



FEBRUARY MEETING

Tuesday, February 20, 2018

Neighborhood Networks

Cyndie Hall

Join us as we discuss ways to improve your neighborhoods and increase property values. Find out who your neighbors are through neighborhood associations. Team up to stop crime, vandalism, and work with your local alderman or woman to get needed infrastructure improvements.

Cost: FREE for members, \$15.00 for non-members

Networking 6:30 P.M.

General Meeting 7:00 P.M.

Meeting Location

RAAR

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Letter from the President

Last Month in our January 16th 2018 meeting, Speakers City of Rockford Neighborhood Standards Supervisor Rob Wilhelmi and Assistant City Attorney and Blight Reduction Officer Matt Flores, spoke to the membership about Property Standards and what the City requires for minimum code. They covered 5-10 code violations that they deal with the most. They also spoke about the process that occurs when a property owner is in noncompliance, the notification a property owner receives and associated fines if any. I believe the new administration is trying to work with landlords and home owners alike in noncompliance situations. From my own experience with two separate violations, I was not fined and I was given plenty of time to correct the violations, something I haven't seen before so thank you to Rob and Matt for that. Many great questions came from the membership along with ideas on how RAA members could obtain properties that were scheduled for demolition beforehand. Good discussion took place about the need for a Partnership between the city of Rockford and investors such as ourselves to keep more property from coming off the tax rolls and making it into a viable investment property again.

In our upcoming February 20th 2018 meeting our topic will be "Neighborhood Networks" and our speaker will be Neighborhood Networks Director Cyndie Hall. Cyndie coordinates all the neighborhood Associations with the goals of fighting crime and getting needed infrastructure improvements in an effort to improve the Quality of Life and Property values. Many of us believe the Rockford Apartment Association can and should play a pivotal role in neighborhood associations helping to coordinate those efforts. RAA members have a large investment in real estate throughout the city of Rockford and beyond and it is in our best interest that we participate in neighborhood associations. Neighborhood associations network

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between neighbors through monthly meetings, newsletters, and email the same that we do in the RAA. They coordinate trash pickup days, make calls to people like Matt Flores and Rob Wilhelmi letting them know about problem properties, have meetings with their prospective alderman or woman, send out emails warning of crime in certain areas giving home owners and landlords a heads up among many other things. Our goal in the RAA is to have at least one RAA member involved in each neighborhood association. If you might be willing to join a neighborhood association we will be looking for volunteers. They usually meet once a month. You can come to our February meeting and find out more information on what associations exist, what their boundaries are, what the costs are, and how to become a member. Our property values, as many of us have seen, can be so adversely affected from crime and blight, it is incumbent on us to be part of an effort to combat decline in our neighborhoods and the city in general. Simple things like picking up trash really make a difference so let's join the effort!

Hope to see you all there!

—Karl Fauerbach, RAA President

Meet Jeff Peterson

by Jerri Cole

I think sometimes it is very hard in this business to balance our personal and business life and still keep our sense of humor. Jeff seems to have found this balance. I love his sense of humor, especially when he tells the story of the toddler at the Christmas party. It reminds me of the old "Dennis the Menace" movies of long ago. It is also really great to see him get started at a young age. Those of us who are seniors know how important it is to start young and how it makes our retirement so much better. We have so many great people in the RAA and we are blessed to have Jeff as one of them.



I would describe myself as a lighthearted individual who tries not to take anything too seriously, and tries to find the fun in the little things that happen during the day. I'm very close with my family. My wife, Kelli, is one of my real estate business partners. We got married in October of 2016. My other two real estate business partners happen to be my parents, Mark and Barb.

I have a few favorite hobbies. I enjoy playing fantasy football during the NFL football season. I'm the commissioner for my family and Rockford friends leagues, as well as a league that has the majority of my friends from college.

I also love tinkering in making and playing decks for a little card game called Magic the Gathering. It's a game that at it's core is based

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on reducing your opponent or multiple opponents life totals to zero, while not allowing them to do the same to you. Magic was first released in 1993 and they've added more cards over the years. Right now there are about 17,000 unique cards that can be put into a deck which leaves a lot of intellectual and creative space to build something truly unique.

