved environmental quality, reinforce our national security, create jobs in the construction and manufacturing sector, and increase housing affordability by decreasing utility expenses for millions of Americans who live in apartment homes.

EB-5 Program: Alternative Capital Source for Multifamily

NAA/NMHC continue to support the EB-5 program as an additional source of capital for apartment housing developers. Currently, the EB-5 program is operating on a one-year authorization after Congress failed to reach a longer-term deal at the end of last year.

On the House side, Judiciary Committee Chairman Bob Goodlatte (R-Va.) has indicated that he would like to see the program reauthorized, but said that specific reforms must be made before he will sign off. On the Senate side, Judiciary Committee Chairman and Ranking Member Chuck Grassley (R-Iowa) and Pat Leahy (D-Vt.) have expressed similar concerns, with Senator Leahy flatly threatening to eliminate the program if meaningful changes are not made. Negotiations between the two camps will likely go right up to the Sept. 30 deadline, but indications are currently positive for reauthorization of the program.

NAA/NMHC are continuing to encourage lawmakers to approve a permanent extension of the program, while addressing abuses and improving the efficiency of the investment process

Energy Efficiency Bill Important to Apartment Housing Industry

Work on energy efficiency legislation has been a multi-year focus for NAA/NMHC and with the appointment of House conferees in May on an energy bill, we moved a step closer to passing an energy efficiency bill this year. The Senate planned to announce its conferees after the Memorial Day recess and then the House and Senate conferees will begin work trying to reconcile the two chambers' energy bills. The Senate-passed bill improves upon previous versions by including an important transparency provision that requires the Department of Energy (DOE) to solicit stakeholder input through a rulemaking process before establishing any energy efficiency building targets for local and state building codes. The bill also requires the DOE to develop voluntary, cost-sensitive residential and commercial building efficiency targets; and includes a direction for appraisers and lenders to consider the value of energy efficient design and operation when establishing property valuation. The bill includes best practices used by utilities to provide critical data to property owners for bench-marking building performance. And finally, it addresses the pending efficiency standard for residential gas-fired furnaces. Included in the House energy efficiency bill is NAA/NMHC-supported language that requires any DOE-sponsored amendments to the current building energy code meet the test of a 10-year payback in terms of energy savings. This provision has drawn fire from environmental groups and a veto threat from the Obama Administration. NAA/NMHC will continue to advocate for the economically practical, technologically feasible code standard that the House adopted as conferees begin their deliberations.

Reforming Section 8, ADA and NFIP

NAA/NMHC are working to push three bills over the finish line before Congress adjourns for the year. The individual bills would: streamline the Section 8 program, including the contract term,

property inspections, tenant screening and funding stream; reform the National Flood Insurance Program (NFIP) and ensure that rates continue to be affordable for apartment owners; and provide business owners with the opportunity to cure an alleged Americans with Disabilities Act (ADA) deficiencies prior to the initiation of a lawsuit.

Both the Section 8 and NFIP bills have navigated an important first hurdle receiving strong bipartisan votes in the House. NAA/NMHC have [now turned our focus](#) on securing consideration and passage of these bills in the Senate.

On May 19, the House held a hearing on the bipartisan □ADA Education and Reform Act of 2015, □ which represents an important first step in moving the measure forward in this Congress. NAA/NMHC will [continue to push for expedited enactment](#) of this legislation prior to Congress's adjournment.

House Speaker Paul Ryan (R-Wis.) is seeking to address poverty in America through a series of working groups, and housing policy is likely to be discussed when Ryan begins rolling out his policy proposals this month. Issues such as telecommunications, cybersecurity and fair housing are additional potential topics of discussion for Congress and opportunities for oversight with federal regulators.

Other apartment-related issues likely to draw attention from Capitol Hill in the short remaining time for this session include criminal justice reform and Federal Aviation Administration reauthorization.

