



Kenosha Landlord Association

A Local Chapter of the Wisconsin Apartment Association

Volume 28, Issue 9

September 2015

In this issue

Reasons for adopting smoke-free policies	Page 2
Going Smoke-Free Step-By-Step	Page 3
Preparing Your Rentals for Winter	Page 4-5
Wisconsin Legal Blank	Page 4
Landlord/Crime Free	Page 6
Sudoku	Page 6
Meet a Member	Page 7
Associate Members	Page 8
Membership Meeting Information	Page 9

BOARD of DIRECTORS

PRESIDENT
Mark Nausieda

1ST VICE PRESIDENT
Doug Powell

2ND VICE PRESIDENT
Chuck Powell

PAST PRESIDENT
Larry Cappozzo

TREASURER
Ron Borowski

SECRETARY
Jeannette Marchetti-Hamm

WAA DIRECTOR
Brian Hervat

MEMBERSHIP DIRECTOR
Mark Nausieda

MEDIA COMMITTEE
Jeannette Marchetti-Hamm
Dee Dee Kruse
Michele Krause

Kenosha Landlord Association, Inc.
P.O. Box 1505,
Kenosha, WI 53141

www.kenoshalordassociation.org
www.waaonline.org



To Our Members

Many thanks to Attorney Rick Bollenbeck who was our featured speaker at last month's meeting. Attorney Bollenbeck gave an informative presentation on Estate Planning. If you were not able to attend the meeting, there will be some literature at the next meeting. If anyone has any additional questions or concerns, please call Nathan Leonardelli at 262-654-0427.

Our next meeting, on Wednesday, September 16th will feature Chaz Bartucz from the KRW Tri-County Tobacco Free Coalition. Chaz will present the benefits of changing your lease to include smoke-free addendums. We will also hold an Open Forum-Ask the Panel. We encourage members to bring some questions to the floor for discussion and answers.

Meeting: Wednesday, September 16th, 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.



Reasons for adopting smoke-free policies

Source: <http://www.millenniumhousing.org/properties/reasons-for-adopting-smoke-free>

Five reasons to adopt a smoke-free policy in your apartment building:

- 1) It's legal to do.
- 2) Economics:
 - a) the market supports smoke-free.
 - b) costs more to rehabilitate smokers' units.
 - c) fire safety.
- 3) Transitioning buildings to smoke-free status isn't that difficult.
- 4) Enforcement of smoke-free policies isn't difficult.
- 5) The housing industry is lagging behind the market and the desires of residents for smoke-free housing.

Smoke - free policies are legal: Legal research demonstrated smoke-free policies are legal in every state in the U.S. E.g., Wisconsin Attorney General Opinion of 1992 states that **neither federal nor Wisconsin law prohibits a landlord from making his/her apartment building totally smoke-free.**

As the HUD Legal Counsel letters state: "The right to smoke or not to smoke is not a right that is protected under the Civil Rights Act of 1964 because smokers are not a protected class under federal law."

Costs of allowing smoking: Smoking residue increases cost of rehabilitating apartment when smoker moves out. Owners estimate it costs \$500 to \$8,000 more to rehab an apartment in which a smoker lived than a non-smoker.

Cigarette - caused fires: Nationally: Smoking was the cause of just 9% of apartment fires, but Smoking was the cause of 40% of deaths from apartment fires, and Smoking was the cause of 16% of injuries from apartment fires.

Costs of allowing smoking:

- Fire damage can cause apartment units to go off-line for months.
- Water and smoke damage to adjoining units can take them off-line, as well.
- Former residents have to find alternative housing and probably won't return.

Legal liability for apartment owner

Residents negatively impacted by secondhand smoke actually have the right to seek legal action against owners who do not make adequate provisions to protect them from second hand smoke.

Transitioning to Smoke - free: To implement a smoke-free policy in a multi-unit dwelling where smoking residents already reside:

- a) Establish a date on which all new residents must not smoke inside.
- b) Decide how much time current resident smokers will have before their lease will include the smoke-free requirement, i.e., grandfathering.

