



# JALA NEWS

Jackson Area Landlords Association



Volume 17/Number 11

November, 2011

## LEGISLATIVE UPDATE

In addition to HB 5052 regarding property managers and LLC owners representing their clients/properties in court, we have also suggested a revision to HB 4998 which is currently in the Judiciary Committee; add the following in Sec 5739: **(3) A CLAIM FOR LATE FEES WILL NOT BE DENIED BY THE COURT AS LONG AS THE LATE FEE IS CLEARLY DESCRIBED IN THE LEASE OR CONTRACT, THAT THE AMOUNT IS A FIXED DOLLAR AMOUNT AND THE COURT DETERMINES THAT THE FEE IS REASONABLE.** This proposed change is to address the way some district court judges interpret our including late fees in our contracts as not binding and subject to interpretation. We agree that some landlords have abused the late fee requirement by requiring a \$25 fee plus \$2 per day or \$5 per day, or some other such absurd amount. The judges intervene and rightly so, because at contract signing the tenant is at a disadvantage when it comes to relative power of the participants. A tenant in need of housing is likely to sign most anything to be able to move-in and the judge needs to exercise some control to prevent abuse. However, that does not mean that late fees should be disallowed, and that is the intention of this proposal.

In another area, we have proposed a statewide implementation of the expedited summary proceedings process whereby a tenant who fails to respond to a summons/complaint within the five day window is automatically defaulted. This change (which the 12th District Court adopted as a local court rule years ago and has since been adopted by many district courts here in Michigan), has saved many, many hours of court time, plaintiff time and attorney costs by not requiring an appearance to receive a default judgment. We have also requested that several local courts adopt these changes in their court rules in areas where we have associate members. We have also been contacted by rental property owners in other areas who would like their courts to adopt these rules. Unfortunately there is resistance in some areas to this cost-saving change. We sent a request for to the SCAO to revise the rules to be applicable statewide and they responded that this must follow changes to legislation. As a result, we have requested the following changes be made; **600.5735 Summons; hearing:** (1) The court in which a summary proceeding is commenced shall issue a summons, which may be served on the defendant by any officer or person authorized to serve process of the court. The summons shall command the defendant to appear for trial in accordance with the provisions of subsection (2) *{strike this section—unless by local court rule the provisions of subsection (4) have been made applicable.}*

**(b) Within 10 days after service of the summons upon the defendant in proceedings under section 5726.}**

**(c) Within 5 days after service of the summons upon the defendant in all other proceedings.**

This would effectively remove the local court rule regarding this issue and provide for a statewide rule applicable to all courts. At a time when the state is in the process of reducing the number of judges in various courts throughout the state as a cost saving measure, reducing the number of landlord/tenant cases that are actually docketed will certainly help this effort.

Submitted By Robert Tulloch, JALA President

### IMPORTANT REMINDER:

**Please pay your membership and credit reporting dues in a timely manner. JALA depends on your dues to pay its monthly expenses, so please pay on time, just as you would expect your tenants to do!**

**We look forward to receiving former members back!!**

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### ATTENTION!!!

**THE NEXT JALA GENERAL MEETING WILL BE HELD ON MONDAY, NOVEMBER 28, 2011.**

**THE MEETINGS ARE HELD AT STEAK'S EATERY AND BEGIN AT 5:15 P.M. FOR DINNER; THE SPEAKER WILL BEGIN AT APPROXIMATELY 6:30 P.M.**

**PRESIDENT'S MESSAGE**  
**Robert Tulloch**

Finally, another happy year almost gone by. Or, maybe not so happy. As you get older and older the aches and pains from lack of frequent physical work and the cold weather wreaks havoc with a body. What makes it worse, is that with all the vacancies and reduced income, it is hard to part with the cash to get things done by hiring someone because you no longer want to do it. Alas, such is life.

Here we are at JALA election time again. We will probably have a few vacancies on the Board of Directors, so if you are inclined in that direction, please call Charyl. Remember, most business is conducted via email. We did not even need a mid-year budget review, as we were right on track. We had a November board meeting to review/approve the 2012 budget and discussed ways to increase our membership. After a long period of decline, we seem to have turned that around (however slowly). Charyl is quite the salesperson when it comes to recruiting new members. We are very lucky to have her as our office manager over the last 14 years. Wow, that's a long time!