Shortly after I graduated from the University of Wisconsin-Whitewater with a General Business degree and an emphasis in Entrepreneurship, I ran a small painting franchise here in Rockford from 2009 to 2011. At my peak I had nine full time employees and one part time employee. Over the course of the two painting seasons, we painted 70 homes with 100% customer satisfaction. I made about 15% of what I sold, but it still wasn't much to live on. So when a friend said that Rockford Memorial was looking for people who aren't traditional "computer" people, and instead for people who are good at solving problems for their open software analyst positions, I took the opportunity to have a larger and more secure income ... and more importantly, I wouldn't have to work every weekend. I've been with Rockford Memorial (now Mercyhealth) for a little over 6 years now and couldn't be happier.

I became a landlord due to a suggestion from my girlfriend Kelli, who is now my wife. We had both recently read the book *Rich Dad Poor Dad* by Robert T. Kiyosaki. I was looking for an outlet for my entrepreneurial skills and abilities; she was looking for investments that could lead to early retirement. When I was really young, and while we were still living in Ohio, I remember that my parents had been the landlords of a duplex and a triplex, but when we moved to Illinois they never got back into it. Kelli and I knew that having some experience would be infinitely better than no experience, so we approached them about the potential of a partnership. It turns out, they were thinking about adding a couple of rental properties to their investment portfolio to supplement their income as they approach retirement age. We bought our first 4-plex in February 2015.

We are not full-time landlords. We only own two 4-plex buildings. One of those 4-plexes has a 6-unit separated garage, so we rent the unused stalls to people as storage units. Since we are a 4-owner operation that means we split the profits four ways as well, so not enough to live on yet, but we are still growing and expanding. My day job is a software analyst for Mercyhealth. Basically I and the other software analysts work with the software which the hospital has

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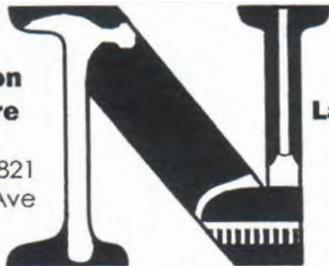
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bought the rights to use, and the data entered by the rest of the hospital staff, to make the staffs' job easier, more efficient, more effective, and at a high level of accuracy. That indirectly helps a large group of people in the greater state-line area stay as healthy as possible. We also help make sure we are receiving enough money, mostly from insurance companies or government agencies like Medicare and Medicaid, to cover the health systems' operating costs.

One part I love about being a landlord is it gives me an outlet for my entrepreneurial skills that I don't get to use as often as a software analyst. The part I like least is the disappointment I feel when I think I've found a good, responsible tenant who ends up being quite the opposite, costing me and my partners (and loved ones) time and money.

One thing that I find strange and interesting since becoming a landlord is that some married couples don't share bank accounts. My wife and I were sharing investment properties before we were even engaged! It makes things easier and more streamlined.

On Mondays between mid-March and mid-October I play Ultimate Frisbee after work with a group of other enthusiasts. I'm far from the fastest, quickest, most experienced, or most athletic person out there but I'm still 6'2" and you can't teach that. Height has certain advantages in catching a floating plastic disc. Many of those people had also played some Soccer over the years, so last year we started a recreational indoor soccer team called the Flatballers Football Club (Get it! ... Flatball ... like a Frisbee ... I like puns) with the goal of staying in shape in the Ultimate off season, but we instead use it as an excuse to drink beer together after maybe four or five 3-minute shifts of running around.

My pet peeve is undisciplined children. My wife and I were at a Christmas party where one couple brought their son to the party. That's fine, I like kids. This little 3-year-old rascal, though, was just flipping dog dishes full of food and water, pushing and pulling things down off the walls and counters, getting into presents that weren't for him, just running around completely devoid of supervision even though his parents were both in the room literally watching this little human wrecking ball, blatantly ignoring his parents instructions to stop because he knows they won't actually do anything about it. The worst part was this wasn't even his parents' house. It was the house of their friend. Don't you want your kid to be on better behavior at a friend's house as to not bring shame to the family name? Anyway, my wife wanted to leave the party early, apparently she was having to restrain herself from disciplining the kid herself. Maybe

we'll have different opinions when we have kids, but for now this remains a pet peeve.

Rockford could help landlords with faster processing of evictions. We are literally bleeding cash in these situations.

My best advice for new landlords is to just take the leap and buy your first property. It probably won't go smoothly, but the experience you gain will be huge. Plus the younger you start the more knowledge you can accumulate on rentals over your lifetime that you can possibly hand down to your children and children's children.

If I could change anything, I'd like to change the size of my bank account. I also started balding at age 19, so I'd like my hair back ... I'd also like my metabolism back from back when I was 19 as well.

