



FEBRUARY MEETING

Tuesday, February 19, 2019

Section 8 Housing Voucher Program

Guest Speaker: **Owen Carter**

Rockford Housing Authority/Director Of Housing Operations

Join us as Owen explains the section 8 program in detail and how the government shutdown could affect housing voucher payments!

Networking 6:30 P.M.

General Meeting 7:00 P.M.

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

Meeting Location

RAAR

6776 East State Street
Rockford, IL 61108

JOIN THE RAA!

Members enjoy . . .

- ✓ 7 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 through group Email
- ✓ 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

1-800-RAA-6676

**Follow RAA
on Facebook!**



Letter from the President

Welcome to winter everyone! With a couple of good snow falls, extreme record setting low temperatures, and a couple rain and sleet storms followed by more freezing temperatures, here we are! There is two inches of crunchy ice over everything and many of us were caught off guard unable to react fast enough to the latest ice storm. The big box stores, smaller retail outlets, and hardware stores quickly ran out of salt. Hopefully you were prepared and were able to get out and remove any snow and sleety slush before the freezing temps came. If you didn't have it cleared by 6:00pm Thursday February 7th the temperatures had dropped enough to freeze things solid! The weather in December made us feel like the winter would be a mild one. What happened? The extreme cold also caused pipes to burst, drains to freeze, and Ice dams causing water to back up and penetrate through roofs. It can be trying times for property owners constantly on call subject to adverse weather conditions. All we can do is be as prepared as possible. When the weather turns extreme we have to react.

Some things to remember ahead of time and during those conditions; Make sure you stock up on salt and have enough on hand to handle at least two snow or ice storms. Replenish when necessary. If you can't find salt you can buy sand and if you were stuck with the slush that froze solid sand ends up as a better alternative. Salt becomes less effective the colder it gets and sand can eliminate slippery areas. It cheaper too! Weather is an act of God but for liability reasons you must exercise due diligence by doing what you can to remove or eliminate any hazards for tenants and visitors to your properties. Insulate basements between the perimeter beam and any pipes. Old Limestone foundations leak the most in those areas. In extreme cold

continued on page 2



**CLICK
AROUND!**

All ads will take you directly to the vendor's website. Other website references will take you to the source for more information.

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.

During General Meetings

Asset Protection Insurance
124 North Water St., Suite 208
1-815-708-7445

Come to a meeting! Every 3rd Tuesday September through May

Join and save!

Free to RAA members

\$15 non-members

Meeting Location

*Rockford Area
Association Of Realtors
6776 East State Street
Rockford, IL*

and windy conditions place a box fan in basements to circulate warm air to those spots regardless of the type of foundation. Have tenants leave sink cabinet doors open as pipes are commonly placed close to the outside wall under sinks. For pipes that commonly freeze, no matter what you try, as a last resort leave a trickle of water going from both the hot and cold side of the faucet. That also helps to keep P trap drains from freezing. Make sure you also make your rounds checking basements for frozen or busted pipes. I had a pipe burst and run for days without being discovered. Insulating the pipe itself doesn't help. It's going to freeze because you're insulating it from the warm air as much as the cold air. It just takes longer for it to freeze. You must stop the air flow coming from the outside by insulating against the outside wall between the pipe and the outside wall. The use of heat tapes on pipes is also an option if pipes are accessible. Make sure your tenants don't turn the temperature below 60 degrees while they are out of town. Utilize heat tapes outside as well in downspouts and gutters to keep the water that's draining off a roof from freezing up once it hits the cold exposed downspout. Keep an extra heat tape around also because that's another thing you can't buy once extreme conditions are upon us. Clear snow and ice away from downspout and splash block areas so melting run off goes away from the building and not back against the foundation. Finally, it pays to be prepared! Think warm temperatures! Spring will be here before you know it.

Last month in our January meeting CPA David Lindgren from Wifli LLP CPA's spoke about tax laws and the changes for 2018 taxes. Thank you to David and his staff Dave and Scott who gave the presentation.

Our February meeting topic will be the "Section 8 Voucher housing Program" Our guest speaker will be Owen Carter from the Rockford Housing Authority. Owen is the Director of Housing Operations. Join us as Owen will go over the Section 8 program and talk in detail how the program works. He will also talk about the ramifications of the government shutdown and how voucher payments could be affected. If you are currently renting to section 8 voucher holders or your considering the program this will be a meeting you won't want to miss!