**ANNOUNCEMENTS!**

**JALA Web Site:**  
**www.jala-mi.org**

**Credit Reports** are available through the JALA Office or directly using software for the members that have met the current criteria set forth by TransUnion, LLC and JALA.

**A credit report is your first line of defense! Arm yourself wisely!!**

**JALA OFFICE HOURS**

**Monday**  
**9:00 a.m. to 5:00 p.m.**

**Wednesday**  
**9:00 a.m. to 2:00 p.m.**

**Friday**  
**9:00 a.m. to 2:00 p.m.**

**Welcome New Members:**


***Ravenwood Apartments***  
***Milena/Eric Territo***

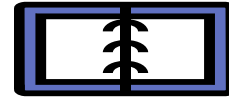
*If you have questions about landlording, you may call/email JALA Attorney, Adam Howard (788-9055/ aeh@aehlaw.com) for assistance.*

*You may also contact JALA President Robert Tulloch (596-2592/ contact@jala-mi.org) for answers to your questions.*

**FOR YOUR INFORMATION:**

**Editorials and/or articles in this newsletter are the opinion of the author and do not necessarily reflect the policies or positions of JALA.**

 Equal Housing Opportunity



**CALENDAR OF EVENTS**

***JALA General Meeting***  
***Steak's Eatery***  
***Monday, November 28, 2011***  
***5:00 PM (Dinner)***  
***6:30 PM (Speaker)***

*(No December, 2011 meeting)*

***JALA General Meeting***  
***Steak's Eatery***  
***Monday, January 23, 2012***  
***5:00 PM (Dinner)***  
***6:30 PM (Speaker)***

**JALA BOARD OF DIRECTORS/2011**

President	Robert Tulloch, 596-2592
Vice-President	Scott Craft, 474-2585
Secretary	Celia Garcia-Johnson, 960-3244
Treasurer	William Ellison, 784-4080
Editor	Sue Lewis, 529-4540
Board Member	Mak Krzeczowski, (734) 216-2676
Board Member	Julie Klavon, 414-2776
Board Member	David Savick, 782-7214
Board Member	Ted Paluck, 764-0633
Board Member	Fred Kulas, 784-2089
Board Member	Don Smith, 782-0909
Office Manager	Charyl Wozniak, 782-4384

**STATE LEGISLATORS:**

**State Rep. Earl Poleski (64th Dist.)**  
(517) 787-0064  
PO Box 30014  
Lansing, MI 48909

**State Rep. Mike Shirkey (65th Dist.)**  
517-373-1775

**Senator Mike Nofs (19th Dist.)**  
(517) 373-2426  
PO Box 30036  
Lansing, MI 48909

**Sen. Randy Richardville (17th Dist.)**  
P.O. Box 1631  
Monroe, MI 48161  
1-800-477-8238

## MEMBER SUPPORT

If you need advice regarding any of your rental properties, please feel free to contact Robert Tulloch (JALA Board President). Bob is generally available to answer your questions in a quick manner (517-596-2592) or you may email him at the following address: [contact@jala-mi.org](mailto:contact@jala-mi.org).

Also, Property Mgr. Kyle Bamm (Rent-Me-Properties) has offered to be available to our members to answer questions too: (517-784-7368)!

## FOR JALA MEMBERS WHO DON'T GET EMAIL:

In an article in the October, 2011 JALA newsletter, I erroneously stated that small claim's judgments are valid for seven (7) years before needing renewal. The actual period is six (6) years:

### REVISED JUDICATURE ACT OF 1961 (EXCERPT) Act 236 of 1961

600.5809 Action to enforce non-contractual money obligations; limitations.

(3) Except as provided in subsection (4), the period of limitations is ten (10) years for an action founded upon a judgment or decree rendered in a court of record of this state, or in a court of record of the United States or of another state of the United States, from the time of the rendition of the judgment or decree. The period of limitations is six (6) years for an action founded upon a judgment or decree rendered in a court not of record of this state, or of another state, from the time of the rendition of the judgment or decree. A judgment entered in the district court of this state before May 25, 1973, is a judgment of a court not of record. A judgment entered in the district court of this state on or after May 25, 1973, except a judgment entered in the small claims division of the district court, is a judgment of a court of record. Within the applicable period of limitations prescribed by this subsection, an action may be brought upon the judgment or decree for a new judgment or decree. The new judgment or decree is subject to this subsection.

