

WHAT'S INSIDE?

LAURA'S BLOG 2019 Marks the 50th Anniversary of the CAA • page 5

FROM THE PRESIDENT Honoring Trailblazers Begins Year of Celebrations • page 7

UPCOMING EVENTS

CAA HONORS RECEPTION
JAN 24 • 6:00 - 9:00 PM
Scioto Country Club
2196 Riverside Dr.
Columbus, OH 43221

2019 BOWLING FOR CHARITY
FEB 15 • 1:30 - 3:30 PM
Sawmill Lanes
4825 Sawmill Rd.
Columbus, OH 43235

MARCH GENERAL MEETING
MAR 14 • 12:00 - 1:00 PM
Lincoln Theater
55 East Long St.
Columbus, Ohio 43215

UPCOMING EDUCATION

YOU GOT THE JOB! NOW WHAT? LEASING 101
FEB 12 • 9:00 AM - 4:30 PM
Instructed by Lisa Schmidjell-Justice, DEI Communities Apartments 101 is a crash course for the apartment industry, teaching you all you need to know as on on-site leasing team member to stand out and make things happen.

MAINTENANCE 101
FEB 14 • 9:00 AM - 4:30 PM
Instructed by Lisa Schmidjell-Justice, DEI Communities We hire maintenance staff for their skill set, but maintenance is more than knowing how to fix a problem. This course covers communication with residents and staff, team work, budgeting – what's important to know, organization and scheduling for your property, preventative maintenance, capital improvements and asset protection, renewal retention and the role that maintenance plays. This is course is designed for all types of maintenance personnel but for office staff as well.

Charity, Prizes Dominate Reverse Raffle

In keeping with tradition the 2018 Reverse Raffle provided a lively atmosphere in room filled with anticipation as everyone hoped to be the one to take home the \$2,000 payout. The annual event was once again held at Copious Notes in the German Village on November 1st. This year's attendees had an extra chance to take home the party basket with over \$400 worth of alcohol and accessories in a contest that has become a staple of the event.

The evening began with cocktails, appetizers and bonding over dreams of the grand prize winnings. The most popular people of the night were the volunteers selling one of 52 chances to win the party basket by purchasing a playing card for \$20 with all proceeds benefitting the Community Assistance Foundation. Each person was anxious to get their favorite cards while others left the selection to chance, randomly picking a card from the deck.

This year's Raffle began with the presentation of the awards to the Community Assistance Foundation recipients, American Red Cross of Columbus, Patches of Light, COMPASS and Scholar House. CAA President, David Holzer presented the awards and posed for pictures after thanking everyone for their generosity throughout the year.



Members enjoy the excitement of the Reverse Raffle.

After a couple of announcements from Emcee Mike Lange of ABLE 444-Roof, the Raffle began with quick activity. The first ball drawn for the "Grand Prize Loser" went to Pure Properties Solutions who won back their \$125 ticket price. Attendees excitedly

• RAFFLE CONTINUED ON PAGE 2

Speed, Networking Make Inaugural Business Exchange Unique Experience

On Thursday, November 8, over 60 CAA members excitedly met at J. Liu for the inaugural CAA Business Exchange. In a fast-paced networking event just introduced members swiftly learned about each other, vendors explained their products and services and Primary Members outlined their community needs.

CAA Executive Director, Laura Swanson thanked those in attendance and explained the rules of the day, each Associate Member would have four minutes to explain their company's products or services and discuss with the Primary member representatives how they could fit their needs now or in the future. Following their four minutes, each was allocated one minute to rotate to the next Primary Member table where the rapid-fire started over again.

Following an hour and a half of networking and learning everyone adjourned from their assigned tables to reconvene earlier conversations over lunch. The enthusiasm of the event spilled over to lively conversation around the lunch tables where everyone felt the energy over making a new connection.

CAA President, David Holzer, one of the Primary Members in attendance felt the new event was a welcome addition. "I really enjoyed it. I got a lot out of it in a short time and look forward with working with some new connections."


His sentiments were echoed by CAA Education Vice-Chair Carrie Sitterley, "This was a great opportunity to find some new vendors and to let the vendors know what we need one-on-one. I made some new connections that I'm really excited about."

Members lingered after lunch unwilling to let the conversations and enjoyment die down for the day and eager to explore new acquaintances.




Networking at the Business Exchange


2018 EXECUTIVE COMMITTEE




President
David Holzer,
Commercial One
Realtors




**Immediate
Past President**
Nate Fisher,
Peak 10 Group




**Secretary/
President-Elect**
Brian Schottenstein,
Schottenstein Real
Estate Group




Treasurer
Steve Papineau,
Shelby Management




**Vice President of
Membership**
Don Brunner,
BRG Realty Group,
LLC



**Vice President of
Education**
Chris Rohrbacher,
Schottenstein
Property Group



**Vice President of
Education**
Carrie Sitterly,
Sentinel Real Estate
Corporation



**Vice President of
Associate Council**
Mike Lange,
ABLE 444-Roof

2018 BOARD OF TRUSTEES

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Philip Barcus, The Barcus Company, Inc.
Megan Batty, The Sherwin-Williams Company
Ted Bloom, Baker Rental Company, LLC
Don Brunner, BRG Realty Group, LLC
John Connor, C&G Investment Associates
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Brad DeHays, Connect Realty, LLC
David Fisher, F & W Properties, Inc.
Nate Fisher, Peak 10 Group
Bill Fritsche, Fritsche Corporation
Justin Garland, Showe Management Corporation
Wayne Garland, CPM, CCIM, Buckeye Real Estate
Steve Hess, Kohr Royer Griffith, Inc.
David Holzer, Commercial One Realtors
Brett Kaufman, Kaufman Development
Mike Landrum, Crawford Hoying
Mike Lange, ABLE 444-Roof
Alan Litzelfelner, CPM, Central Management Company
Marlene Mahoney, FABCO
Bob Mickley, Buckeye Real Estate
Mike Miller, CPM, Michaels & Kohl, Inc.
Dana Moore, Oakwood Management Company
Scott Newcomb, Newbury Properties
Randy Palmer, Colonial American Development
Steve Papineau, Shelby Management
Rebecca Perry Damsen, Roger C. Perry & Co.
Tammy Potts, T & R Properties
Chris Rohrbacher, Schottenstein Property Group
Deborah Rurik-Goodwin, Edwards Communities
Brian Schottenstein, Schottenstein Real Estate Group
Don Seager, REMAX Affiliates/Seager & Associates
Neil Sethi, Landis Properties
Andrew Showe, Showe Management Corporation
Carrie Sitterley, Sentinel Real Estate Corporation
Scott Solomon, Oxford Realty
Mark Wagenbrenner, Wagenbrenner Development
Brian Yeager, The Champion Companies