When it comes to rental properties, I'd like to change how long it takes me to find a replacement tenant when one moves out, particularly during the winter months. 🏠

A man walked into the Doctor's office with a strawberry growing out of his head.

The Doctor said: "I'll give you some creme to put on it."



Maintenance Corner

Burglar Prevention Tips for Landlords

Replace broken windows.

Repair or upgrade window locks.

Install a high quality deadbolt lock system on doors.

Thin bushes near doors and windows

Light up the exterior.

Display signs, "Beware of Dog" or "Protected by Security System".

Join, and encourage your tenants to join, neighborhood associations. Attend meetings, and get to know the neighbors.

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January Meeting

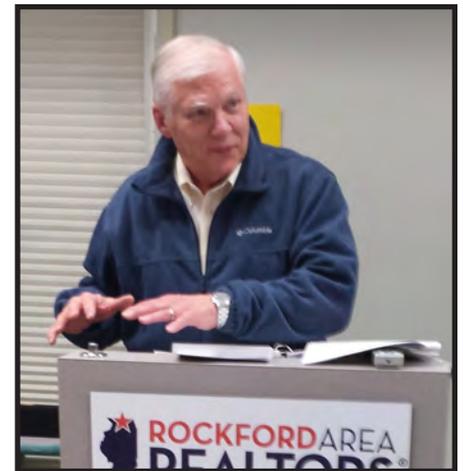
Speakers Matt Flores and Rob Wilhelmi From the City of Rockford Speak to the Membership about local Property Standards. ▶



▲ *Vendors Greg Yates from Pella Windows*



▲ *Matt from Ability Glass*



John Gille Long time opponent to Home Rule Shares his views About Home Rule. ▲

The District Attorney stared at the jury, unable to believe its verdict.

Bitterly, he asked: "What possible excuse could you have for acquitting this man of first degree murder?"

"Insanity," replied the foreman.

"What?" sneered the DA, "All twelve of you?"

Welcome New Members!

Please be sure to introduce yourselves and welcome the following members who have recently joined our ranks:

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Radmila Corkovic



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What “broken windows” Policing Is

By The Economist

www.economist.com/blogs/economist-explains/2015/01/economist-explains-18

The term “broken windows” refers to an observation made in the early 1980s by Mr Kelling, a criminologist, and James Wilson, a social scientist, that when a building window is broken and left unrepaired, the rest of the windows will soon be broken too. An unrepaired broken window is a signal that no one cares, they argued, and so breaking more windows costs nothing. More profoundly, they found that in environments where disorderly behaviour goes unchecked—where prostitutes visibly ply their trade or beggars accost passers-by—more serious street crime flourishes. This theory is supported by a number of randomised experiments. Researchers at the University of Groningen in the Netherlands, for example, found that people were twice as likely to steal an envelope filled with money if it was sticking out of a mailbox covered in graffiti. What this means for law enforcement, Messrs Kelling and Wilson prescribed, is that when police officers keep streets orderly, and punish even small signs of misbehaviour with a warning or an arrest, people will behave in a more orderly way.

When the “broken windows” theory was first published, urban crime was a seemingly uncontainable problem in America and around the world. But in the past two decades crime has fallen at an extraordinary rate. This change has been especially profound in New York City, where the murder rate dropped from 26.5 per 100,000 people in 1993 to 3.3 per 100,000 in 2013—lower than the national average. Plenty of theories have been concocted to explain this drop, but the city’s decision to take minor crimes seriously certainly played a part. While Mr Bratton was head of New York’s transit police in 1990, he ordered his officers to arrest as many turnstile-jumpers as possible. They found that one in seven arrested was wanted for other crimes, and that one in 20 carried a knife, gun or other weapon. Within a year, subway crime had fallen by 30%. In 1994 Rudy Giuliani, who had been elected New York’s mayor after promising to clean up the city’s streets, appointed Mr Bratton as head of the NYPD. Scaling up the lessons from the subway, Mr Bratton found that cracking down on misdemeanour offences, such as illegal gun possession, reduced opportunities for crime. In four years, the city saw about two fewer shootings per day.