Hope to see you all Tuesday evening!
—Karl Fauerbach, RAA President



Your ad could be here!

Call 815-222-0606

For price information



Meet Beth Hanes

by Jerri Cole

I really like doing these interviews. Everyone has a story and they are all interesting. In the following Beth tells of finding a new first cousin she never knew she had on Ancestry.com. I think we would be astounded to find out how many of these cases there are. In this case, someone finding out about his biological father and getting some closure. In some cases, people going to their graves thinking they are taking their secrets with them and someone comes along many years later and their secret isn't a secret anymore. Thanks for being a part of RAA, Beth!

"I am semi retired, working several part time jobs. I'm too young to retire and too old to want to bust my butt working too much. I just spent time in Florida researching retirement areas. I hope to move somewhere with a warmer climate when I do retire.

"I'm usually cleaning apartments on my day off, especially during the summer months, In my down time I enjoy traveling, treasure hunting at estate and garage sales, reading, watching t.v., and occasionally making homemade sock monkeys. I also enjoy updating my family tree on *Ancestry.com*. Last year a new first cousin found me on *Ancestry.com* after I was a match to his DNA. I was able to tell him about his father (my mother's brother) and send him pictures and items my Mother had saved after his death. I hope to make a trip out west to meet him in the future."

"I was born in Canada, but left there at 6 months old. My Mother and Father both were raised in southern Illinois. My Father sold oil field equipment. That is why he was living in Canada for a few years. I've lived in Canada, Illinois, Indiana, Missouri, and North Carolina. I recently purchased a mini van big enough to live in, in case I become homeless."

"I started working in the Birkenshaw Villas Apartments Leasing office about four years ago. My brother in law was in charge of the maintenance and leasing and asked me to help out in the Leasing Office. There are 80 apartments in the complex. They are owned by a corporation based in Mequon, Wisconsin. I also work at Kerry in Beloit as a sensory panelist (food taster). I have worked in the past for several large and small banks, Citicorp Mortgage, Mass Mutual, State Farm, and Allstate doing various clerical duties. I can also deliver groceries with Instacart (Schnucks). Schnucks reminds me of my childhood. I grew up in the St. Louis suburbs (25 miles west of the Arch) and there was a Schnucks store close enough to walk to. I'm also a Mary Kay consultant."

"I get unraveled when an apartment isn't ready and the new tenant pulls up in a U-Haul ready to unload. Somehow it all works out in the end. We were overwhelmed with trash cans when the city of Loves Park delivered 160 large trash cans without any notice. (2 for each unit)"

"I have an active Illinois insurance producers license. I belong to a weight loss support group called TOPS (take off pounds sensibly). I love food and eating and have struggled with losing weight most of my life.

"One of my pet peeves is when my cell phone rings at the worst time, usually when I am running late and in a hurry, and it ends up being a recording about how I can lower my credit card interest rate."

"One of the changes I would like to see in Rockford is for Rockford to get a Trader Joes."

"If I could change anything it would be for the weather to be warmer here in the winter months in Northern Illinois."

*Welcome
New Members!*

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

**Jeffrey Peerboom
John Treganowan**

Elite Gutter Service

Let it Rain!

Never service your gutters again!

Rockford (815) 397-5933

Belvidere (815) 544-0237

- Seamless Aluminum 5" and 6" Gutters

- 40 colors to chose from

- Gutter covers

Never service your gutters again!

Ask about our lifetime warranty



Our team will work closely with you to meet your lending needs.



www.byronbank.com

- MULTI-FAMILY UNITS
- LOW CLOSING COSTS

You deal directly with local lenders and local decision makers for quick decisions.



Mike Kohlstedt
 Senior VP - Commercial Loans
mkohlstedt@byronbank.com
 815-234-6103



Doug Knodle
 Commercial Loan Officer
dknodle@byronbank.com
 815-234-6109

Call today to find out how we can achieve your business goals together.