• RAFFLE CONTINUED FROM PAGE 1

followed along as numbers came off the board rapid fire, some were just disappointed not to win, while others received one of 14 consolation door prizes generously donated by sponsors.

When only five numbers remained: Commercial One Realtors, F & W Properties, two from HD Supply and Terminix Commercial. The group debated the decision to split the prize money evenly or continue to draw numbers. Unable to reach a unanimous decision, the next number was drawn and Commercial One was eliminated from contention. After another round of discussion and no unanimous decision next draw eliminated F & W. The group elected to draw again eliminating one of the HD Supply numbers. Before deciding whether to continue or split, Lange announced that the last playing card standing was the 10 of Hearts and the prize basket was awarded to David Black. Now, down to two the decision to split was once again turned down and the final number was picked removing the second HD Supply number from the board and leaving Jim Glass with Terminix Commercial as the lone winner.

The CAA Community Assistance Foundation would not be able to provide the outreach to charities without participation from members at events like the Reverse Raffle and would like to thank everyone for their donations by purchasing a ticket or sponsoring the event.


Congratulations to all of this year’s lucky door prize winners.

We would like to thank all of the sponsors and everyone that bought a ticket.

Appetizer Sponsors
ABLE 444-Roof
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Guardian Water and Power
RentPath
Roto-Rooter Columbus
Valet Living

Door Prize Sponsors
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Scherzinger Pest Control
The Waterworks



Honoring Vision and Legacy 2019
RECEPTION

Thursday, January 24, 2019
6:00 - 9:00 pm
Scioto Country Club
2196 Riverside Dr., Columbus, OH 43221

Please note: You must RSVP by January 7th to attend - No Exceptions. There is no charge to attend but you must RSVP. If you RSVP and do not attend you will be charged a \$50.00 “no show” fee.

*“Girls with dreams
become women with vision.”*

**Paying tribute to
the work and
achievements of**
Pat Igoe
Newbury Properties
Marlene Mahoney
FABCO
Dana Moore
Oakwood Management
Company
Rebecca Perry Damsen
Roger C. Perry & Co.

**Event Sponsorships
are available**
**Contact caa@caahq.com or
call 614-488-2115, if you
would like to be an
event sponsor.**

COLUMBUS APARTMENT ASSOCIATION STAFF

The Apartment Age is a quarterly publication of the Columbus Apartment Association.
1225 Dublin Road, Columbus OH, 43215, 614.488.2115 (p) 614.488.8526 (f)



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Emily Cunningham,
Membership &
Events Director



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Accounting Director



The Central Ohio Multifamily Exposition is the CAAs annual tradeshow and conference and is the largest multifamily industry show in Central Ohio.

APRIL 17, 2019
1:00 - 5:00 PM
OHIO EXPO CENTER • CARDINAL HALL

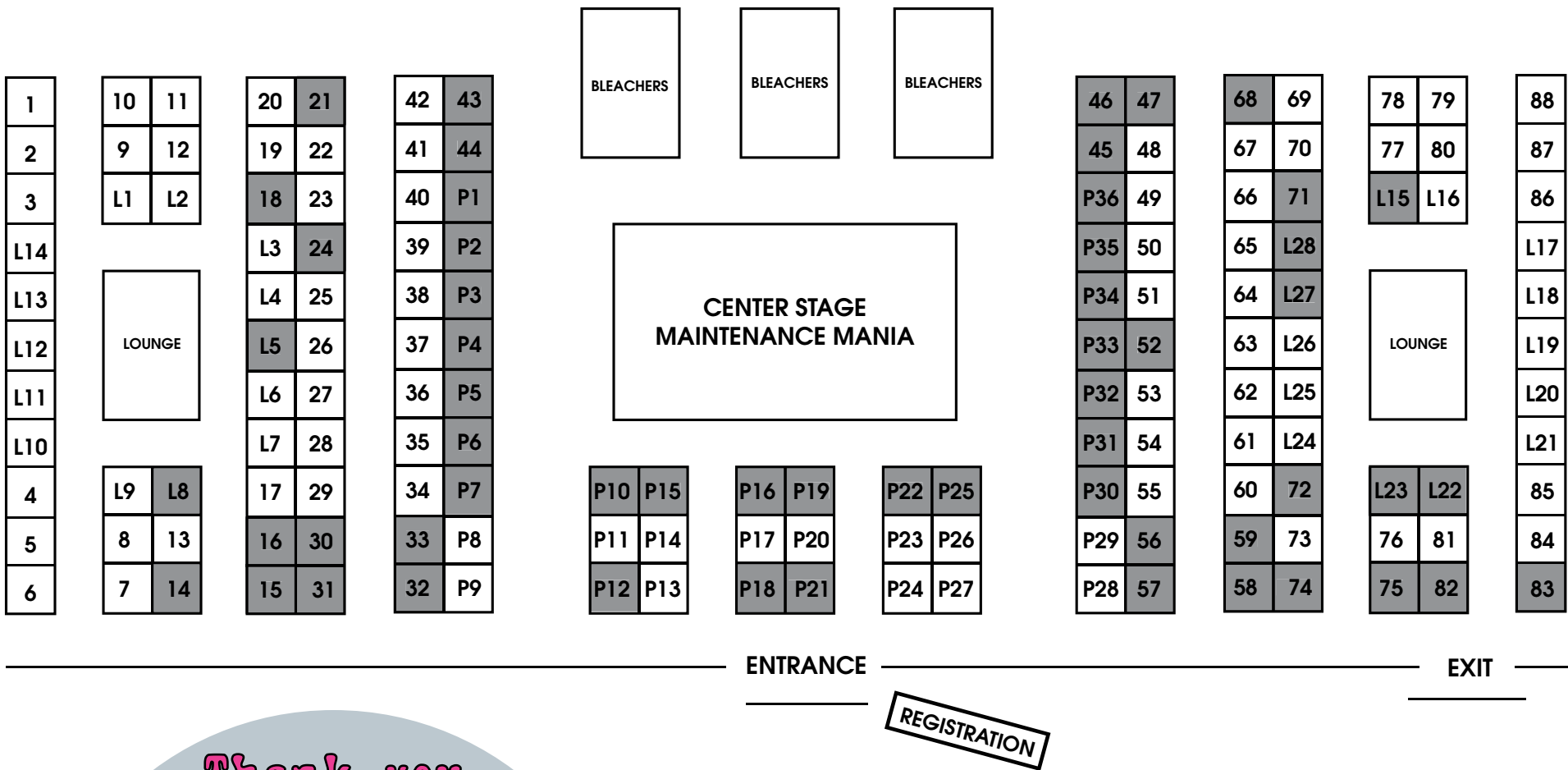
GET YOUR BOOTH TODAY!