Enforcement of Smoke - Free Policies: Private and public multi-unit owners uniformly report that enforcement is not an issue. Residents consistently follow the rule. Violators of the smoke-free rule are most likely to be violators of other rules. Eviction possible; rarely, if ever, occurs.

Reducing Fire Risk Can Lower Insurance Premiums: Insurance companies recognize that smoke-free rental properties face a significantly reduced risk of fire, and some are taking action to support owners and developers who go smoke free. Case in point: Capital Insurance Group (CIG) (www.CIGinsurance.com) last year implemented a 10 percent premium credit to property owners and condominium associations who maintain a smoke-free environment in their buildings and units. Smoke-free premium credits present yet another consideration for property owners and managers weighing the benefits of converting their units. A smoke-free apartment credit can translate to significant annual savings for an apartment owner.



GOING SMOKE-FREE STEP-BY-STEP

Source: <http://wisokefreehousing.com>.



Consider going Smoke-Free? Just like you may adopt any other lease addendum, you can adopt and enforce a no-smoking policy. While the terms of your property's lease control the process, these general steps can help you through the implementation process.

Step One: Decide Which Areas the Policy Will Cover

- **Individual Units:** Covering all residential units ensures that smoke cannot drift from one unit to another unit in the building.
- **Outdoor Areas:** Depending on your situation and location, you can choose to prohibit smoking in all outdoor areas, only allow smoking in designated outdoor areas, or allow smoking in all outdoor areas. If you choose to designate an outdoor smoking area it should be a considerable distance (recommended 25 feet) away from entrances, windows, patios, balconies and ventilation intakes. This prevents smoke from drifting into the building and prevents fires from starting in those areas.
- **Common Areas:** Wisconsin law prohibits smoking in the "common areas of multiple - unit residential Properties" "Wis.Stat. §101.123(2)(a)(8d)." Smoking is not allowed in enclosed places of employment and public places, including, but not limited to, management offices, maintenance rooms, stairways, basements, lobbies, community rooms, laundry rooms, fitness rooms, or swimming pool rooms. Signs should be posted in common areas.

Step Two: Modify Your Lease

- Consult with an attorney to modify a Smoke-Free Lease Addendum for your property.
- A smoke-Free policy should:
 - Define smoking.
 - List the places where smoking is and is not allowed.
 - State who the policy applies to (residents, guests, staff, service person...).
 - Set the effective date of the policy.
 - Have clear enforcement procedures.

Step Three: Set a Smoke-Free Date

- Set an "effective date" for the new smoke-free policy.
 - New resident and all lease renewals will be asked to sign the policy after this date.
- Notify residents you are going smoke-free with this notification letter.
- There are two different strategies for converting to a smoke-free property:
 - **"Phase-in" Method:** this process typically takes one year (or the length of your longest lease period). New residents who move into the building sign a smoke-free lease addendum or policy. The policy change is announced to current residents and as their new leases renew, they sign a smoke-free lease addendum or policy.
 - "Quit-date" method: For properties with periodic or month-to-month leases, this process may only take a few months. Decide the "effective date." Give your residents notice of the policy change and tell them that they must sign a smoke-free addendum or policy by a certain date (usually a few weeks before the policy change).

Signing Tip: Offer an incentive to sign the smoke-free policy early. Incentives could include a discount on rent or other bonuses your property may be able to offer.

Setting Up a
Maintenance
Schedule for Your
Rental Properties

Preparing Your Rentals for Winter

Source: <http://homerepair.about.com/>



The fall Equinox is a good time of year to start thinking about preparing your home for winter, because as temperatures begin to dip, your home will require maintenance to keep it in tip-top shape through the winter. This is known as winterizing your home.

Autumn is invariably a prelude to falling winter temperatures, regardless of where you live.