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“Broken windows”-style policing has arguably helped to reduce crime. But other factors have also helped. Many police departments, particularly in big cities, have got better at using data to locate criminal hot-spots and target resources more effectively. The sharp decline in crime also coincided with the end of the crack-cocaine epidemic, improved security technology (it has never been harder to steal a car) and a reduction in the amount of lead in the atmosphere, which some studies show may reduce impulsive behaviour. Yet “broken windows”-style policing has also drawn serious criticism, with some saying it increases friction between police and citizens, particularly in poor and minority areas. Such neighbourhoods tend to receive a disproportionate amount of police attention, in part because they experience more crime: though blacks and Hispanics made up 53% of New York city’s population in 2013, they were 83% of its murder victims. But there are also signs of racial discrimination. Evidence that drug arrests imposed disproportionate costs on poor and minority residents, for example, encouraged the NYPD to relax its marijuana policy in November. But for all the complaints about uneven enforcement and racial prejudice, a majority of New Yorkers—both black and white—still say they want their broken windows fixed. 🏠

“Doctor, doctor, my wife has lost her voice. What should I do to help her get it back?”

“Try coming home at three in the morning.”

A daughter complimented her elderly father on his improved manners.

“After all these years, I notice that you have finally started putting your hand over your mouth when you cough.”

“I have to,” he said, “How else can I catch my teeth?”



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Success Through Neighborhood Organization

By Neighborhoods and Planning Office of Springfield MO

www.springfieldmo.gov/DocumentCenter/View/17167

Why Organize?

There are many reasons for a neighborhood to organize. Some of the most important benefits are outlined below.

- You can establish neighborhood bonds. Building 'community' within your neighborhood is of utmost importance. Working together with your neighbors helps make everyone feel like they 'belong'. With a common sense of ownership, more residents will be likely to participate because their interests are at stake.
- You can solve problems together. "Ten voices are louder than one." In a team, you can focus your interests and your efforts on the things that are most important to you. In the end, you will be much more successful.
- You can raise the level of property maintenance. This is one of the most common efforts in a neighborhood. You may not be able to improve the conditions of an unsightly neighboring property by yourself. A neighborhood-wide effort can target these problems and assist in their solution. In the end, both visual quality and property values are improved.

Success Through Neighborhood Organization

- You can establish better communication with your neighbors. Too often, people do not even know their neighbors. A neighborhood organization gives everyone something in common. Merely getting people introduced to their neighbors will affect improvements in untold ways.
- You can work more effectively with municipal services. In the same way that the residents benefit by working together, a group provides a larger forum for communicating with city government to voice concerns and solve problems.
- You can create a vision for your neighborhood. Once your neighborhood is organized, you can begin to discuss your wishes for the future. You can outline steps that you will take to make positive improvements. If you are interested in city-coordinated planning processes, contact the NPO.
- You can create pride in your neighborhood. Creating pride is something so basic, yet so important. Neighborhoods can easily fall into disrepair and despair. However, when people care, you will be able to maintain and improve that place that you call home.
- You can help make your neighborhood a safer place. By working together, looking out for each other, and coordinating with your police officers, neighbors can help to create a safer, more secure environment in which to live. 🏠

Winter Maintenance Tips for Landlords

By Erin Eberlin

<https://www.thebalance.com/9-winter-maintenance-tips-for-landlords-4092659>

In the winter, we protect ourselves from the cold with heavy coats and gloves. Your rental property also needs to be protected from these harsh temperatures. There are certain preventative steps you can take which can help keep your tenants happy and your property running smoothly in the winter.

Check Seals on Windows and Doors

Drafty windows and doors can increase heating bills, something neither you nor your tenants want. You will want to inspect both the interior and exterior of all windows and doors.

If you visit the property on a windy day, it may make it easier to detect any air leaks.

Make Sure the Windows Close Tightly This seems like a no-brainer, until you get calls that there is a draft in your tenant's apartment and come to find out there is an open window. Especially in older

windows, it is not uncommon for the top portion of the window to creep down, leaving a slight gap for air to come in. You simply have to unlock the window and push the top portion of the window up and the bottom portion of the window down to make sure it is properly closed. You can then lock the window again.

Check Weather Stripping You will want to look around each frame for any obvious holes or deteriorating caulk. Look for any loose or damaged weather stripping. You will want to re-caulk any deteriorating

caulk and replace any damaged weather stripping.

Feel for Drafts On the interior of the property, you can look for signs of light around the perimeter of the windows or doors. Also physically feel for drafts. If you want to get fancy, you can even purchase an infrared thermometer, which you simply point at any spot and it will give you a temperature reading.

Door Sweeps You can consider adding door sweeps on the bottom of entrance doors. You can get temporary ones that you can slide onto the bottom of the door or more permanent ones that you can screw into the bottom of the doors.