All booths are 10 x 10

Regular Booth (before Jan. 31)	\$700
Regular Booth (after Jan. 31)	\$750
Premium Lounge Booth	\$800
Premium Center Stage Booth	\$900

A \$350.00 deposit per booth is required to reserve your booth!

Call 614.488.2115 or email caa@caahq.com



Thank you
to 2019
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Sponsors

Armor Paving
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Protective Thermal
Solutions

More sponsorships will be released
on Monday, January 3rd at 9 am!

To reserve call 614-488-2115 or email
ecunningham@caahq.com to reserve yours.

MAINTENANCE MANIA!

Open to all CAA maintenance technicians. Free to compete against other maintenance techs in a series of eight maintenance related challenge games. Each competitor will also build a race car (ahead of the event) from maintenance products to race down a 32 foot long track. Wheel sets will be provided by the CAA upon registration, either by pick-up at CAA office or mailed.

April 17, 2019
Ohio Expo Center • Cardinal Hall
2:30pm - 4:30pm



2019 Marks the 50th Anniversary of the CAA

'And now the times are changin'
Look at everything that's come and gone...'
'Back in the summer of sixty-nine, oh
It was the summer of sixty-nine, oh, yeah...'

I thought I'd break out some old song lyrics. 1969 was notable for many reasons, not just the summer being immortalized in song, though the summer did have its highlights, Woodstock anyone? A man landed on the moon, The Beatles made their last public performance, Richard Nixon was elected and Teddy Kennedy and Chappaquiddick were forever linked. Butch Cassidy and the Sundance Kid road into our hearts and Barbara made us fall in love with Funny Girl. Music reads like a who's who of history; The Beatles, Rolling Stones, Johnny Cash, Crosby Stills and Nash, Bob Dylan, Simon and Garfunkel and on and on and on. But, of course, 1969 was important for one thing very near to all of us currently. The establishment of the Columbus Apartment Association.

As we wrap up 2018 we look forward to 2019 and the year-long celebration that will be the 50th Anniversary of the CAA. I am so excited for all of the things that we can celebrate and the recognition and events that are planned. You'll hear stories from those who were instrumental in the CAA and its history, see photos of friends and colleagues throughout time that will jog fond memories and celebrate like we never have before on October 17th at Shadowbox.



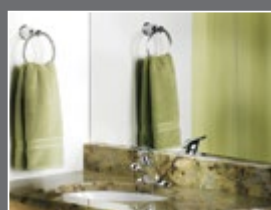
I have been at the CAA for 20 years and in that time I've watched it grow and evolve, imagining what it must have been like at its inception nearly 50 years ago is exciting. Throughout the year we're going to be reaching out to all of our members, asking them to share stories, photos and memorabilia from the past 50 years of the multifamily industry. We're already receiving a few and it's fascinating to see how far the industry and technology have come.

Over the course of time the CAA has impacted countless pieces of legislation from the local to the Federal level, a mission that, to this day, remains the same. We have worked with regulators and elected officials to provide the best policy and implementation for multifamily in central Ohio. Thousands of people have grown their careers by taking advantage of CAA education, found new vendors and clients through events and opportunities offered over the course of each year, donated countless amounts of time and money to benefit the CAA Community Assistance Foundation and the Political Action Committee and, last, but certainly not least built lasting relationship that prevail outside of the association walls.

I'm proud to be a part of an organization that has the long, established history of the CAA. Its members are an integral, passionate part of the structure of the multifamily industry not only here, locally, but, throughout the state and nation. The foundation is solid to build the future of the Association into the next 50 years and I can't wait to be a part of what's in store!

The CAA Celebrates its 50th Anniversary

Save the date!
October 17, 2019
Shadowbox Live



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Blast from the past, a 1980s CAA trade show photo.

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Winter Safety Tips

Among the delights of winter are the comforting foods we associate with the holidays, and the coziness of a fireplace or other indoor heat source. The American Red Cross recommends taking some easy steps to enjoy these pleasures safely.

When cooking:

- Keep all flammable items at least three feet away from the stove. This includes curtains, clothing, and pets.
- When cooking, never leave the stove unattended.
- Do not let children cook unsupervised.
- Keep a pot lid or cookie sheet handy to smother flames.
- If grease begins to boil or smoke, turn the burner off and carefully remove the pot/pan from it.



