



# Kenosha Landlord Association

A Local Chapter of the Wisconsin Apartment Association

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## In this issue

|   |        |
|---|--------|
| Learn Six Ways to Steer Clear of Gangs    | Page 2 |
| Wisconsin Legal Blank                     | Page 2 |
| Smart Landlords Require Renters Insurance | Page 3 |
| Landlord/Crime Free                       | Page 3 |
| Stop Look and Listen                      | Page 4 |
| A Look Back in Time                       | Page 5 |
| Kenosha Landlord Association Application  | Page 5 |
| Associate Members                         | Page 6 |
| WELCOME Associate Member                  | Page 7 |
| Membership Meeting Information            | Page 8 |



Terrace Court Apartments ( see page 5)

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## To Our Members

Last month Lyn Elvetici and Donna Cook gave a great presentation on the Kenosha Housing Authority. The Section 8 Program is a rent assistance program to help low income families. Everyone who came received a Packet filled with information on the workings of the Section 8 Voucher Program. Anyone who could not make last month's meeting, and would like a packet of forms can call the Kenosha Housing Authority at 262 653 4120.

**Do you want your windows and doors kicked in by the DEA or the SWAT team? This happened to several landlords last month!** Come and learn more about the drug and gang activity in Kenosha as well as what to look for to keep your property drug and gang free. At our next membership meeting, Wednesday, June 17th, representatives from the Kenosha Gang Division will give a presentation to assist landlords in better understanding the local gang situations in Kenosha and how we, as landlords, can be aware of what to look for with prospective tenants.

**Meeting: Wednesday, June 17th at the Fireside Restaurant and Lounge, 2801 30th Ave. Appetizers and networking at 6:30 pm. Meeting begins promptly at 7:00 pm.**

**DISCLAIMER:** The Kenosha Landlord Association publishes this newsletter to create awareness of issues relating to the rental housing industry. Information is compiled from a variety of sources and the views and concerns expressed by the contributors do not necessarily reflect those of the editor or the Association. When necessary, we suggest you consult an attorney.



## Learn Six Ways to Steer Clear of Gangs

Source: <http://www.workforce.com/>



Here are six ways to steer clear of gangs:

1. **Never assume your company is immune.** Gangs aren't lured only by high-tech equipment, and they're not just interested in selling drugs. Liquor, auto parts, clothing, even food are desired items. What's more, other employees often provide the perfect conduit for distributing illegal-and legal-contraband. Legitimate businesses owned by gangs include: restaurants, auto repair shops, pager outlets, clothing stores and day-care centers.
2. **Adopt tough screening procedures and conduct thorough background checks.** Nothing weeds out a problem applicant faster than a solid background check. The money you spend per employee can greatly reduce the odds of problems. Gang members have become highly skilled at forging Social Security cards, driver's licenses and green cards. They rely on friends with legitimate businesses for references, and they move around the country to avoid detection. The broader the check you do, the better.
3. **Learn the signs and symbols that gangs use and educate employees.** For some gang members, clothing and jewelry can serve as identifying marks. However, many gangs now are concealing their identities. Other more sophisticated gangs simply don't use traditional markings. Graffiti and hand signals may serve as warnings that gang members are present. Obviously, it's important for employees to know what to look for and to have a way to inform authorities-anonymously, if necessary.
4. **Stay in contact with local law enforcement agencies, and trade information with other companies.** Police often know what methods gangs are using and what types of illegal activities they're conducting. If you suspect gang activity within your workplace, then it's best to consult with law enforcement officials. It's also a good idea to find out what other companies are experiencing and what methods they're using to keep thieves and gangsters out.
5. **Take security seriously.** Video cameras, access cards, one-way turnstiles that allow only a single person to enter at a time, and trained security officers can make a difference. Gangs typically case a workplace before committing a crime. As a result, the more obstacles you're able to throw at them the more likely they are to go elsewhere.
6. **Adopt a zero-tolerance approach.** A lax attitude can lead to enormous problems. Not only can it send a dangerous signal that the company is soft on crime, it also can lead to civil lawsuits from employees who are injured by another worker. Keep in mind that insurance companies might not pay a claim if they can prove that an employee should have been terminated for previous actions. Be prepared to prosecute and face the media, if necessary.



