



# 2014 year-end Spring Banquet Annual Meeting!

Come join the fun!

Members and spouses free - non members \$10

- Limited seating - first come first serve
- Must RSVP 5-10-14 [muffyntom@comcast.net](mailto:muffyntom@comcast.net)  
or call 815-988-2755

**When: Tuesday May 20th**

**Cost:** FREE for members, \$15. non-members

**Where:** Burpee Museum

737 N Main St

Rockford, IL 61103

**Times:** 6:30 P.M. to 8:30 P.M.

Cash Bar (Pop Free)

Buffet will be served 6:30 P.M. -8:30 P.M.

**Buffet includes:**

Pizza • Italian Beef • Salad • Nachos & Cheese  
• Cupcakes • Cookies

What to bring – At least 30 business cards 1 for each  
Vendor (No Cards = No Prizes)

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This month RAA will hold our annual spring banquet. This meeting will be an opportunity for our members to enjoy good food, network with fellow members and meet vendors who provide services to our industry. Also, the board for next season will be introduced and voted on by our members in attendance.

After this meeting we will take a break from monthly meetings for the summer but the communication and education that take place in our email group will always be available to our members. RAA has had a productive season. Our members with years of experience have shared their knowledge during our

**Meeting Location** → **RAAR**

6776 East State Street  
Rockford, IL 61108

## JOIN THE RAA!

### Members enjoy . . .

- ✓ 8 monthly meetings with guest speakers covering a variety of property management topics
- ✓ Winter Member Mixer
- ✓ Spring Banquet
- ✓ A Web link or page advertising your units on the RAA Web site
- ✓ Member networking with current tips, bargains and referrals
- ✓ Knowledge of State and local political issues affecting property managers and owners
- ✓ Monthly newsletter

A one-year membership is \$99.

**To join or e-mail RAA, go to**

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

**To join the e-mail group, go to**

[RAAmembers@yahoogroups.com](mailto:RAAmembers@yahoogroups.com)



## **Meet STAN VORGAS!!!!!!** by Jerri Cole

VARRROOOOOOMMMMMM! That is the sound of a motorcycle taking off!!!! Grab the handlebars and hold on tight!!!! This driver may be 70 but he still knows how to rev it up! He's still going strong and enjoying the ride!!!! Loves working and loves life! Loves being around people. Is he opinionated? Oh yeaaaaa!!! He let's you know what he thinks! Is he a serious person? Oh yeaaaa! Just look at his professional background. Looks like a workaholic to me! **Hold on ---- heerree weeee goooooo!!!!**

### **Favorite things to do on your day off?**

I love to ride my motorcycle. I have traveled probably a million miles. I have been from Orlando to Fairbanks and from L.A. to Nova Scotia. One of the best places I have been is Thermopolis, Wyoming. I loved the white water rafting and the hot springs.

### **What would you like people to know about you?**

I've been in the trades for over 50 years. I specialize in concrete and foundation repair. I started in the construction business in college. I enjoyed working with my hands. Ma said if I didn't finish college I would be digging ditches at 70. She was right. I have two boys in the trades. I have been with Denise for years and years.

### **When did you become a landlord and what led you into it?**

My complete knowledge of remodeling and deals on property. Easy money in the 70's and 80's.

### **How much of what you do is construction and how much is remodeling?**

Hard to say. It's not worth flipping them anymore, just collect them. May be 50-50.

### **What do you like best about being a landlord?**

I believe I'm building equity. Hope I can slow down someday.

### **What do you like least about being a landlord?**

Vacancies

### **Strange or funny stories?**

I like embarrassing dead beat tenants by exposing their b.s.

### **Clubs or Organizations or any other affiliations you are involved in?**

Both the Rockford and Chicago BMW Motorcycle Clubs, International Concrete Repair Institute, Better Business Bureau

### **Pet Peeves?**

Vacancies -- Dragging the carpet machine up and down stairs -- people who shouldn't be in the investment business and have ruined it for everyone else.

### **It seems you have property in quite a few areas. How do you manage to keep up with all of them?**

Drive and ride -- It's not that bad. The areas I'm in are decent, not much turnover. Choose tenants carefully.