When using indoor heat sources:

- All heaters need space. Keep children, pets and things that can burn (paper, matches, bedding, furniture, clothing, carpets, and rugs) at least three feet away from heating equipment.
- If you must use a space heater, place it on a level, hard and nonflammable surface (such as a ceramic tile floor) – not on rugs, or carpets; or near bedding or drapes. Make sure it's in good working condition and cords aren't frayed.
- Plug power cords directly into outlets and never into an extension cord.
- Turn off portable space heaters every time you leave the room or go to sleep.
- Have wood and coal stoves, fireplaces and chimneys inspected annually by a professional and cleaned if necessary.
- Never leave a portable heater or fireplace unattended, and make sure all embers in a fireplace are extinguished before leaving the room. Use a glass or metal fire screen to keep fire and embers in the fireplace.
- Never use a cooking range or oven as a heat source.
- Make sure furniture isn't blocking the heat vents.
- Make sure you have smoke alarms on every level of your building. Residents should have alarms on every level of their apartments and outside all sleeping areas. Test the batteries once per month.

The two most important steps to take to prevent home fires are:

1. Have a working smoke alarm on every level of the home and inside and outside all sleeping areas.
2. Make and practice an emergency escape plan so all member of the household can get out of the building in under two minutes.

Due to winter storms, **power outages** can also occur. Your tenants can help themselves and their families during a power outage by taking the following steps:

- Turn off and unplug all unnecessary electrical equipment, including sensitive electronics.
- Turn off or disconnect any appliances (like stoves), equipment or electronics you were using when the power went out. When power comes back on, surges or spikes can damage equipment.
- Leave one light turned on so you'll know when the power comes back on.
- Keep your refrigerator and freezer doors closed as much as possible. Use perishable food from the refrigerator first, then use food from the freezer. An unopened refrigerator will keep food cold for about four hours. A full freezer will hold its temperature for about 48 hours if the door remains closed.
- If it looks like the power will be out for more than a day, prepare a cooler with ice for your freezer items. Always keep your food covered and in a dry, cool spot.

For more information on fire safety, go to <http://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/fire>

SMART
COLUMBUS

ELECTRIC VEHICLE CHARGING
STATION INCENTIVES NOW
AVAILABLE IN CENTRAL OHIO
FOR APARTMENT AND CONDOMINIUM
DEVELOPERS AND OWNERS

According to the U.S. Department of Energy, 80-85% of electric vehicle (EV) charging occurs at home. Unfortunately, many people in multi-unit dwellings (apartments and condos) lack basic access to electricity for their vehicle. This can present a challenge for early adopters of these vehicles.

Electric vehicle charging stations are an **attractive amenity** for residential properties, with the potential to draw new, tech-forward residents. Developers now have the opportunity to take advantage of funding incentives to **cover a significant portion of the cost** of installing electric vehicle charging stations at multi-unit dwellings. **Demand for EV charging** by residents of MUD communities is on the rise. Two opportunities are:

SMART COLUMBUS MULTI-UNIT DWELLING INCENTIVE PROGRAM	AEP MULTIFAMILY COMPLEX INCENTIVE PROGRAM
<ul style="list-style-type: none">• Ideal funding opportunity for developers installing more than 6 charging ports per owner• Level 2 charging infrastructure is eligible• Incentives are available for developers in Franklin, Delaware, Union, Madison, Pickaway, Fairfield and Licking Counties Incentives can be redeemed for \$3,500 per plug/charging space (\$7,000 for a dual charging station). \$25,000 max award for any one site.• No limitation of total number of applications by any one entity• No restrictions on equipment vendor selection process• Application Process:<ul style="list-style-type: none">» Download and complete incentive application» Await approval from Smart Columbus» Complete installation of charging equipment» Submit request for incentive/reimbursement	<ul style="list-style-type: none">• Ideal funding opportunity for developers installing 6 or fewer charging ports per owner/customer• Level 2 charging infrastructure is eligible• Incentives are available for developers within the AEP territory<ul style="list-style-type: none">» Customer must have a valid AEP Ohio account• Incentives can be redeemed for Lesser of \$45,000, 75% eligible project costs, or \$7,500 per port• Max 6 ports per customer<ul style="list-style-type: none">» Incentive limits apply to all affiliates and Installed equipment must be on the approved equipment list.• Application Process:<ul style="list-style-type: none">» Submit pre-application» Await pre-approval from AEP» Design project» Install project» Activate charging» Submit final application to AEP» Release incentives

Additionally, The City of Columbus Division of Power is offering its residential customers up to \$500 to install Level 2 EV chargers at home or at their apartment/condo. [Applying for the incentive](#) is simple and can be used in combination with either program outlined above.

CleanFuelsOhio

AEP OHIO
An AEP Company

COLD WEATHER
Space heater safety

PORTABLE HEATERS can help cut heating costs. Just be sure to follow safety guidelines including:

- Select a model that shuts off if it tips over.
- Always place heaters on level surfaces and at least 3 feet from anything flammable.
- Never leave them unattended.

For more tips, visit Redcross.org or download the free Red Cross Emergency App.

American Red Cross

CAA BUSINESS
PARTNERS

CREATED TO SAVE YOU MONEY

The Business Partners program was developed to increase income for member companies. Selected products such as paint, sundries, maintenance supplies and advertising.

HD Supply 513-478-8896

CareWorks Consultants 614-526-7264

The Sherwin-Williams Company 614-230-4512

CAA EDUCATION

You Got the Job! Now What? Leasing 101

Feb 12 • 9:00 am - 4:30 pm • \$99 ; \$79 before Jan 29 • 7 CEUs Available • *Instructed by Lisa Schmidjell-Justice, Haley Residential Apartments* 101 is a crash course for the apartment industry, teaching you all you need to know as on on-site leasing team member to stand out and make things happen.

Maintenance 101

Feb 14 • 9:00 am - 4:30 pm • \$99; \$79 before Jan 31
Instructed by Lisa Schmidjell-Justice, DEI Communities
We hire maintenance staff for their skill set, but maintenance is much more than knowing how to fix the problem. This course will talk about communication with residents and staff members, team work, budgeting – what’s important to know, organization and scheduling for your property, preventative maintenance, capital improvements and asset protection, renewal retention and the role that maintenance plays. This is course is designed for all types of maintenance personnel but for office staff as well.