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A special thanks goes out to Robyn Papaioannou, 12th District Court Services Manager, for bringing this to our attention!

Respectfully submitted by Robert F. Tulloch  
JALA President

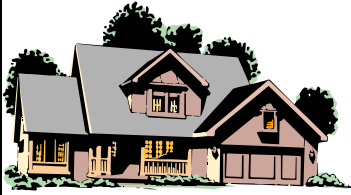
## JALA Q & A

**Q:** A JALA Member recently called and asked for help filling out an MC-07 to get a money judgment after eviction. The MC-07 was given to her by the court clerk.

**A.:** My first reaction was "Why would they give her that"? So, I looked into my own records and sure enough I have used that form also. The normal form (my opinion) to request a money judgment in landlord/tenant summary proceedings is the DC-105 Judgment issued by the court first as a judgment for possession, and then again as a money judgment upon request from the plaintiff. The MC-07a is a standard civil judgment form used in all manner of civil cases. With the DC-105 (after you get the possession judgment and assuming the tenant does not pay and they leave or you evict them after the date shown on the judgment, and assuming you paid for a money judgment in the original filing), you can request the court to issue a money judgment. This will be issued on the same DC-105 used for possession. One of the main areas of contention with various judges is that of the amount of the money judgment sought after possession. The possession judgment seeks an amount equal to the rent due at the time of judgment, plus costs. If that is all you are trying to recover, no problems. When you find extensive/costly damage after a tenant is gone and you increase the amount you

are seeking to recover, it presents problems in that the amount described on the original complaint and which led the tenant to default, would not elicit the same response had the full amount been known and indicated on the complaint. There are several ways this can be addressed. The original complaint may say "Costs to be determined after tenant vacates" or you could put in an estimated amount (to be documented later) based on an inspection of the premises after serving the Notice to Quit, but before filing the complaint. If the complaint listed the estimated amount, and the actual damages that you are seeking is close to that amount, there should be no problems, although the court may ask for details if the amount seems excessive. If you put on the complaint that the amount will be determined after move out and that amount turns out to be significantly greater than the amount list on the original complaint, then it is preferable to file a form MC-07a and attach detailed documentation as to the basis of your claim. The move out check list available on our website is such a detailed form for you to use. The reason I prefer the MC-07a is that in using the DC-105 for the money judgment where there is a significant increase in the amount sought, the tenant may wrongly see this as simply another mailing of the possession judgment and ignore the money judgment at their own peril. In both cases, the DC-105 and the MC-07a inform the tenant that the plaintiff has been granted a money judgment in the amount of \$\_\_\_\_ and that they have a right to appeal within 21 days, after which time you can start collection. The court will mail these judgments to the last known address of the defendant and this will constitute service.

Submitted By Robert F. Tulloch, JALA President



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### THE IMPORTANCE OF USING CORRECT FORMS

By Robert F. Tulloch, JALA President

Use of the correct forms in dealing with tenants is a key factor in resolving disputes regarding the lease contract, as well as compliance with Michigan statutes.

Recently, one of our members was denied a claim for physical damage in a rental unit even though the landlord had extensive pictures of the damages. The small claims court found that the list of damages was not an "inventory checklist" as required by various statutes. The statutory requirement is as follows:

"...commencement inventory checklist, which form shall be identical to the form used for the termination inventory checklist. The checklist shall include all items in the rental unit owned by the landlord including, but not limited to, carpeting, draperies, appliances, windows, furniture, walls, closets, shelves, paint, doors, plumbing fixtures and electrical fixtures.

This is a prime example of legislation written by folks who know nothing of which they speak. Who are the legislators to define in a statute that I must include closets and shelves on my checklist? Neither the short inventory checklist sold by Target Forms in Lansing and certified as complying with Michigan statutes, nor the long inventory checklist address "shelves". Does this make them invalid? Perhaps the legislators who wrote these statutes were, in fact, knowingly placing escape hatches through which tenants could avoid responsibility for their actions. Enough politics!