Here are ten tips to help you prepare your home for winter:

1) Furnace Inspection

- Call an HVAC professional to inspect your furnace and clean ducts.
- Stock up on furnace filters and change them monthly.
- Consider switching out your thermostat for a programmable thermostat.
- If your home is heated by a hot-water radiator, bleed the valves by opening them slightly and when water appears, close them.
- Remove all flammable material from the area surrounding your furnace.

2) Get the Fireplace Ready

- Cap or screen the top of the chimney to keep out rodents and birds.
- If the chimney hasn't been cleaned for a while, call a chimney sweep to remove soot and creosote.
- Buy firewood or chop wood. Store it in a dry place away from the exterior of your home.
- Inspect the fireplace damper for proper opening and closing.
- Check the mortar between bricks and tuckpoint, if necessary.

3) Check the Exterior, Doors and Windows

- Inspect exterior for crevice cracks and exposed entry points around pipes; seal them.
- Use weather-stripping around doors to prevent cold air from entering the home and caulk windows.
- Replace cracked glass in windows and, if you end up replacing the entire window, prime and paint exposed wood.
- If your home has a basement, consider protecting its window wells by covering them with plastic shields.
- Switch out summer screens with glass replacements from storage. If you have storm windows, install them.

4) Inspect Roof, Gutters & Downspouts

- If your weather temperature will fall below 32 degrees in the winter, adding extra insulation to the attic will prevent warm air from creeping to your roof and causing ice dams.

Continued on page 5



WISCONSIN LEGAL BLANK
PRINTING & FORMS

Wisconsin Legal Blank Co., Inc.

<http://www.wilegalblank.com/>

Rick Russell - 414.344.5155

rick@wilegalblank.com

- 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.



Winterizing Your Home (con't)



- Check flashing to ensure water cannot enter the home.
- Replace worn roof shingles or tiles.
- Clean out the gutters and use a hose to spray water down the downspouts to clear away debris.
- Consider installing leaf guards on the gutters or extensions on the downspouts to direct water away from the home.

5) Service Weather-Specific Equipment

- Drain gas from lawnmowers.
- Service or tune-up snow blowers.
- Replace worn rakes and snow shovels.
- Clean, dry and store summer gardening equipment.
- Sharpen ice choppers and buy bags of ice-melt / sand.

6) Check Foundations

- Rake away all debris and edible vegetation from the foundation.
- Seal up entry points to keep small animals from crawling under the house.
- Tuckpoint or seal foundation cracks. Mice can slip through space as thin as a dime.
- Inspect sill plates for dry rot or pest infestation.
- Secure crawlspace entrances.

7) Install Smoke and Carbon Monoxide Detectors

- Some cities require a smoke detector in every room.
- Buy extra smoke detector batteries and change them when daylight savings ends.
- Install a carbon monoxide detector near your furnace and / or water heater.
- Test smoke and carbon monoxide detectors to make sure they work.
- Buy a fire extinguisher or replace an extinguisher older than 10 years.

8) Prevent Plumbing Freezes

- Locate your water main in the event you need to shut it off in an emergency.
- Drain all garden hoses.
- Insulate exposed plumbing pipes.
- Drain air conditioner pipes and, if your AC has a water shut-off valve, turn it off.
- If you go on vacation, leave the heat on, set to at least 55 degrees.

9) Prepare Landscaping & Outdoor Surfaces

- Trim trees if branches hang too close to the house or electrical wires.
- Ask a gardener when your trees should be pruned to prevent winter injury.
- Plant spring flower bulbs and lift bulbs that cannot winter over such as dahlias in areas where the ground freezes.
- Seal driveways, brick patios and wood decks.
- Don't automatically remove dead vegetation from gardens as some provide attractive scenery in an otherwise dreary, snow-drenched yard.
- Move sensitive potted plants indoors or to a sheltered area.