Fair Housing

Feb 19 • 9:00 am - 12:00 pm • \$99; \$79 before Feb 5 • 3 CEUs Available • *Instructed by Bill Willis, Willis Law Firm*
Fair Housing is a great overview of fair housing laws and compliance regulations for the on-site and management level staff.

National Speaker: SMARketing

Feb 28 • 9:00 am - 12:00 pm • \$99; \$79 before Feb 14
Instructed by Smart Apartment Solutions
Low Cost, No Cost Marketing! Are you looking for tried and true methods for finding your communities hidden marketing potential? This course comes from first-hand experience with our past and current in the trenches experience on-site with market comparison studies, effective outreach methods, direct mailers, building value, resident retention, lease-up, and, of course, fun and low, no cost marketing methods.

HD Supply: R-410-A and Other Refrigerants

Mar 5 • 9:00 am - 12:00 pm • Free
Instructed by Art Aros, HD Supply
Addresses and answers many of the questions surrounding the current transition from traditional R-22 to new alternative refrigerants including, R-410A, MO-99, and other regional options. This course will address issues surrounding the differences in operating pressures and lubricants, how new refrigerants can impact equipment choices, tools, and servicing. Topics include, how to integrate these new refrigerants onto existing properties safely and cost effectively, and what new or additional service equipment might be required. Topics covered in this class will include: safety; properties of R-41 OA refrigerant, comparing R-410A to R-22& alternatives; conversion from R-22 to R-41 OA; interfacing old and new equipment; service guidelines; repair or replacement options; proper charging techniques.

HD Supply: Swimming Pool Maintenance

Mar 5 • 1:00 pm - 4:00 pm • Free
Instructed by Art Aros, HD Supply
Introduction and overview of the tools, processes, chemistry, maintenance, and equipment used to professionally operate a residential pool to accepted safety and health standards. This class will cover how to efficiently run and maintain the major in-ground equipment and monitor the water environment for this most appreciated amenity. Fundamentals of chemical testing PH, and Disinfectant levels for pools and spas, as well as mechanical aspects will be discussed. *(Please note: This class is not a replacement for CPO training and does not carry any national recognition, however it is a good way to prepare for the Certified Pool Operator test as many of the terms and concepts on that test will be discussed.)* Topics covered in this class will include: health and safety; major mechanical and physical components; pumps, valves and filters; Virginia Graham Baker act, equipment requirements; chemical testing and water balance; filtration and mechanical maintenance; liability and safety aspects of pool management.

New Online Learning Platform Available!

NAA recently launched a new online learning platform, VISTO. Through Visto you can earn industry designations such as CAM, NALP and much more.

You can brush up on topics such as Business Etiquette and Dealing with Difficult People. In addition, if you miss the annual NAA Education Conference you can access materials online. Visit the site today to learn more.



www.gowithvisto.org

Everything You Wanted to Know About Assistance Animals, but Were Afraid to Ask

Mar 13 • 9:00 am – 11:00 am • \$49; \$69 before Feb 27
Instructed by Bill Willis, Willis Law Firm
Overview of rules and regulations regarding assistance animals on multifamily properties.

You’re Doing the Job Now Go Further! Leasing 201

Mar 27 • 9:00 am – 4:30 pm • \$99; \$79 before Mar 13 • 5.5 CEUs Available • *Instructed by Lisa Schmidjell-Justice, Haley Residential*
Understanding your budget, Market surveys and what they really mean, Delinquency regarding evictions, debits and credits and escrow accounts and evictions, shopping competition and how it helps you, renewals, closing reports, leasing conversion ratios, lease audits, some advanced marketing for renewals and resident retention, inspections, staff meetings, noise complaints, reviewing the lease.

EPA Certification

Apr 3 • 12:00 pm - 5:00 pm • \$139; \$119 before Mar 27
Instructed by Smart Apartment Solutions
The EPA 608 certification is a certification apartment maintenance technicians need to buy/sell/handle refrigerant in air conditioners, refrigerators and other devices.

Evictions

Apr 9 • 9:00 am - 1:00 pm • \$99; \$79 before Mar 26 • 4 CEUs Available • *Instructed by Bill Willis, Willis Law Firm*
This interactive course answers all of your legal questions about evictions, as well as handling other challenges.

Expo: The Price is Always Right

Apr 17 • 11:00 am - 1:00 pm • \$79; \$59 before Apr 3
Kate Good, National Speaker
Yes, we do mean the TV game show. Relive Kate’s experiences as a contestant on this classic shopper’s duel over dollars, and take away sensible lessons that apply to successful pricing strategies in our industry as well. When the price is not right for your property, you know it – but do you know what to do about it? Find out at this entertaining mash-up of game show and marketing gamesmanship. Kate made it to the “showcase showdown” during her appearance on the show; so clearly, this woman knows her pricing strategies. Once you determine the right price, you have to sell it. Join game show Kate as she presents a solid strategy for maximizing your property’s income.

Contact the CAA at 614-488-2115 or caa@caahq.com to register!

Registration policy: Seating is limited. Cancellations are required five days in advance. Substitutions are accepted. No shows will be billed.

SPECIAL OFFER

EARLY BIRD DISCOUNT

REGISTER IN ADVANCE FOR ADDITIONAL SAVINGS

GROUP DISCOUNT

4 for the price of 3

REGISTER 3 PEOPLE FOR ONE CLASS GET ONE FREE!

BWC UPDATES

Training from York + CareWorksComp

Because of the great response to our live OSHA Record Keeping Webinar, we have made available a recording. The recorded webinar fulfills the 2-hour safety training requirement for Group and Group Retrospective rated employers for this current program year (July 1, 2018 - June 30, 2019). Register at yorkrsg.com/osha-record-keeping-webinar.

Unemployment Tax Season

Winning unemployment claims will help you lower your tax rate, but there's even more you can do to control your costs. Did you know that by making a one-time payment at the end of the year, you may be able to lower your tax rate even further? Last year, just this one component of our Claims and Tax Management Service reduced one of our customer's unemployment costs by \$10,750 - the result of a one-time, \$25 voluntary payment.