Fully Certified, Licensed and Insured

ABBY PEST ELIMINATION LLC

Poplar Grove, IL

- Asian Beetles
- Bees
- Wasps
- Rats
- Spiders

We can kill any Bug But the Litter Bug

- Box Elders
- Earwigs
- Ants
- Roaches
- Mice

Randy Burd
Family Owned & Operated

Cell (815) 207-9255
Fax (815) 566-3799

Anthony's Pest Control
20 years experience. Licensed and insured

Anthony Colasuono
Locally owned and operated

P.O. Box 6343
Rockford, IL 61125
AnthonyPestControl@aol.com
(815) 988-3803



Bed Bug Specialists

Adam Smith
Business Development Manager
Laundry Room Solutions

M: (630) 294-6572
smitha@cscsw.com
122 Messner Dr
Wheeling, IL 60090

Customer Service
(844) 272-9675



**Unbeatable
Rental
Property
Rates**

Actual Cash Value
Functional Replacement Cost
Replacement Cost

eckburg.com

**Compare
Rates Today!**

Nick Verstraete
Nick@Eckburg.com
815-877-4100



We're the Best, flush the Rest!

**NORTHERN ILLINOIS
SEWER SERVICE, INC.**

Your Drain Cleaning Specialist
Industrial • Residential • Commercial
P.O. Box 6332 • Rockford, IL 61125

DOUG M. ROGERS
Owner

Free Estimates
24-Hour Emergency Service
229-1174

Housing Choice Voucher Program

<https://rockfordha.org/resident-options/housing-choice-voucher-sec-8/>

The Section Eight program was enacted as part of the Housing and Community Development Act of 1974. The Rockford Housing Authority administers its Section Eight program in the most flexible manner consistent with HUD regulations. The following programs are administered by the Rockford Housing Authority under the Section Eight subsidy program:

- Housing Choice Voucher Programs
- Moderate Rehabilitation Program
- Project Based Section Eight

These programs enable participants to receive a subsidy while leasing from landlords in the private market.

To qualify, an applicant must:

- Meet the definition of "family"
- Meet HUD's income guidelines
- Furnish Social Security numbers
- Furnish evidence of citizenship/eligible status

The Rockford Housing Authority administers over a thousand Housing Choice Vouchers. In addition, the Authority also administers 330 Moderate Rehabilitation units, including both family and elderly/handicapped apartments. Project-based units are predominantly designed for people with special needs.

Applicants are issued Section Eight assistance in chronological order by date and time of application, unless the applicant qualifies for a local preference. Applicants qualifying for one or more local preferences are assigned points which move them ahead of applicants on the waiting list who do not qualify for any of the established preferences.

Local preferences are assigned to applicant families who qualify as follows:

Families with at least one adult who is employed and has been employed for three months.

Families with at least one adult who is 62 or older or a family which consists of at least one adult who has a disability.

Families with at least one adult who is "near elderly" which is defined as aged 50 to 61.

Families from contiguous counties which include Winnebago, Boone, Ogle, Stephenson, and Rock counties. (This preference does not apply to persons applying through the Family Unification Program).

United States Department of Housing and Urban Development

https://en.wikipedia.org/wiki/United_States_Department_of_Housing_and_Urban_Development

The United States Department of Housing and Urban Development (HUD) is a Cabinet department in the Executive branch of the United States federal government. Although its beginnings were in the House and Home Financing Agency, it was founded as a Cabinet department in 1965, as part of the "Great Society" program of President Lyndon Johnson, to develop and execute policies on housing and metropolises.

The department was established on September 9, 1965, when Lyndon B. Johnson signed the Department of Housing and Urban Development Act[1] into law. It stipulated that the department was to be created no later than November 8, sixty days following the date of enactment. The actual implementation was postponed until January 13, 1966, following the completion of a special study group report on the federal role in solving urban problems.

HUD Releases 2018 Year-in-Review https://www.hud.gov/press/press_releases_media_advisories/HUD

WASHINGTON – Today, the U.S. Department of Housing and Urban Development (HUD) released its 2018 Year in Review outlining the major accomplishments of the agency under Secretary Ben Carson.

"Over the past year, the Trump Administration has continued to deliver on its promise to create greater economic opportunity for low-income families and encourage reinvestment in underserved communities," Secretary Carson said. "HUD is advancing its mission by providing sustainable homeownership opportunities, removing barriers to revitalization and affordable housing, and helping communities impacted by natural disasters rebuild, among other efforts. I look forward to continue building on the successes of the past year and opening more pathways to self-sufficiency for HUD-assisted families."

HUD's achievements in 2018 include:

Spurring Reinvestment in Communities

HUD preserved affordable housing options by converting over 100,000 public housing units through the Rental Assistance Demonstration (RAD) program, which has generated close to \$6 billion in construction investment.