### **Of all the cities, which do you feel is the best run and why? What would you change if you could?**

They are all about the same. Probably the water bill. For example: Sycamore - \$900.00 average, Belvidere - \$250.00 average

### **Your best advice for new landlords:**

Everybody fills out an application. Charge a minimum of \$30.00 per adult, keep track of where they work, and check every 4-6 months in case you have to garnish wages.

### **Anything else you would like to add?**

1. Check credit
2. Check all references
3. Check job security
4. Don't be afraid to say no if you think these puppies are looking for a home. You don't want them or their hard luck stories. Stick to your guns!
5. If you don't have your money by the 5th, charge \$3.00 per day. Be careful on rent increases.

I have 12 training certificates from concrete repair material suppliers.

I love being with other people and having a good time just being with my friends.

**STILL LOVING IT ALL AT 70.**

STAN

## Utilities

RAA members have at times experienced problems with utility service being placed in our names without our knowledge. Some RAA members had contacted Nicor to see what could be done to make it easier for landlords to manage their gas account. Recently Nicor contacted RAA to inform us Nicor will begin sending a letter to the contact person listed on the landlord agreement when there is a request made for a change in service. That means you will receive the notice at the time of the request and not after the change has taken place. This will save you from unplanned utility expenses. We appreciate Nicor's response to our issue and hope to have a similar policy put in place with ComEd.

If your Landlord Agreement with Nicor has an email address, the letter will be sent by email. If there is no email address, then the letter will be sent by regular mail. You can set up a landlord agreement at this web address <https://nicorgas.aglr.com/Home/StartStopService/LandlordInformation/ServiceNoticeandAgreement.aspx>

If you need help to update an existing agreement call the landlord line at 1-877-267-5673 Thanks to everyone who contacted Nicor. We do accomplish much by working together.

## Networking

✓ One of the benefits of membership in RAA is our email group. By joining the group you can interact with other RAA members on a daily basis. Great information is shared on issues such as management, service providers, and prospects. If you are not currently taking advantage of the RAA email group and would like to see what it has to offer, send an email with the name your membership is under and the email address you want added to the group to [arenacnst@charter.net](mailto:arenacnst@charter.net).

✓ Are you on Facebook? Follow the Rockford Apartment Association and Illinois Rental Property Owners Association. Facebook is a great tool to increase awareness of our groups and the issues we are working on.

✓ RAA is a member of the Illinois Rental Property Owners Association (IRPOA). Our membership in IRPOA connects us to other groups like RAA from across Illinois. These groups work together to ensure that regulations imposed by state government are fair. RAA makes a contribution each year to pay for our lobbyist but that only provides a portion of the funds we need. Please go to [www.IRPOA.org](http://www.IRPOA.org) to subscribe to our web site or just to make a donation to our lobbyist fund. Your contribution is cheap insurance to limit unreasonable and costly regulation.

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monthly meetings. I received positive feedback from our membership on our educational topics and so we will make sure to include more educational meetings when we plan for next season.


I look forward to seeing all of you at this month's banquet. Bring your family, friends and maybe a fellow landlord who is not yet a member of RAA. We have much to offer housing providers whether they are new to the business or with years of experience. It is never too late to learn from your peers.

—Paul Arena, RAA President


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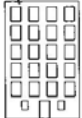
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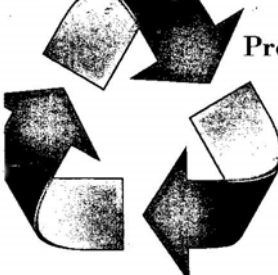


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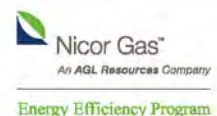
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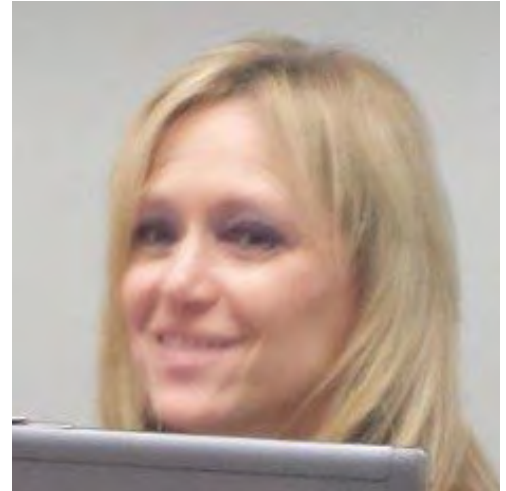
The Nicor Gas Energy Efficiency Program is funded by Nicor Gas customers in compliance with Illinois Public Utilities Act (220 ILCS 5/8- 104). This program is funded by ComEd customers in compliance with Illinois law.