10) Prepare an Emergency Kit

- Buy indoor candles and matches / lighter for use during a power shortage.
- Find the phone numbers for your utility companies and tape them near your phone or inside the phone book.
- Buy a battery back-up to protect your computer and sensitive electronic equipment.
- Store extra bottled water and non-perishable food supplies (including pet food, if you have a pet), blankets and a first-aid kit in a dry and easy-to-access location.
- Prepare an evacuation plan in the event of an emergency.

Sudoku

	4		5					7
			1		2	4		
	2		6					
5				3				
	3		7			9		
7		4						5
		9			5		7	
						2		
				8			1	4

**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.

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!!!!



Meet A Member

John Hamm



1. Number of rentals?

I own 5 rentals.

2. Years of landlording experience?

About 15 years .

3. What is your hardest job?

Finding a good tenants.

4. Your biggest mistake?

Renting to relatives.

5. New landlord advice?

Be picky about who you rent to. Do thorough screening

6. Favorite type of tenants?

Couples with established credit.

7. Best way to find/attract tenants?

Social Media is good, but my best success has been through the B-H Group (Eric and Brian)

8. One way to keep good tenants?

Keeping up with the maintenance . Responding to your tenants concerns or questions right away

9. Money saving maintenance tip?

Do inspections regularly. Do repairs right away. Use same type of paint, light fixtures, ect. in all units.

10. How do you encourage on-time rents?

Put emphasis on the late fee.

11. How have you collected past due rent?

Send a 5 day notice, and keep on top of it.

12. Trick a tenant played on you?

Tenants said they would have the rent but they did not have all of it.

13. What's rewarding about being a landlord?

Giving a tenant a nice place to live and the cash flow.

14. How long have you been a member of the KLA and how has the Kenosha Landlord Association helped you?

Joined for a year in 1996...then dropped out and rejoined in 2012. The KLA has helped in keeping me aware of the law changes.



YOU MAKE IT home WE MAKE IT grand


Tom Hessefort
sales associate

office 262.656.1861
fax 262.656.1159
thessefort@grandapplianceandtv.com

grand showroom
7320 75th Street, Kenosha, WI 53142

grandapplianceandtv.com

City of Kenosha
KENOSHA HOUSING AUTHORITY



Equal Housing Opportunity

(262) 653-4120
(262) 653-4114 FAX

625 - 52nd STREET, ROOM 98
KENOSHA, WISCONSIN 53140



BELONGIA-HERVAT
Realty, Inc. • Properties LLC • General Contractors, Inc.



Eric Belongia
Broker

Phone (262) 652-8000 / Fax (262) 652-8003
6113 14th Avenue / Kenosha, WI 53143
www.b-hgroup.com




Emergency
Fire & Water Restoration



Keith Olson
Emergency Services Coordinator
1301 E. Waterford Ave. Suite A
Saint Francis, WI 53235
kolson@emergencyrest.com
www.emergencyrest.com

Milwaukee (414) 254-6014
Madison (608) 616-9582
Fax (414) 810-3524



LAW OFFICES OF
TIMOTHY R. EVANS
A Professional Corporation

WISCONSIN OFFICE
1119 60th Street
Kenosha, WI 53140
262.925.0500

ILLINOIS OFFICE
438 N. Sheridan Road
Waukegan, IL 60085
847.244.5088

E-Mail tim@trevanslaw.com
Fax: 847.637.1921

RIZZO & DIERSEN, S. C.
ATTORNEYS AT LAW

EXPERT ADVISORS.
SERVING YOU.

Kenosha Office: 3505-30th Ave. Kenosha (262) 652-5050
Burlington Office: 197 W. Chestnut, Bur. (262) 763-0883



COIN APPLIANCES, INC.