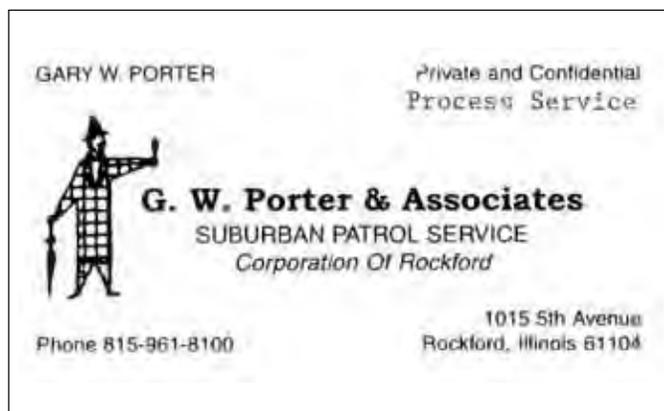
The Administration established the White House Opportunity and Revitalization Council, covering 13 federal agencies and led by Secretary Carson, which will work to prioritize Opportunity Zones in a variety of federal efforts, including grant funding, loan guarantees, infrastructure spending and crime prevention.

Advancing Economic Opportunity

HUD's Federal Housing Administration (FHA) served nearly 669,000 mostly first and low- to moderate-income, single-family homebuyers through home loans; supported the production and preservation of 121,600 multifamily units; and provided \$2.45 billion in insurance for hospital and residential care facilities.

Ginnie Mae served 1.86 million households by attracting global capital to the nation's housing market through its mortgage-backed security (MBS) in conjunction with the government's lending programs, such as the FHA and Veterans Affairs (VA).

continued on page 7





Reducing Homelessness Among Extremely Vulnerable Populations

HUD, through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program, reduced veteran homelessness by 5.4 percent since last year, falling to nearly half of the number of homeless veterans reported in 2010.

HUD-supported Continuums of Care (CoCs) reduced the number of families with children experiencing homelessness by 2.7 percent since 2017 and 29 percent since 2010.

Funding Disaster Recovery at Historic Levels

HUD has responded to natural disasters with historic funding levels and assistance to support the long-term recovery of affected communities. Specifically, HUD is allocating more than \$35 billion in Community Development Block Grant – Disaster Recovery (CDBG-DR) funding to 16 states and local governments in FY2018 following several natural disasters to support long-term recovery efforts.

HUD introduced new FHA financing options, including the “Disaster Standalone Partial Claim,” for disaster victims who are rebuilding or buying another home following a disaster. This option covered up to 12 months of missed mortgage payments via an interest-free second loan on the home.

Protecting Taxpayers

HUD won a significant legal victory in *Anaheim Gardens v. United States*, a case that has been pending for 25 years and presented HUD and the Federal government with potentially more than \$100 million in liability exposure.

HUD reduced the FHA’s exposure to risk and promoted sustainable homeownership. Specifically, HUD exceeded the statutorily mandated 2.0% capital ratio in the Mutual Mortgage Insurance (MMI) Fund in fiscal years 2017 and 2018 by not implementing a premium decrease announced by the previous administration.

Read more of HUD’s 2018 accomplishments here and about many of the individuals and families who have been impacted by HUD’s programs and services at HUD.gov/humansofhud.

HUD’s mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. More information about HUD and its programs is available on the Internet at www.hud.gov and <https://espanol.hud.gov>.



HUD’s Proposed 2019 Budget

<https://www.hud.gov/budget>

On February 12, 2018, the Trump Administration announced the proposed 2019 Budget for the U.S. Department of Housing and Urban Development (HUD), a \$41.24 billion spending plan that continues or expands support for vulnerable populations including those experiencing homelessness, the elderly and persons living with disabilities. The President’s 2019 Budget represents a commitment to fiscal restraint, with a modest one percent increase in discretionary funding over last year’s request.



**First we'll rock you!
Then we'll floor you!**



3291 S. Alpine Rd.
Rockford, IL
815-316-6565
www.lonniesstonecrafters.com



**LONNIE'S
CARPET MAX**

6551 E. Riverside Blvd.
Rockford, IL
815-282-5454
www.lonniescarpetmax.com

A Landlord's Responsibilities Under Section 8

<https://www.thebalancesmb.com/landlord-obligations-under-section-8-2124987>

By Erin Eberlin

A landlord is responsible for following the law. If a landlord is renting to Section 8 tenants, the landlord must still follow the statewide landlord-tenant law, but must also follow additional rules placed on him or her by the Section 8 program.