Single Pane Windows If your rental has older, single pane windows, you may consider wrapping them in plastic window wrap that you can purchase at stores like Home Depot or Lowes. This wrap will help to keep out drafts.

As a longer term investment, you may consider upgrading to double pane windows. If you are responsible for paying the heating bills as the landlord, this could help save you money because the tenants will not have to turn the heat up so high since heat will not be escaping. Even if tenants are paying for the heating bill, if the heating bills become too high, you will have more tenant turnover and then it will still be your problem as a landlord to try and fill these vacancies.

Shoring up these air leaks will help keep the property warm in the winter. It will also hopefully keep tenant complaints about cold, drafty apartments to a minimum.

Check for Cracks and Openings

Another maintenance issue to stay on top of before the temperatures drop is looking for cracks, crevices or holes around the perimeter of your property. The purpose of this is to prevent critters that are looking for a home in the winter from entering your property.

Look for gaps around any pipes that are entering the property. You should also check for any gaps under entrance doors or garage doors. An adult mouse can slip through a gap as small as a quarter of an inch and a baby mouse can fit through even smaller holes.

Check Insulation

One way to reduce heating bills is to make sure the property is properly insulated. You can have insulation blown into attics, basements or crawl spaces to help with heat retention. Proper insulation around pipes will also help prevent them from freezing in the winter.

Establish Snow Removal Plan

You want to figure out how you will deal with snow or ice before the winter begins.

Stock up on salt at the beginning of the season to make sure you have enough for the entire season. You cannot afford to have ice buildup at your property because it is a liability issue for slip and falls.

You should also make sure you have the appropriate number of snow shovels. If you have a snow blower, make sure it is in working order. If you are planning on purchasing a blower, you can often get a better deal buying one off-season.

Next, you need to decide who will actually be removing the snow at your property. Will it be your responsibility, the tenant's responsibility or will you hire a third party? Check with your town to determine how long you have after the snowfall ends to get your sidewalks clean. Some towns will give you twelve hours, while others will give you more than a day.

Digital Thermostats

Make sure all battery operated thermostats have a new battery at the beginning of the season. If the battery dies when it is cold, the tenants will have no heat and the pipes will have the potential to freeze. A good rule of thumb is to change all batteries when the time changes to or from Daylight Savings.

Inspect Trees

Snow and ice have the potential to take down tree limbs or cause entire trees to fall. For the safety of your property and of your tenants, inspect all trees around your property or hire a professional to do so.

You want to look for any branches that could potentially fall onto your property, on your neighbor's property or onto parked cars. One cubic foot of snow weighs between 15 and 20 pounds. A one inch thick square foot of ice weighs about 5 pounds. With this weight, you can see why it is so common for branches and trees to fall during winter storms.

Trees which are rotted could easily come down during a winter storm. Remove them immediately.

Advise Tenants to Keep the Heat On

Once the temperatures hit the freezing mark, pipes have the potential to freeze. Therefore, your tenants should never turn their heat completely off in the winter, even when they are away (and if they do go away, ask them to leave the faucets slightly dripping). Setting the temperature for 4-8 degrees lower than they would normally keep the heat should be enough to keep the pipes warm without making the boiler work too hard.

We Lost Control of Government

By John Gile

[http://history.rockfordpubliclibrary.org/local history/?p=62862](http://history.rockfordpubliclibrary.org/local%20history/?p=62862)

In 1970, we lost direct control of city government when a new constitution, which we voted against by a 52–48 margin, imposed on us what political leaders have misnamed home rule.

That constitution gives local politicians the power to tax us, to regulate, and to incur debts which we must pay—without having to ask us for our approval.

Since that time, our taxes have increased 300 percent. And those same powers are used for public-financed secret land deals and to subsidize questionable public frills.

We now have a chance for a change, an opportunity to regain a voice and a choice in local government.

The majority of Illinois cities do not have home rule, yet provide police and fire protection, streets and water, and sewers. They use their police power to provide for the public safety, health, morals and welfare and to keep out unwanted massage parlors, pornography peddlers, and drug paraphernalia dealers. And we have see our neighboring cities, without home rule, enjoy economic development while Rockford uses its home rule powers to tax and spend and drive out business and jobs.

We urge voters, for a greater Rockford, to vote "No" to home rule on April 12.

And for our citizens on Social Security, our unemployed, for all those on fixed incomes, we beg voters to exercise compassion and vote "No" to home rule. It is they who are hurt most by city taxes. It is they who are being deprived of money for the essentials of life so city government may engage in politics as usual.