**Partners for Energy Efficiency**



## April Meeting

*Brian Crull, Greg Jury and Julie Altenbernd from Rock River Disposal Services presented the new contract with the City of Rockford for the garbage pick up.*



### Senior Drivers No Longer Need Drivers License

My neighbor was working in his yard when he was startled by a 1980's white 4-door sedan that came crashing through his hedge and ended up in his front lawn.

He rushed to help an elderly lady driver out of the car and sat her down on a lawn chair.

He said with excitement, "You appear quite elderly to still be driving."

"Well, yes, I am," she replied proudly. "I'll be 97 next month, and I am now old enough that I don't even need a driver's license anymore."

"You don't need a driver's license anymore?!?"

"That's right! The last time I went to my doctor, he examined me and asked if I had a driver's license. I told him 'yes' and handed it to him. He took scissors out of the drawer, cut it into pieces, and threw them in the waste basket, saying, 'You won't need this anymore'. So I thanked him and left!"

### THE WILL

Doug Smith is on his death bed, and knows the end is near. His nurse, his wife, his daughter and 2 sons, are with him. So, he says to them: "Bernie, I want you to take the Brooklyn houses." "Sybil, take the apartments over in Bronx." "Jamie, I want you to take the offices over in the Times square."

"Sarah, my dear wife, please take all the residential buildings on

the banks of the Hudson river." The nurse is just blown away by all this, and as Doug slips away, she says, "Mrs. Smith, your husband must have been such hard-working man to have accumulated all this property".

Sarah replies, "Property? ...He had a paper route!"

What deep thinkers men are, I mowed the lawn today and after doing so I sat down and had a cold beer, the day was really quite beautiful and the drink facilitated some deep thinking.

My wife walked by and asked me what I was doing and I said 'nothing', the reason I said that, instead of saying, 'just thinking,' is because she would have said 'about what', at that point I would have to explain that men are deep thinkers about various topics which would lead to other questions.

Finally I thought about an age old question, 'is giving birth more painful than getting kicked in the

groin? Women always maintain that giving birth is way more painful than a guy getting kicked in the groin.

Well after another beer and some heavy deductive thinking I have come up with the answer to that question: Getting kicked in the groin is more painful than having a baby; and here is the reason for my conclusion:

A year or so after giving birth a woman will often say "It might be nice to have another child," on the other hand, you will never hear a guy say, you know, I think I would like another kick in the groin."

I rest my case, time for another beer!

Dean Impey


Hours:  
Mon. - Sat. 7:30-6 & Sun. 9-3

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# Rockford Apartment Association Directory

1-800-RAA-6676 | www.RockfordApartmentAssociation.org | PO Box 2502 | Loves Park IL 61132

## RAA SERVICE DIRECTORY

|   |              |
|---|--------------|
| <b>Allen Much</b> Appliance Repair      | 815-963-4123 |
| <b>Asset Protection Ins.</b>            | 815-708-7445 |
| <b>Bridges flooring</b>                 | 815-543-6244 |
| <b>Coin Laundry Appliances</b>          | 800-242-5453 |
| <b>Franklin Energy Services</b>         | 855-846-1148 |
| <b>Great Lakes Laundry</b>              | 800-236-5599 |
| <b>G.W. Porter</b> , Process Service    | 815-961-8100 |
| <b>J &amp; J Cement</b>                 | 815-519-4795 |
| <b>Ken Becker Realtors</b>              | 815-399-8000 |
| <b>Nicholson Hardware</b>               | 815-963-4821 |
| <b>Northern IL Sewer Service</b>        | 815-229-1174 |
| <b>Property Cleanouts &amp; Hauling</b> | 815-742-6990 |
| <b>Riverside Bank</b> , Dennis Roop     | 815-637-7008 |
| <b>SKV Construction</b>                 | 815-245-6098 |
| <b>Stateline Rental Properties</b>      | 815-398-8886 |
| <b>The Rock River Times</b>             | 815-964-9767 |
| <b>TRI-B Hardware &amp; Supply</b>      | 815-399-2828 |