If you have multiple account numbers owned by the same business entities, you also may be able to combine their tax rates together into a common group rating. One of our clients was able to save nearly \$4,000 on his taxes for 2018 by placing two of his companies in a common group.

The importance of having a Transitional Work Program Also known as "light duty," Transitional Work for your injured workers plays a key role in reducing workers' comp premiums. If you don't have a light duty or formal transitional work program, consider Modified Duty Off Site (MDOS). MDOS is a program in which the injured worker is released to do meaningful work at a local non-profit by their doctor. During this time, the employer pays their wages and the injured worker transitions back to full duty. The MDOS program can be arranged by VocWorks. For additional information, visit vocworks.com.

Has your organization been cited by OSHA?

As RiskControl360° enters its thirteenth year in business, we are celebrating the almost \$300,000 they have saved clients in OSHA penalties over the years. This team of professionals has represented employers at OSHA informal conferences across the state to reduce penalty amounts and citations. If your organization is ever involved in an OSHA inspection or receive a citation, call RiskControl360° to help you navigate the process and achieve the most favorable outcome.

What are Handicap Reimbursements?

Handicap Reimbursement is a BWC program that encourages employers to hire and retain workers with pre-existing medical conditions. Handicap Reimbursement allows an employer to apply for reimbursement of claim costs if a handicapped employee suffers an allowed work-related lost-time injury, disease or death claim. Under the program, an employer must prove that the handicap condition pre-existed the claim and that the condition caused the claim or caused a delay in recovery resulting in increased claim costs. The Ohio Revised

Code recognizes the impairment must be due to one of 25 eligible conditions or diseases. Most notably, these conditions include cardiac disease, arthritis, diabetes, epilepsy and Parkinson's Disease.

Handicap Reimbursement applications must be filed while the claim is in the employer's experience period. BWC processes the application and conducts a conference and, if granted, determines the percentage of the claim's cost they will charge to the statutory surplus fund instead of the employer's experience. If BWC grants the application, claim costs are reduced from the employer's experience and BWC adjusts the employer's claim experience resulting in lower premium payments.

BWC Website: Accounts Receivable Transactions

Also known as "AR Transaction History" screen on bwc.ohio.gov, this screen can help you understand the premium amount you have paid to BWC and details any refunds you have received from BWC. BWC has recently distributed Group Retrospective Rebates from the 2014, 2015 and 2016 program years as well as refunded the "Billion Back" from the 2016 rate year.

If your organization receives an unexpected refund check from BWC, take these steps to investigate:

- 1. Log in to your account on bwc.ohio.gov
 - 2. Navigate to the "View My Policy" page
 - 3. Click "Premium installment Schedule"
 - 4. Click "AR Transaction History" at the bottom of the page
- Contact your program manager for more information: Cordell Walton 800-837-3200 ext. 52398 cordell.walton@careworkscomp.com



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FROM THE PRESIDENT

Honoring Trailblazers Begins Year of Celebrations

by David Holzer, CAA President

Between now and the end of next year, you'll hear and learn a lot about the history of the CAA. With good reason, as I'm sure you know by now, 2019 will mark the 50th anniversary of the CAA. I'm excited to be a part of the celebration that will really get the ball rolling with the CAA Hall of Fame inductions in January.



This year's inductions will be special. As we celebrate 50 years of the CAA we celebrate a few of the many women who have been most instrumental in building much of the foundation of the Association as we know it. I'm proud to be among the many who will celebrate Pat Igoe, Marlene Mahoney (our first husband and wife inducted team), Dana Moore and Rebecca Perry-Damsen (our first second generation inductee).

Among their many accomplishments, Pat was responsible for the creation of the CAA Community Assistance Foundation, Marlene with her husband John saw FABCO become the first company in the United

States to offer background checks specifically for the multi-family housing industry, Dana who became the first female President of the Ohio Apartment Association as a CAA representative and, Rebecca who picked up the mantle from a founding member of the CAA and has remained an active influential member.

The CAA Hall of Fame was created to recognize individuals that made outstanding contributions to the multifamily housing industry, I think we can all agree these individuals have made many outstanding contributions throughout their careers and will likely continue to make many more in the future.

These women laid the groundwork for those who have followed as examples of what it means to move the association and industry forward through hard work and positive guidance. I am honored to have had the opportunity to work alongside all of them throughout my tenure as a CAA member and a member of the Board of Trustees and thrilled to be able to help highlight their accomplishments for the whole membership to recognize. In fact, it's my hope that as my daughter, Emily continues to move her multifamily career forward she emulates these and the other trailblazing women who have made the CAA what it is today.

I hope you'll join me on January 24th at Scioto Country Club as we pay tribute to these four inspirational women and the members of the CAA Half of Fame who have been inducted in the years prior. It's a night where we can come together to celebrate the past, present and future of the CAA and I can't think of a better way to kick off a year of festivity.

Community Shelter Board Seeks Landlord Partners to Reduce Family Homelessness

Community Shelter Board (CSB) and our partner agencies are urgently seeking landlords willing to prioritize available rental units for homeless families. Due to tightening housing market conditions, the family emergency shelter system is experiencing an all-time high number of families in shelter and an all-time high length of stay in shelter. The result is a shelter system that is operating well over maximum capacity, with families staying in overflow shelter accommodations that will soon be needed for single men and women during winter weather conditions.

CSB specifically seeks landlords with available 2+ bedroom units at or below fair market rent that can be prioritized for families for October 1st lease up. Incentive payments are available for landlords responding to this request, including \$750 for every family in shelter who signs a lease with a start date of 10/1 or sooner, and \$500 for every lease with start date between 10/2-10/15. An additional bonus of \$750 will be offered for every 5 executed leases by 10/15. CSB will assist families with initial move-in and stabilization costs, as well as access to a new Loss Mitigation Fund in lieu of additional security deposit and/or last month rent payments. For further information, please contact Erin Maus, CSB System Manager, at emaus@csb.org.