Conventions and Election Day

The Republican National Convention will be held July 18-21 in Cleveland, Ohio, while the Democratic National Convention will take place July 25-28 in Philadelphia, Pa. Both will provide party leaders with an opportunity to communicate their priorities to the electorate as they enter the Election Day home stretch. NAA/NMHC will have a presence at the conventions, continuing to educate policymakers in both parties about the importance of the apartment housing industry.

Provided by NMHC as part of the NAA/NMHC Joint Legislative Program

Spotlight On Success 2017 Sponsors



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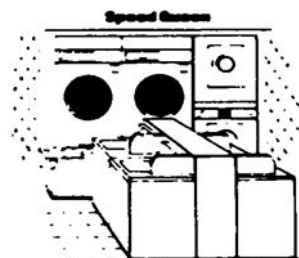


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June Update

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2017 GDAA 26th Annual Golf Outing

The GDAA would like to thank all who contributed to a very successful 26th annual golf outing at Yankee Trace Golf Club. The master sponsor this year's outing was **Weller Roofing**. Despite the relentless winds that continually tore down the hole sponsors pavilions, the very same breeze helped keep it to be a rather pleasant day instead of sweltering under the eighty degree heat.

This year, the theme was centered around the city of Las Vegas, Nevada and each hole represented a casino. Teams traveled from casino to casino to check out the sponsor's services before teeing off.



First place winners were National Systems Credit Team comprised of Rod Herper, Tony Krebs, Dennis Merkle and Ken Knox

The runner up team was Terry & Cathy Teague, Joe Ferrau, Allen Moore with Extermital and Greg Schlafman from Environmental Doctor



The team that came in last place was The GCNKAA team. Janet Chiarella, Pennye Howard, Karen Brunner, And Judy Blasingame



More pictures are available at:
gdaa.org/event-gallery



Josh Bayer from team Centerville Park Apartments won the Men's Longest Drive Award.



Lloyd Cobble from Oberer Management with Team Weller Roofing won men's longest putt and closest to the pin.



Winner of women's longest drive was Judy Blasingame with team GCNKAA



Kim Larkins with team Mr. Roof was the winner for women's Longest putt



This life size cut-out of Elvis was the prize for Best Decorated Hole Winner was Mr. Roof





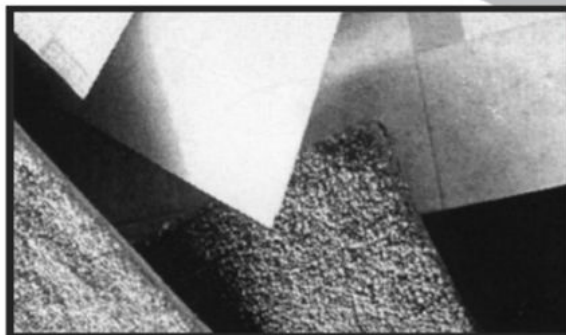
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June Update

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Meet ICON Property Rescue

Protecting Your Greatest Assets – Tips from Icon Property Rescue

How many times have you made the New Year's resolution to improve your diet, exercise, lose weight, or give up a bad habit? One commitment we can't stress enough in our industry is making a resolution to protect your greatest assets, your buildings! There are many ways to plan and prevent future damage to your buildings, one being through Disaster Preparedness.

PLAN

Before disaster strikes, have a plan in place. Have your local restoration company walk your buildings and map out critical areas that would need to be quickly accessed in the event of an emergency. It is important for them to know where the water main shut-off valve, electrical panels, and gas shut-off valves are located. Create a plan for relocating a tenant's personal belongings after an emergency. Identify potential issues like leaky pipes, improper insulation, clogged gutters, faulty heating elements, seals around windows and doors, and improper distance of contents from a heat source. Make sure outdoor hose bibs have been disconnected to prevent freezing pipes. A thermal imaging inspection of your building can help identify hidden moisture, insulation problems, and areas of heat loss.

Be sure to have an emergency contractor's phone number available in the event of a water or fire loss. Quick response and containment of damage can help to prevent further destruction to other areas.