580 N. 40th Street
Milwaukee, WI 53209

Geoffrey Erdman
414-313-6778



Rural Mutual
Insurance Company



Nathan M. Leonardelli
Career Agent
2215 63rd Street
Kenosha, WI 53143
Office: 262-654-0427 • Fax: 262-654-3311
Cell: 262-620-4936
nleonardelli@ruralins.com



Wisconsin's Best Paint

Joe Vozar
Store Manager

4105 52nd Street
Kenosha, WI 53144

Store | 262.658.5020
Fax | 262.658.5026
Cell | 262.939.4102


40% Off

joe.vozar@hailmanlindsay.com

M4 ENERGY

GREG OLDHAM
Midwest Territory Manager

262.818.2745
Greg@M4energy.com
m4energy.com



SEWER & DRAIN CLEAN OUT • TELEVISED INSPECTIONS
ECONO
SEWER & DRAINS
HYDRO JETTING • UNDERGROUND PIPE LOCATING

CHARLIE SWADE
WI: 262.515.9151
IL: 847.350.8383



P.O. Box 656
Kenosha, WI 53141

Main Sewer
Floor Drains
Hydro-jetting
Power Rodding
Sewer Televising
Tree Root Removal
Sinks/Toilets/Bathtubs
Underground Pipe Locating

**WE CLEAN OUT YOUR PIPES,
NOT YOUR WALLET™**

EconoSewerAndDrain.com


24 HR EMERGENCY SERVICE

Phone
262-654-7086

BOB & JUDY BUSCHE
Process Server


P.O. Box 972 • Kenosha, WI 53141
Fax 262-654-4372



Find us on
Facebook

4	8	5	1	9	3	6	2	7
6	7	1	5	2	4	8	9	3
9	2	3	6	7	8	4	5	1
5	1	8	4	3	9	7	6	2
2	3	6	7	5	1	9	4	8
7	9	4	8	6	2	1	3	5
8	4	9	2	1	5	3	7	6
1	5	7	3	4	6	2	8	9
3	6	2	9	8	7	5	1	4

Your
Business card
can be here!



Town & Country
Glass Co. Inc.

Lisa Sikorsky
Manager

7516 - 39th Ave
Kenosha WI 53142

Ph. (262) 694-1624
Fx. (262) 694-0457
E-mail: tegls@msn.co



Melissa Gaglione
Marketing Director
Account Executive

Ph: (414) 839-9786
Fax: (414) 933-7886
E: melgaglione@icloud.com

*24 HOUR TOWING/TRANSPORTING
*IMPOUNDS, STORAGE & MORE
*24 HOUR PROPERTY PATROL
*(ILLEGALLY PARKED VEHICLE REMOVAL)

3700 W. Wells Street
Milwaukee, WI 53208
6606 34th Ave
Kenosha, WI 53144

STACEY STANICH

3404 Roosevelt Road
Kenosha, WI 53142

Ph: 262 652 7214
Fax: 262 652 2425



STACEY STANICH • INC.
APPRAISAL SERVICE

Attention Landlords and
Flooring Contractors!

**Cut the cost of
re-carpeting!**

We now offer a special selection of rental quality carpet at incredible low "material only" prices. This is your opportunity to upgrade the floors in your rental properties. Visit us this week and save!

■ BERBERS
■ PUSHERS
■ FRIZES

**CARPETS PLUS
OUTLET**

"GET TO KNOW US!"
Including attached back,
12 and 15 foot rolls
www.carpetplusoutlet.com

1241-22nd Avenue, Kenosha, WI • Phone 262-883-9494
Hours: Mon. 10-8 / Tues. Weds. Thurs. 10-6 / Fri. 10-8 / Sat. 10-5 / Sun. 11-4



Kenosha Landlord Association

P.O. Box 1505

Kenosha, Wisconsin 53141

RETURN SERVICE REQUESTED

Next Meeting

**Fireside Restaurant
& Lounge**

2801 30th Ave.

(262) 551-0600

Membership Meetings
are held on the
3rd Wednesday of the month

September 16, 2015

6:30 p.m. networking

7:00 p.m. meeting

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

Chaz Bartucz

from

The KRW

Tri-County Tobacco Free Coalition

&

Open Forum - Ask the Panel

www.kenoshalordassociation.org

Free Appetizers and Beverages Provided At Meetings