JALA makes every attempt to assure our members are equipped with the latest applicable forms which comply with Michigan statutes. Inventory checklists are available for sale in the office, and also on the website in both short and long form.

I use the long form, which is both a move-in and move-out inventory checklist and shows move-in condition as agreed to by tenant's initials, and also the move-out condition documented by the landlord's initials along with photos. The move-out inventory checklist copy is sent to the tenant after move-out, as required by statute.

One of the more naive parts of the statute states: **"You are also entitled to request and receive a copy of the last termination inventory checklist which shows what claims were chargeable to the last prior tenants."** Most, if not all of us, clean and repair the units before re-renting so the condition at move-out of the last tenant is meaningless and could be used by the tenant to negate your claims of damage done by the current tenant.

It is highly recommended that you do the move-in inventory checklist with the tenant and have them initial off on each section as you do a walk-through. Giving the tenant the checklist to go over themselves and later return to you (which they rarely return) is an invitation for them to cover-up damage they do when moving-in. It also gives them an opportunity to deny that you ever gave them a list to fill out when they are in court over damages.

### FUNNY EXCUSES: LATE/NO RENT REASONS FROM TENANTS

1. "Why do you need the rent, any-ways? After all, you own this place!"  
**Submitted by Drew D., California**
2. "I was in jail for 30 days and wasn't even there this month! Why should I pay if I wasn't there?! Only my dog was there, so maybe I will pay a small portion of the rent since he is a small dog". **Submitted by David L. Hawaii**
3. "Can I write you a check? However, there's no money in the bank!"  
**Submitted by Tom, Washington**  
(Courtesy of the Landlords Protection Agency)

Reprinted from the SLA NL, MI,  
September, 2011

### SMOKE-FREE HOUSING: IT'S LEGAL AND EASIER THAN YOU THOUGHT

Michigan has become a national leader in the adoption of smoke-free, multi-tenant housing policies. Landlord experience, legal documents, assistance and free promotion are all available to you by visiting the following website:

<http://www.mismokefreeapartment.org/>

This website is very easy to use and navigate. When we promote smoke-free housing, we are saying that it is legal and advisable for apartment owners to establish smoke-free policies for the buildings that they own which includes individual apartments and common areas.

Reprinted from the SLA NL,  
MI, September, 2011

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 JALA 3RD QUARTER 2011 STATS:**

- **Properties Listed**  
 July: 118  
 August: 105  
 September: 106
- **Units Listed**  
 July: 298  
 August: 301  
 September: 264
- **Property Views**  
 July: 2,113  
 August: 1,897  
 September: 1,711
- **Email Leads**  
 July: 14  
 August: 8  
 September: 14

## WHAT'S AHEAD AT THE NOVEMBER GENERAL MEETING

The November General Meeting will feature Barbara Dwyer, a 12th District Court Civil Court Officer. I know folks who have used Barb for many, many years. Barb will give us a rundown on the eviction process which draws many questions from our members. So, get your questions written down as they come to mind and bring them to the meeting.

Also, remember that the November general meeting is election time for a new board. We have some openings and if you are interested in serving on the board, please let Charyl know so she can get your name on the ballot. The election will be held right after Barbara speaks so be prepared to vote. Past JALA Secretary, Phil Fracker, will be at the meeting to run the nominations/election; it'll be great to see Phil after his retirement!

Submitted By Bob Tulloch, JALA President

## JALA Q AND A:

**Q:** When a tenant is served by a court officer with the complaint and they have five (5) days to respond to the court (in-writing), does that mean that they have five (5) business days, or is it five (5) calendar days? C.W.

**A:** After the tenant is served the complaint for non-payment of rent or termination of tenancy by the officer of the court, the tenant then has five (5) calendar days to respond to the complaint in-writing to the court.