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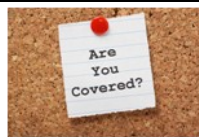
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- 11 NEW RENTAL FORMS

Approved Rental Forms conforming –ACT 76 Mandatory March 1, 2014

Wisconsin Legal Blank Printing and Forms has provided it's customers with high quality pre-printed and custom forms for over 100 years. We are constantly keeping up-to-date and ahead of Rental and Real Estate regulations, government changes to forms, renovation literature, and EPA safety mandated requirements.



## Smart Landlords Require Renters Insurance

Source: Rental Pros/ Jennifer Chan

Purchasing landlord insurance is a no-brainer when you buy an investment property — but despite offering greater protection than homeowners insurance, it doesn't shield you from all liability on your property.

You can, however, increase the coverage on your rental and lower your costs in the long run — without adding to your own expenses — by requiring your residents to purchase renters insurance prior to moving into your property.

### Why does it matter if my renter's belongings are covered?

Renters insurance goes beyond just recouping resident losses in case of a fire, flood or burglary — it also includes liability coverage if guests injure themselves on your property. If there are damages to your property after move-out, you can go after the renters insurance to recover your losses instead of entangling yourself in a lengthy tenant dispute.

### Can I require my residents to purchase coverage?

Yes, you can legally require residents to buy renters insurance, but only if that rule is uniformly applied to **all** residents. Make sure to include renters insurance as a stipulation in your rental contract.

### How does renters insurance lower my costs?

Think of renters insurance as another line of defense in the case of an emergency. Financial tensions can run high when there's major damage from an apartment flood or fire and your residents have lost personal property, need to store belongings, or need a temporary place to stay. If your resident has renters insurance, all of those costs will be covered under their plan — this keeps your premium lower by reducing the claims on your landlord insurance and also helps you avoid potentially costly legal fees.

### Is renters insurance affordable?

Your residents can obtain renters insurance coverage for around fifteen dollars per month, on average. In addition to covering their belongings inside the unit, their insurance also protects against the loss of personal property in their car or while traveling. Educate residents about the benefits renters insurance will offer them.

### How will I know if my renters are maintaining their policy?

Make sure residents aren't purchasing renters insurance and then canceling the policy once you've verified it. You can request to be listed as an Additional Insured on their policy, which will notify you if there is a cancellation or renewal.

Remember, we're not lawyers or insurance providers! Consult your attorney to determine all of the legal ins and outs of renters insurance so you can better understand the coverage and limitations.

#### Landlord/Crime Free Multi-Housing Rental Seminar

Saturday October 3th (9am-2pm)  
Saturday October 10th (9am-2pm)

Location: Boys and Girls Club  
1330 52nd St.  
Kenosha, WI 53140

The KPD Crime Prevention Unit and the Kenosha Landlord Association designed this Seminar to help landlords make better decisions when managing their rental units.

#### The following topics will be discussed:

- Property Maintenance Codes
- Crime Prevention Techniques
- Applicant Screening
- Leases and Evictions
- Crime Free Lease Addendums
- Process Serving
- C.P.T.E.D. (Crime Prevention through Environmental Design)
- Fire Safety
- Waste and Disposal



To register for the seminar please call:  
Crime prevention Unit at 657-3937  
or e-mail: [watch@kenoshapolice.com](mailto:watch@kenoshapolice.com).

Coffee, soda, water, and lunch will be provided!!!!!!!!

This seminar will help landlords  
and  
property managers  
in  
the following ways:

- Satisfied tenants build stable neighborhoods
- Active management leads to less turnover
- Stabilized property values and rents
- Lower maintenance and repair costs
- Everyone is safer
- Peace of mind from spending less time on crisis control.