Seven Responsibilities Landlords Have Under Section 8

1. Find out If You Are Required to Accept Section 8 Tenants: Some landlords rent to Section 8 tenants by choice, and others do not have a choice. Certain states, such as Massachusetts, require that all landlords accept Section 8 tenants. You need to know if this is a requirement in your state so that you are not accused of violating the law if you refuse to rent to tenants with these vouchers.
2. Select a Section 8 Tenant: Although some states do require that landlords accept Section 8 tenants, a landlord does not have to accept every Section 8 tenant. A Section 8 tenant is still subject to the same qualifying standards as non-Section 8 tenants.

The Section 8 office conducts a very basic background check on all Section 8 applicants. Their screening focuses on a tenant's income level, which will not be the biggest concern for you, as the majority of the rent will be paid by the Public Housing Agency.

A landlord should always conduct the same background and credit check on Section 8 tenants that they conduct on non-Section 8 tenants. These checks help you uncover issues, such as a criminal history or a history of frequent moving.

3. Submit Request for Approval: A Section 8 tenant cannot live in your property until your property is approved by the Section 8 office. The first step in this approval process is to submit a Request for Approval of the Tenancy Form. A sample form can be viewed on the HUD website. The form requests basic information including:

The Address of the Property

Anticipated Lease Start Date

Proposed Rent

Included Utilities

The form must be signed and dated by both you and the tenant.



Don's
APPLIANCE SERVICE
"House of a Million Parts"

Mike & Kelli Habel

Service On Most Major Brands Of
Washers • Dryers • Ranges • Dishwashers
New, Used & Hard-to-Find Older Parts • Reconditioned Appliances

5517 N. 2ND STREET • LOVES PARK, IL 61111
(815) 877-2553 • FAX (815) 877-4952
www.DonsApplianceService.com



UB UNION
Savings
BANK
Your future. Our focus.

Rockford Office
203 N. Alpine Road
Rockford, IL 61107
Member FDIC

Debbie Chamberlain
Commercial Lender
dchamber@unionsb.com
Phone: 815-397-6880

4. Pass Housing Quality Standards Inspection/ Pass Yearly Inspections: The Request for Approval Form is the first step in getting your property approved for a Section 8 tenant. The real test is the Housing Quality Inspection. This inspection will determine if your unit meets the minimum housing standards set by HUD and by the local public housing authority.

If the unit does not comply with any item on their list of performance standards, the problem must be fixed within a set time frame. The unit must then be re-inspected before it can be approved for a Section 8 move-in.

Section 8 will perform an inspection once a year, usually when the tenant's lease is up for renewal. Even if the unit has passed the first Section 8 inspection, it must pass this yearly inspection for the tenant to continue living in the property. If any items fail the inspection, they must be remedied, or the housing authority may declare that the unit is unfit for the Section 8 tenant.

Ken Becker

Broker - GRI, CRS, CRB
Closed Over 100 Million Dollars

Becker

REALTORS®



Residential Investments Commercial

1720 Rural St. • Rockford, IL 61107

E-Mail: KBecker39@aol.com

Office (815) 399-8000

Eves. (815) 226-4800

Cell. (815) 670-3300

Fax (815) 399-7733

5. Collect Security Deposit and Monthly Rent: Section 8 pays the majority of the tenant's rent, but it does not pay all of it. Section 8 does not pay a tenant's security deposit. The landlord is responsible for collecting this deposit directly from the tenant or from another agency which has agreed to pay the deposit for the tenant.

Also, the tenant may be responsible for paying a portion of the monthly rent. The amount they will pay will depend on their income. For example, if the rent is \$1000 a month, the tenant may be responsible for paying \$50. This portion must be paid directly to you by the tenant., so it is your responsibility to make sure you receive it.

6. Adhere to Terms of the Lease Agreement: As with any other tenant, you must follow the terms of the lease agreement, as well as local landlord-tenant laws, when renting to a tenant with a housing choice voucher. You cannot take shortcuts when dealing with Section 8 tenants because the rent is being paid by the government.

You must respond to any maintenance requests, address any health or safety concerns, and handle any complaints they may have about other tenants. In a sense, you must be more diligent when dealing with Section 8 tenants because you and your property will be scrutinized by the Public Housing Authority and by HUD.

7. Notify Section 8 of Rent Increase: If you want to raise a Section 8 tenant's rent, you must submit a request to your local Section 8 office. There is usually a form that you must fill out. The form will ask:

What the Current Rent Is

What the Proposed Rent Will Be

The Date the New Rent Will Become Effective

You must also certify that the rent you are charging the Section 8 tenant is not more than the rent you are charging for any comparable units in your property. You can only attempt to raise a tenant's rent once a year.