This is not a question of retaining city services. Rockford had adequate city services for 100 years without home rule.

This is not a question of going to Springfield. Rockford's legal counsel before home rule said he went to Springfield once in 16 years.



▲ *Karl Fauerbach and Paul Arena take a selfie with Governor Bruce Rauner.*



▲ *RAA President Karl Fauerbach and RAA past President Paul Arena Meet with Dave Severson at Dave Severson Re election fund Raiser*

This is a question of direct citizen control of the city government. Naturally, the politicians do not want to have their power controlled by the taxpayer. Naturally, they are doing all they can to frighten them away from voting "No".

But if they do not vote "No" April 12, taxpayers are voting "Yes" to every tax increased they will receive during the next four years. This is their last chance to vote "No" until 1987. Staying home April 12 is the same thing as voting "Yes".

Rockford is our home and the people can regain the right to rule our home ourselves by voting "No" to home rule.

—John Gile, Communications director,
Home Rule Advisory Committee.



EVICCTIONS

The first step towards obtaining an eviction is to have a "Landlord's Notice." There are various types of landlord notices depending on the particular situation. The Winnebago County Law Library has self-help manuals available that can explain the different types of notices and what steps must be taken in the eviction process.

Once the Sheriff's Office receives the signed sealed Order from the Judge, a date and time can be set for Sheriff's personnel to meet the plaintiff at the eviction address. The Sheriff's Office will set the eviction date within three (3) business days after your possession date. This date can be set further out if requested since the eviction order is valid for one hundred-twenty (120) days from the date it is signed by the Judge. The Sheriff's role at the eviction address is to enforce the Order and keep the peace.

The plaintiff is responsible for the manpower along with things like garbage bags and boxes that may be necessary to move the possessions to the nearest public property (normally the curb).

Fees for Service of Civil Papers
\$18.50 per service plus \$1.00 per mile

Fees for Enforcement of an Eviction Order
EFFECTIVE AUGUST 1, 2011

Sheriff's fee for serving or attempting to serve an order of judgment for the possession of real estate in an action of ejectment or in any other action, or for restitution in an action of forcible entry and detainer without aid in the County are as follows:

\$74.00 Fee for restoring possession
\$ 5.00 Return
\$79.00**

Fee payable in advance, prior to scheduling.

**Mileage will be charged and added to the total, from the place of holding court to the place of residence of the defendant or witness, \$.50 per mile each way. Additional Civil Process Fee Information

If an eviction is cancelled by notifying the Sheriff's Civil Process no less than one hour prior to the date and time set, a \$5.00 non-refundable fee will be charged and the remaining eviction order fees will be refunded.

All requests for service shall be paid in advance.
Make checks payable to the Winnebago County Sheriff.

If you have any questions regarding the eviction process or fee schedule; or to cancel an eviction please call 815-319-6150.

Rockford Apartment Association Directory

RAA SERVICE DIRECTORY

Abby Pest Elimination	815-207-9255
All Seasons Carpet Cleaning	815-399-8690
Asset Protection Ins.	815-708-7445
Baney Construction	815-319-3333
Don's Appliance Service	815-877-2553
Eckburg Insurance Group	815-877-4100
G.W. Porter , Process Service	815-961-8100
IL Bank & Trust , Dennis Roop	815-637-7008
Ken Becker Realtors	815-399-8000
Nicholson Hardware	815-963-4821
Northern IL Sewer Service	815-229-1174
SKV Construction	815-245-6098
TRI-B Hardware & Supply	815-399-2828
Trickie Enterprise	815-637-6524
Weichert Realtors/ Tovar Properties	815-877-8500

RAA BOARD MEMBERS

President	Karl Fauerbach	815 877-6077
Vice President	Mary O'Sullivan-Snyder	815-988-2755
Secretary	Ken Opperman	815-248-4248
Treasurer	Mike Cavataio	815-397-3320
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Spring Banquet	Mary O'Sullivan-Snyder	815-988-2755
General Meeting	John Kirschbaum	815-871-0696
Bus. Forms	Allen Much	815-963-4123
Membership	Debbie Chamberlain	815-871-4713
Programs Director	Larry Mills	815-289-1607
Events Photographer	Jerri Cole	779-537-4257
	Lynn Olsen	815-222-0606
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Newsletter Editor	Karl Fauerbach	815-877-6077
	Jerri Cole	779-537-4257
Government and Public Affairs Director		
	Paul Arena	815-243-2924
IRPOA Rep	Paul Arena	815-243-2924

*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.