**Come and learn about all of the  
new laws!!!!!!**

## Stop Look and Listen

Source: <http://www.rentalpropertyreporter.com/>

We all know the x-shaped signs at railroad crossings with Stop, Look and Listen displayed prominently on them. Sometimes we actually do. Those signs were mostly replaced by crossing arms that come down to block the street. Usually, though, we don't need to stop because a quick glance makes sure no train is coming. After all, we can see a mile down the track. Oh, if tenant selection were only that forthright and easy.

We can't see a mile down the tracks to see if we have a bad tenant applying to rent from us, (well, I can't anyway) so we have to Stop, Look and Listen.

### Stop:

When an applicant hands you his rental application, stop and look at it. All too often, landlords simply fold it up and put it in their pockets or folder to take back to the office for screening. Stop right there. Put that application in your pocket and you have lost the opportunity to look at the point when you can do the most good.

### Look:

Look at the application. Are all the blanks filled in? Are all the spaces filled in to your satisfaction? Especially look for empty places. If the spaces are empty, why? Often the answer is, "oh, I don't remember." You don't remember your landlord's name? You don't remember your current landlord's phone number? You don't remember your work's phone number? If fields have incomplete information in them, that will not work, either. If the applicant has written in the space for the current landlord's name, "Dick," that will simply not do.

As a landlord, what were you going to do when you discovered those omissions back at the office?

Because you have stopped, looked and seen empty spaces, you can hand the application back to your prospective tenant and tell him to get the information and then you will process the application. You could also take it with you and instruct your applicant to call you with the information. Of course, along with that instruction goes the warning, "we process complete applications in the order we receive them. If someone else's application comes in completely filled out before we get the missing information on yours, we will process that one first. And if that applicant qualifies, we will accept him or her."

### Listen:

Applicants tell you things if you listen. So while we need to stop and look at the rental application, we also need to listen to what our applicants tell us. Sometimes landlords get so caught up in the application process that they don't take time to listen to what an applicant tells them. Good tenants will talk about how they love to live in nice, quiet, well-maintained properties. If we are listening, we can compliment them on their discerning taste and explain why our properties meet all three of those criteria.

Bad tenants may explain that they have problems with neighbors, landlords and maybe even paying their bills. Of course, they will have excuses for all *those* problems, none of which are their fault. By listening, we will have a clue about what to ask former landlords and references when we call.

Maybe we should put "Stop, Look and Listen" signs on the walls of our offices. Then we might remember to stop when applicants hand us applications, look at those applications, and listen to what the applicants tell us.





## A Look Back in Time

### Terrace Court Apartments (Photo Page 1)



Terrace Court Apartments, located at 6207 Seventh Avenue, is an 33,582 sq. ft. multifamily apartment complex. It sits on a lot size of .69 acres. A three-story brick building that features architectural details of the Neo-Classical Revival Style. The U-shaped building has a courtyard leading to the recessed main entrance. Above the cornice line is a brick parapet roof punctuated by balustrade sections and topped with urns. There is a belt course separating the first and second floors. Windows are six-over-one sashes with simple stone molding surrounds and are placed individually, paired, or tripled on the walls. The front has two lawn areas with shrubs and trees lining the walk way into the courtyard. Each side of the complex has cement drives which lead to back of the complex which has a cemented area.

It was built in 1928 by local contractors, the Larson Brothers Contracting Company. The garden or luxury apartment was built for the middle-class and upper-class persons of Kenosha who wanted a downtown address, but not the upkeep of a downtown single-family residence. They were served by a new type of apartment building like the Terrace Court apartments, that offered tenants high quality living spaces with low maintenance and additional services like built-in fixtures and laundry services. The large apartment building also added to the density of the district, and helped change the focus of residential housing from single-family to multi-family. Original tenants included doctors, dentists, attorneys, business managers, and other white collar professionals.

