



Newsletter

2010, Number 3

March, 2010

Change in Meeting Location, Date, and Time

To better accommodate members who had problems making our meetings on Wednesday evenings, **our April meeting will be held on Thursday, April 8, at 6:30 p.m., at the Sons of Italy Lodge, 31 Prospect Avenue, Geneva.** The location change will allow a slightly later start, which may fit better with dinner schedules at home. Our agenda will include a discussion of our findings on **Tenant Responsibilities**. An urn of coffee will be furnished by the Lodge. Soda and other beverages are available from the lounge at member prices.

A Message from the Chairman of the Board....

As winter comes to an end, your board members have been hard at it to handle many of the challenges that our organization faces. I want to take a moment to keep you up to date on what we're doing.

With the growth in our membership, we have been working on ways to better serve the members and improve our communications. You may have heard from our new automated phone call-up system, which allows us to get in contact with the membership at a fraction of the cost and the time involved in mailings. The cost for the service is minimal and gets a message out fast. We hope to expand on its use, as it has great possibilities. In addition, we are considering getting a voice mailbox via "Magic Jack" so that members or prospective members can leave phone messages for us without involving anyone's personal voicemail.

*On a more substantive note, the board has approved the formation of the **GLA Revitalization Committee**. The purpose of the committee is to work on issues that involve improving the present relationship between the City of Geneva and Landlords. As most of you who follow the FL Times may know, the topic of "code changes" has been on the City Council agenda for the past few months. The GLA has fielded many concerns from its membership over the past 2 years, pertaining to hardships and frustrations of working with the city's code office. The board has attended the City Council meetings to voice our concerns as landlords. We have also been doing some research on code enforcement, and contacting the state code office for clarification on the Geneva Code vs the NYS State Code. Our research has turned up some startling facts, one of which is that the City of Geneva has been enforcing a code that the state has not approved them to operate under.*

During the research we also found that many communities around Geneva do not inspect single or two family rental property (such inspections are not required under NYS code). The communities that do inspect often use a less demanding program. We presented our findings to members of the City Council and asked why Geneva's landlords owners have to contend with a program that differs from the NYS State code and why we can't have a level playing field with the other cities in our area. We are happy to say that City Manager Matt Horn has had his staff working on the topic as well and he has concluded that the city has not benefited from a more restrictive housing code. Matt's staff recommended that the city follow the state code, eliminating periodic inspection of one and two family rental properties, and focusing on complaint driven and problem homes that are constant hardships to the area. As the board, we are in favor of this option.

Another finding from our research is that property values in Geneva have been declining. While this may come as no surprise to many of you, you may not know that property values in nearby communities such as Waterloo and Newark have increased. During the period 2001 to 2009, the average sales price of homes in Geneva decreased 1.9%. Of greater importance to us as landlords, the sales price of our investment property dropped more than 13%! In contrast, Newark saw an increase of 25% in average sales price overall, and 11.6% increase in investment property.

As Chairman of the GLA Board, I believe it is essential that we all work together to see what can be done to reverse this trend. Through the GLA, we have the means to put forth an organized effort, and work effectively with the city toward a common goal - improving the value of Geneva.

Jerome Spina

Elimination of Extra Dues for Property Managers

Property managers will no longer have to pay any amount in addition to their GLA dues for each owner for who they manage property. Last year, the GLA amended its by-laws to require an extra \$30 per owner in addition the the annual \$50 dues paid by a property manager who joined the GLA. That requirement was eliminated by unanimous vote of GLA members attending the March 10 meeting.

Discount of the Month



Need an appliance repaired? Then have we got a deal for you!

Our discount hunter, Paul Dykeman, obtained an agreement with

Charles Parody, owner of **Quality Appliance Services**, based out of

Dresden, for rock bottom rates service calls (only \$39.95 for Geneva) plus 10% off the total bill (before tax) upon proof of GLA membership. And if you don't like spending all day waiting for service people to show up, Quality Appliance Services offers a guaranteed 2 hour scheduling window or the service call charge is free! For more information, see their website at www.qualityapplianceservices.com.

Tenant Database in Need of Updating

Any new tenants move in? If you haven't done so lately please check the tenant database in the member section of our website to verify that all your current tenants are listed. The tenant database is one of our most valuable resources for avoiding that "problem tenant." If you have never submitted tenant names before, what are you waiting for??? It's easy to do, but please call Darlene Difederico if you need assistance.

Fair Housing Seminar to be Held in Newark

All GLA members are invited to attend "**Fair Housing - The Do's and Dont's for Landlords**," presented by Anne Peterson, former Executive Director of The Housing Council in the City of Rochester, licensed realtor, and newspaper columnist (her real estate column, "Apartments," appears weekly in the Rochester Democrat and Chronicle). A successful property manager for almost 30 years, she knows firsthand what landlords face day to day. The session is schedule for Monday, March 29, at 7:00 p.m., at the Newark High School.

Don't forget these vendors who have offered discounts to GLA members....



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