## RAA 2012-2013 BOARD MEMBERS

|                                   |                        |              |
|-----------------------------------|------------------------|--------------|
| <b>President</b>                  | Paul Arena             | 815-243-2924 |
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| <b>Secretary</b>                  | Ken Opperman           | 815-248-4248 |
| <b>Treasurer</b>                  | Mike Cavataio          | 815-397-3320 |
| <b>Nominating Com.</b>            | Ken Becker             | 815-399-8000 |
| <b>Vendor Advertising</b>         | Ken Hagemeyer          | 815-519-5583 |
| <b>Vendor Table</b>               | Mary O'Sullivan-Snyder | 815-988-2755 |
| <b>Bus. Forms</b>                 | Ken Hagemeyer          | 815-519-5583 |
| <b>Membership</b>                 | Vince Miosi            | 815-877-3272 |
| <b>Programs Director</b>          | Karl Fauerbach         | 815-877-6077 |
|                                   | Rick Davis             | 815-690-5288 |
| <b>Marketing/Public Relations</b> |                        |              |
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|                                   | Mary O'Sullivan-Snyder | 815-988-2755 |
| <b>IRPOA Rep</b>                  | Paul Arena             | 815-243-2924 |
|                                   | Greg Osen              | 815-601-8008 |
| <b>Web Site / Events</b>          | Steve Lantow           | 815-633-9967 |
| <b>Newsletter Editor</b>          | Greg Osen              | 815-601-8008 |
| <b>Board Members</b>              | Brian Kern             | 815-519-8263 |
|                                   | Jerri Cole             | 815-282-9662 |

\*Legal Counsel (Board Advisor) Tom Wartowski 815 978-1572

## Rockford Apartment Association Code of Ethics

We, the members of the RAA, recognizing our duty to the public and the intimate nature of the relationship between the apartment resident and the owner, or manager, and being aware of the vastly increasing role of the apartment industry in providing the home of the future, and in order to provide the apartment-residing public with the maximum in quality and service upon the highest standards of honest and integrity, do hereby bind ourselves, with each and every member, together and alone, agreeing that, so long as we remain members of the RAA and so long as nothing contained herein shall be unlawful, we shall:

- Promote, employ and maintain a high standard of integrity in the performance of all rental obligations and services in the operation of our apartment communities.
- Maintain and operate our apartment communities in accordance with fair and honorable standards of competition, ever mindful of the purposes of the Rockford Apartment Association and in compliance with the bylaws thereof.
- Strive continually to promote the education and fraternity of the membership and to promote the progress and dignity of the apartment industry in creating a better image of itself in order that the public may be better served.
- Seek to provide better values, so that an even greater share of the public may enjoy the many benefits of apartment living.
- Establish high ethical standards of conduct within the apartment industry in the business relationship between the owner, managers and suppliers of products and services to the apartment industry.
- Maintain property standards of the appropriate governmental authority.
- Ensure that every qualified individual, regardless of that individual's race, color, religion, gender, disability, familial status or national origin is afforded the same opportunity to rent an apartment and enjoy the benefits of apartment living.

Financial statement available upon request to members in good standing.

The content and opinions expressed in the RAA newsletter do not necessarily reflect the views of, nor are they necessarily endorsed by, the Rockford Apartment Association or its board.



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## 2014 year-end Spring Banquet Annual Meeting!

**Tuesday, May 20th at Burpee Museum, 6:30 P.M. to 8:30 P.M.**

### ***Come to a meeting!***

*Join and save!*

*Free to RAA members*

*\$15 non-members*

***Rockford Area  
Association Of Realtors***

*6776 East State Street*

*Rockford, IL*

### ***RAA rental forms for members only***

*Forms are available at the following locations. Please call in advance to be sure someone will be available to help you.*

|                        |                               |                |
|------------------------|-------------------------------|----------------|
| RAA Meetings           | 6776 E. State St.             | 1-800-RAA-6676 |
| Hurd Properties II LLC | 124 Water Street<br>Suite 204 | 1-815-519-5583 |
| State Line Rentals     | 920 22nd Street               | 1-815-398-8886 |
| Terra Creek Apartments | 375 Bienterra Trail           | 1-815-397-3320 |