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2019

GENERAL MEETINGS

March 14th Featuring Rob Vogt's 2019 Industry Forecast Lincoln Theater 55 East Long Street, Columbus, OH 43215 11:30am - 1:00pm Register at www.caahq.com
May 9th TBD 11:30am - 1:00pm
September 12th Top Golf 11:30am - 1:00pm
November 7th TBD 11:30am - 1:00pm

WHAT’S THE SCOOP?

Columbus and The Ohio State University Help Launch Mod Squad Handyman Service

Believing that doing good can be good business, a team of students and faculty from The Ohio State University worked with Rebuilding Together Central Ohio (RTCO) as part of the pilot C-Biz program funded in partnership with the Columbus City Council. The challenge? How to modernize the organization and create a sustainable system for growth. The collaborators’ big idea – Mod Squad, Central Ohio’s go-to source for handyman services. The bonus? Every Mod Squad project helps fund grants for eligible low-income Central Ohio seniors to make needed home repairs.

On Tuesday, September 25, 10 am, 2771 E. 4th Ave., Columbus City Councilmember Jaiza Page, Executive Director of RTCO Julie Smith and Ohio State’s Paul Reeder, executive director of the center for innovation strategies, will proudly introduce the culmination of two years of work – Mod Squad – Central Ohio’s one-stop shop for handyman services, a program of RTCO.

“We are excited to help grow our partnership with local small businesses and students,” said Councilmember Page. “Repeated investment in both people and capital is how our City is going to continue to grow smart and provide our residents with needed services.”

C-Biz is a public-private partnership between Council and The Ohio State University that began in 2016. The program selected two existing community-based companies for the pilot the nonprofit RTCO and for-profit Watt One Electric.

The partnership was created to connect established, small and minority-owned businesses with undergraduate and graduate students who are capable of providing advanced, in-depth consulting and analytical services that may otherwise be unavailable.

The program is conducted in conjunction with faculty members from The Ohio State University and the Max M. Fisher College of Business. Council provided an initial \$20,000 investment.

“As an institution dedicated to building future leaders, Fisher is proud to be associated with such an incredible, forward-focused program,” said Anil K. Makhija, dean and John W. Berry, Sr. Chair in Business at Fisher College of Business. “Our work with the C-Biz program demonstrates how meaningful connections between our students and small business owners and entrepreneurs can positively impact and uplift our local community.”

Students and faculty from The Ohio State University evaluated the current business assets, including its structures, management, cash flow, strategy and execution. Company leadership and student teams also worked with the City to explore funding options.

“It was a pleasure collaborating with C-Biz program students as we developed the concept for Mod Squad,” said Julie Smith. “The C-Biz program gave us a unique opportunity to hear new ideas from area students that see social enterprise as a vital part of our community. Their enthusiasm and fresh perspectives helped energize project development with support from the city, collaborative partners, area entrepreneurs and volunteers.”

In true Columbus fashion, word spread of the collaboration and Mod Squad received additional support from The Columbus Foundation, SocialVentures and The Buzz Maker.

“What makes this exciting is that everyone in Central Ohio now has a go-to source for handyman services. It’s a ‘pay-it-forward’ program that will help our local seniors age in place with dignity,” said Smith.

The Mod Squad’s slogan – Fix it. Modify it. Replace it. – says it all. Whether it is fixing a leaky faucet or installing a new ramp, they have it covered.

For more information visit: <http://www.rtcentralohio.org/modsquad/>

NEW MEMBERS

- Primary**

Venice Properties
Contact: Nick Lamatrice
info@veniceprops.com

PM Equity, LLC
Contact: Steven Teffenhardt
unoseller@gmail.com

Harbor Group
Contact: Angel Gant
agant@harborg.com

ValCap Group
Contact: Nick Trajcevski
nick@valcapgroup.com
- Associate**

Kitchens Inspired
Contact: Debbie Randazzo
drandazzo@bigsandysuperstore.com

Refrigeration Sales Corporation
Contact: Chuck Loudermilk
chuck.loudermilk@refrigerationsales.net

Grainger
Contact: Craig Simon
craig.simon@grainger.com

Winchester Roofing & Sheet Metal
Contact: Mark Kauer
mkauderwinchesterroofing@gmail.com



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LEGISLATIVE AND NATIONAL SCENE

Local Election

The City of Columbus will be appointing two new members to City Council. One appointment will be in early January to replace Jaiza Page. Page was elected to the Common Pleas Court judgeship. The other appointment will not occur until after March 11, 2019. This appointment will be to replace Michael Stinziano. Stinziano was elected County Treasurer. Ohio Law staggers County Elected Officials term starting dates which is why this City Council appointment will occur in March.

City Council will chose to use a single application process for both appointments. Council will announce one appointment in January, but, wait to announce the other appointment until March.

Evictions

Evictions have been widely discussed in the media for the past several months. An eviction ‘crisis’ has been discussed in all local print and online media. The data shows the number of eviction filings has remained relatively constant for the past five years at 4% of tenants facing eviction. Because of media attention and a very limited number of available rental units, increased attention has been given by local governments to find ways for households to avoid evictions. Several programs have been funded to provide more legal representation to tenants and to fund programs that provide financial assistance. CAA has agreed to raise \$100,000 to help fund an Eviction Prevention Program. The Columbus Realtors and the Ohio capital Corporation for Housing have agreed to help CAA meet the \$100,000 pledge. Councilmember Jaiza Page has taken a special interest in eviction prevention. On December 3, 2018 she introduced a retaliatory eviction ordinance that made the current language broader and the penalties greater if a property owner tried to evict a tenant as a retaliation for a tenant exhorting their legal rights.

CAA has worked with Councilmember Page to insure that the new ordinance did not contradict current state law.

Councilmember Page proposed requiring all rental owners to register with the City of Columbus and have mandatory property inspections. After numerous meetings with the CAA Councilmember Page chose not to introduce mandatory rental registration language.