Section 15.04 of the City's Zoning Ordinance establishes standards for designating structures and sites as historic and the site or structure must meet at least one of these standards. It was determined that the Terrace Court Apartments are architecturally and historically significant under Standards 1 and 6; "Exemplifies or reflects the City's cultural, social...history; or "Historic structures and sites which are on the National or State Register of Historic Places." The Neoclassical styled apartment building contributes to the architectural variety of the Library Park neighborhood.



## KENOSHA LANDLORD ASSOCIATION

### WHAT IS THE KLA

The Kenosha Landlord Association was established to promote and foster a *Network of Real Estate Investors* in the areas of:

**Investing, Management, Legal Issues, and Continuing Education.**

### GOALS

KLA's goal is to keep our members up-to-date with the most current information available to our industry, which will enable our members to provide the highest quality rental

### WHY BECOME A MEMBER?

#### MEMBERSHIPS INCLUDE...

- Wisconsin Apartment Association Membership
- KLA Monthly Newsletter
- Wisconsin Apt. Assoc. Newsletter
- Network with all KLA members
- Monthly Association Meetings
- Business Members Discounts
- Educational Seminars
- Political Lobbyist

#### Educational Topics:

- Eviction Process
- Fair Housing
- Financing Methods
- Lead Paint Issues
- Legal Issues
- State & Local Issues
- Tenant Screening

#### Membership Costs

\$180.00 Annual

### FILL OUT & MAIL IN TO BECOME A MEMBER

#### Application

Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(H) Phone: \_\_\_\_\_

(W) Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Number of Units: \_\_\_\_\_

How did you hear about the Association? \_\_\_\_\_

Do you own a business? \_\_\_\_\_

Do you wish to advertise to our members? \_\_\_\_\_

**To join, please mail application and  
Check to:**

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**WELCOME  
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**Does your property struggle with illegally parked, unregistered, and abandoned vehicles? Are your tenants breaking rules? Are you finding vehicles parked in fire lanes? Or even blocking dumpsters?**

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When partnering with Always Towing & Recovery Inc, you can expect fair and ethical treatment from qualified towing professionals. Our team is dedicated to redefining the towing experience for each of our customers. We currently offer the following services to you, the property owner or manager, at **NO COST TO YOU OR YOUR PROPERTY!** *There is no justification to pass along the costs of dealing with illegally parked vehicles. All vehicles are ticketed and/or removed immediately at the vehicle owner's expense.*

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**SECURITY:** Our daily drive-through service also provides added security to your facilities. Over all of our customers say that our services have reduced overall crime on their property. While patrolling the property, we note any suspicious activity and inform the management and, if necessary, local law enforcement.

**FLEXIBLE:** We will work with you to make your property a safer and more attractive place for your residents. We adjust our services to accommodate your needs.

**RESIDENT RETENTION:** Over 99% of our customers believe that Always Towing & Recovery Inc. Parking Solutions have improved parking and increased resident satisfaction. Parking Permits- We supply window cling permits that include property address, plate number and vehicle which ensure that only residents and their registered guests will be able to park within the facilities.

**SIGNS:** We provide signs and services tailored to your parking enforcement needs at no cost to you.

**SAVE \$\$:** All these services are available at no charge to the property owner or manager.

**Contact Melissa Gaglione Account Executive. Always Towing & Recovery Inc. Cell 414-839-9786 Email: [mel-gaglione@icloud.com](mailto:mel-gaglione@icloud.com)**



**Kenosha Landlord Association**

**P.O. Box 1505**

**Kenosha, Wisconsin 53141**

RETURN SERVICE REQUESTED

**Next Meeting**

**Fireside Restaurant  
& Lounge**

**2801 30th Ave.**

(262) 551-0600

On our regular  
3rd Wednesday of the month

**June 17, 2015**

**6:30 p.m. networking**

**7:00 p.m. meeting**

**Appetizers & Networking at 6:30 pm Meeting at 7 pm**

***Representatives  
from  
The Kenosha Gang  
Division***

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