MOLD

Other important building topics are mold and air quality. It is important to clean up spills immediately to prevent mold growth. Check for leaky faucets and pipes. Make sure dryers are properly vented and air flows freely to prevent fire and potential mold growth. Check that sump pumps are functioning properly. Inspect roofs to ensure there are no loose or missing shingles which could allow moisture to enter the building. If you have vacant units, be sure they are properly heated or the plumbing has been winterized. It is also important to look for openings which could allow critters to enter the building. Raccoons, squirrels, and mice can cause tremendous damage to electrical wires and insulation in attics, wall and ceiling cavities. Remember, an ounce of prevention is worth a pound of cure.

TIME OF YEAR

After the Holidays, there is a higher risk of fires to occur. According to the National Fire Protection Association (NFPA), 30 percent of home fires and 38 percent of home fire deaths occur during the months of December, January and February. Ensure that you have taken down your live Christmas tree as it is now dried out and the lights on the tree could cause a fire. Extension cords, candles and a heat source being too close to the tree are also other common hazards that start fires after the Holidays.

Once a year, take the time to check the batteries in all of your smoke alarms and carbon monoxide detectors. Smoke alarms provide early warning of a fire, giving people time to evacuate. The National Fire Protection Association (NFPA) completed a study stating that, three of every five home fire deaths resulted from fires in homes with no smoke alarms (38%) or no working smoke alarms (21%). Dead batteries caused one-quarter (24%) of the smoke alarm failures.

SPACE HEATERS

Space heaters are also common sources for loss in the United States. The NFPA accounted for two of every five (40%) of home heating fires and four out of five (84%) of home heating fire deaths. Placing things too close to the heating equipment or placing the equipment too close to things that can burn, such as clothing, furniture, mattress or bedding. To ensure that safety of your tenants and buildings, keep anything that can burn at least three feet away from a heat source, turn all portable heaters off when leaving the room or building and make sure you use the correct type of fuel for fuel burning space heaters. Keep these tips and facts in mind as you are entrusted with the care of those great assets we mentioned. At one time or another, all of the considerations above can lend a helping hand in preventing a loss in your buildings. Saving you time, money and your business.

--Icon Property Rescue is a family owned business handling emergencies for customers in the Dayton, Cincinnati and Columbus areas.

Their motto is "When you have a mess, Dial 937-ICON-SOS. We will be there in 59 minutes or less."

Dayton's Relationship Coordinator Steve Milano can be reached at 937-380-6723 or smilano@iconpropertyrescue.com



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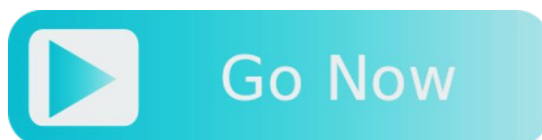
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Schedule of Events

JUNE		
DATE	TIME	EVENT
8	10:00AM - 11:00 AM	WEBINAR: Market Fresh Your Apartments
9	6:00 - 9:00 PM	President Club Event
13	3:00PM - 4:00PM	Legislative Committee
14	11:30AM - 1:30AM	Maintenance/Vendor Appreciation Picnic
21	9:00 AM - 10:00 AM	Membership Committee Meeting
	10:00 AM - 11:00 AM	Program Committee Meeting
27	8:30 AM - 9:00 AM	Rent Foundation Committee Meeting
28	9:00 AM - 10:00 AM	Board of Directors Meeting

JULY		
DATE	TIME	EVENT
11	8:30AM - 9:30AM	Joint Maintenance Education Council & Education Committee Meeting
13	10:00AM - aa:00AM	WEBINAR: Fair Housing and Reasonable Modifications
18	3:00PM - 4:00PM	Legislative Committee Meeting
19	9:00AM - 10:00AM	Membership Committee Meeting
	10:00AM - 11:00AM	Program Committee Meeting
26	8:15AM - 9:00AM	Rent Foundation Committee Meeting
	9:00AM - 10:00AM	Board of Directors Meeting

Go online to gdaa.org/calendar to view all events for 2017. You can even add them to your Google calendar.





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