State Lame Duck

“A Lame Duck Session occurs when one General Assembly meets after its successors are elected, but, before the successor’s term begins.” The Lame Duck is a time when many bills are consolidated and rushed to passage before the session ends. When a two-year session ends all pending legislation dies. Currently, the Ohio Apartment Association is carefully monitoring legislation of interest. Current Legislation of Interest: Ohio Apartment Association was following three bills that had activity in the lame Duck Session of the Ohio General Assembly: HB 271- requires notice and a right to correct an Americans with Disabilities Act (ADA) violation before a civil action can be filed by against the property owner.

HB 271 was passed and is waiting the Governor’s signature to become law. Note: this law applies only to ADA requirements in common paces, parking areas and walkways. Provisions of the HUD accessibility requirements that cover the interior of apartments is not subject to being provided a notice prior to a civil complaint being filed. **HB 343** requires a school board or other taxing authority to pass a resolution by the governing board prior to filing a real estate valuation tax complaint. The bill also limits when a complaint against a residential property may be filed. Residential property is considered 1, 2, or 3 unit residential structures. This bill was passed **HB 390** requires that the days for an eviction hearing after notice would include weekends and holidays. This bill was amended into another bill SB 273. SB 273 had unrelated subject matter but had a good likelihood of passage. After initially being include in SB 273 HB 390 was removed and ultimately HB 390 did not receive a vote in the Senate and will not become law. The current eviction filing timeline remains in place.

Effective February 1, 2019 All Existing and Newly Constructed Apartments Must Have Carbon Monoxide Alarms

The CO Requirement and What You Need to Know:

Important Dates

2015 - The CO requirement was included in the International Fire Code.
2017 - December: Ohio adopted the CO provision as part of the fire code.
2019 - January 1: Original Effective Date
2019 - February 1: The Ohio Apartment Association extension request was granted making the effective date February 1, 2019

Facts

- CO detectors are required in existing buildings and new construction.
- CO detectors are required in apartment with four or more units.
- Can be battery powered in existing buildings.
- Dual smoke/CO alarms are permitted

Placement

- On same level as combustion device (furnace, water heater) or outside each bedroom

- If there is an attached garage a CO detector is required on the level where the garage entrance
- Advice from the Fire Marshall**
- Fire Marshall reminds that smoke alarms have a 10 year useful life.
 - Communities need a maintenance plan to regularly check CO and smoke alarms should be in place.

Additional Code Information

This link is the code as given to fire code enforcement officers for reference. https://www.com.ohio.gov/documents/fire_TB18-001%20Carbon%20Monoxide%20Detectors%20with%20Flow%20Chart.pdf
[This link is the variance from the State Fire Marshal](#) and this link is an [explanation of the requirement.](#)



Mark your calendar now for

MAINTENANCE-MANIA

at the CAA Expo April 17, 2019!

ASSOCIATE ANGLE

Maintenance Mania – It’s Like an Olympics for Maintenance Techs

By Scott Lloyd, The Waterworks

If you haven’t heard, in 2019 the CAA is bringing back Maintenance Mania. It’s been a few years since the CAA has hosted the event that draws national attention from maintenance techs who eagerly vie to win a place at the National Championship, which, in 2019 will be held in Denver at the annual NAA Education Conference. Unfamiliar with the event? Think of it as an Olympics for Maintenance Techs. You’ll find links to videos at the bottom to be able to visualize what it’s like.

There are a variety of events such as icemaker installation, flush toilet conversion deadbolt test and more, there’s even a chance for competitors to build a race car and race it against the clock! There are a total of eight events that test a myriad of skills across the board. Each event is timed and the participant with the lowest cumulative time will win prizes and, potentially, a chance to compete in Denver.

One of the most exciting parts of the event is the comradery it builds among teams. Leasing and management staff come out in shirts and bring pom-poms and noise makers to cheer their techs on to victory. It gets loud and raucous and it a great environment to witness. To help foster that environment, we’re locating Maintenance Mania right in the center of the Expo. Competitors will be on full view throughout the tradeshow and we’ll have bleachers along one side for those who want to cheer and celebrate.

I cannot encourage you enough to participate. If you’re a Primary Member, get the word out to all of your techs and allow them to

participate for the afternoon, and, since you’re sending staff to the Expo anyway, it’s a great way for everyone to be engaged. Associate Members, again, you’ll already be at the Expo, so consider sponsoring prizes or a game. As game sponsors you’ll be able to interact with all of the participants and get a first had view of the times by working the scoring machines.

The CAA cannot do this without you, literally, all of you, Primary and Associates alike. Take a minute to watch the video, rally your staff or support and reach out to the CAA. They already have the wheels and game information, it’s never too early to start practicing or thinking about which game you’d like to sponsor (they’ll go quickly, I promise). I look forward to seeing (and hearing) everyone on April 17th at Center Stage!

2018 Associate Council

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ABLE 444-Roof	Ferguson Facilities Supply
Co-Chair - Megan Batty	Dan Overmyer
The Sherwin-Williams Company	Overmyer Hall Associates
Katrina Pollard	Linda Richer
CSC ServiceWorks	AmRent, Inc.
James Glass	Travis Smith
Terminix	Valet Living
Trisha Hendrickson	Tracey Thrush
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CAA Reverse Raffle



David Holzer Presents Patches of Light the CAA CAF Donation



David Holzer Presents Scholar House the CAA CAF Donation



CAA member Allshred hosts Shred-It Day at the CAA



CAA Reverse Raffle Winner Jim Glass



CAA Members work toward their CAPS Credential



ABLE Roof picks first booth for the 2019 Expo after winning best in show 2018

YOUR ASSOCIATION, YOUR EVENTS, YOUR PHOTOS



Members get started at the inaugural Business Exchange



Primary and Associate members discuss needs and options



Sentinel Real Estate representatives speak with vendors



Primary members peruse information provided by the Associates

Business Exchange



Schottenstein Property Group representatives listen to Associates



Redwood Living representatives interact with vendors



Haley Residential's Lisa Schmidjell watches a demonstration



BRG representatives chat about how Choice Property Resources can assist