**Dennis Roop**

Senior Vice President
droop@illinoisbank.com

815.637.7008 | 815.637.7010 | 815.621.6885

6855 East Riverside Boulevard | Rockford, IL 61114

www.illinoisbank.com**Dean Impey**

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

TRI-B Hardware & Supply

*A Veteran Owned / Full Service Hardware Store
Big enough to serve you, small enough to care.*

2811 Charles Street
Rockford, IL 61108

Phone 815-399-2828
Fax 815-399-8717

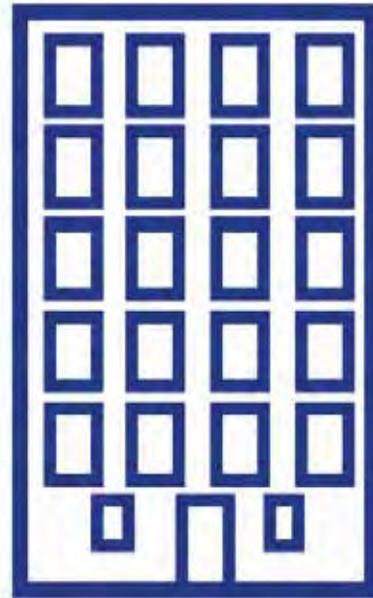
Visit us at: www.facebook/tribhardware
www.tribhardware.doitbest.com

A man went to his doctor complaining of insomnia. The doctor said: " You have to quit taking your troubles to bed with you."

"I can't help it," the man replied. "My wife refuses to sleep alone."

Husband: This report says that every time I breath, three Chinese people die."

Wife: That doesn't surprise me. You've got to stop eating so much garlic."



- Help New Investors Get Started
- Jump-start Existing Investors
- How to Fund Deals
- Hold/Wholesale/Flip
- Single Family vs. Multi
- How to Locate Properties
- Analyze Portfolios

RICKY L DAVIS



- 25 Years as an Investor
- 11 Years as a Broker/Managing Broker
- Former Board Member Apartment Assoc.
- Owned & Operated Real Estate Company & Property Management company
- Owned Real Estate Investment Club

815-690-5288 Cell

815-680-5216 Office

rick@statelinepropertyconsultant.com

January 2019 Meeting



Maintenance Corner

Maintain your Dryer!

- ✓ Clean the exhaust vent every two years.
- ✓ Check the vent cap outside.
- ✓ Don't overload it.
- ✓ Deep clean your lint screen.
- ✓ Clean out the lint trap.
- ✓ Replace vinyl or plastic exhaust vents with metal.
- ✓ Clean the drum.

Father: "Don't you think our son gets all his brains from me?"
Mother: "Probably, I still have all of mine."

Don: "She's a bright girl. She has brains enough for two."
Art: "Then she's just the girl for you."



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
Anthony's Pest Control	815-988-3803
Asset Protection Ins.	815-708-7445
Byron Bank , Doug Knodle	815-751-0312
Don's Appliance Service	815-877-2553
Eckburg Insurance Group	815-877-4100
Elite Gutter Service	815-397-5933
CSC Service Works , Adam Smith	630-294-6572
G.W. Porter , Process Service	815-961-8100
Hurd Management Services	815-321-9928
IL Bank & Trust , Dennis Roop	815-637-7008
Ken Becker Realtors	815-399-8000
Lonnie's Carpet Max	815-282-5454
Lonnie's Stone Crafters	815-316-6565
Nicholson Hardware	815-963-4821
Northern IL Sewer Service	815-229-1174
SKV Construction	815-245-6098
Stateline Property Consultants	815-680-5216
TRI-B Hardware & Supply	815-399-2828
Union Savings Bank	815-397-6880

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
Nominating Com.	Ken Becker	815-399-8000
Newsletter Advertising	Lynn Olsen	815-222-0606
Vendor Table		
Spring Banquet	Mary O'Sullivan-Snyder	815-988-2755
General Meeting	John Kirschbaum	815-871-0696
	Todd Johnson	815-519-3819
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
Marketing	Katty Roggensack	815-222-0324
Web Site	Jeff Peterson	815-871-7364
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

Board Legal Counsel, Tom Wartowski

tom@wartowski.com

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.