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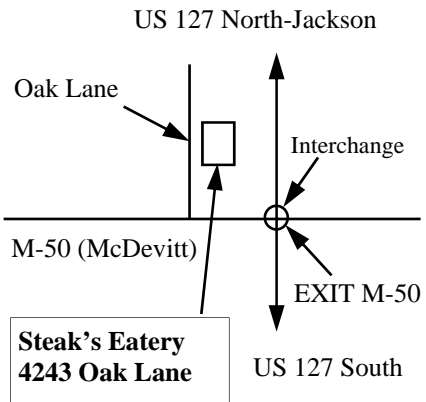
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## STEAK'S EATERY


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The next general meeting will be held Monday, November 28, 2011. The speaker will be Barb Dwyer, who is a 12th District Court Officer/Process Server. It will be a great meeting to attend for information on the courts!



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**EXCERPT FROM "THE  
STRANGEST SECRET"**

**By Earl Nightingale**

George Bernard Shaw said, "People are always blaming their circumstances for what they are. I don't believe in circumstances. The people who get on in this world are the people who get up and look for the circumstances they want, and if they can't find them, make them." Well, it's pretty apparent, isn't it? And every person who discovered this believed (for a while) that he was the first one to work it out. We become what we think about. Now, it stands to reason that a person who is thinking about a concrete and worthwhile goal is going to reach it, because that's what he's thinking about. And we become what we think about.

Conversely, the person who has no goal, who doesn't know where he's going, and whose thoughts must therefore be thoughts of confusion, anxiety, fear and worry, his life becomes one of frustration, fear, anxiety and worry. And, if he thinks about nothing, he becomes nothing.

How does it work? Why do we become what we think about? Well, I'll tell you how it works, as far as we know. To do this, I want to tell you about a situation that parallels the human mind. Suppose a farmer has some land, and it's good, fertile land. The land gives the farmer a choice; he may plant in that land whatever he chooses. The land doesn't care. It's up to the farmer to make a decision. We're comparing the human mind with the land because the mind, like the land, doesn't care what you plant in it. It will return what you plant, but it doesn't care what you plant. Now, let's say that the farmer has two seeds in his hand; one is a seed of corn, the other is nightshade, a deadly poison. He digs two little holes in the earth and he plants both seeds; one corn, the other nightshade. He covers up the holes, waters and takes care of the land...and what will happen? Invariably, the land will return what was planted. As it's been written:

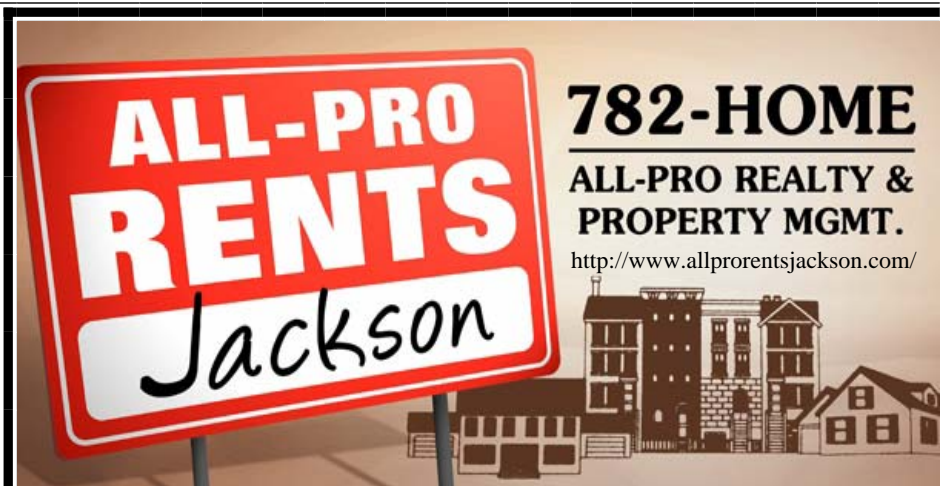
*"As ye sow, so shall ye reap."*

Remember, the land doesn't care. It will return poison in just as wonderful abundance as it will corn. So up come the plants; one corn, one poison.

The human mind is far more fertile, far more incredible and mysterious than the land, but it works the same way. It doesn't care what we plant...success...or failure. A concrete, worthwhile goal...or confusion, misunderstanding, fear, anxiety, and so on. But, what we plant, it must return to us.

You see, the human mind is the last great, unexplored continent on earth. It contains riches beyond our wildest dreams. It will return anything we want to plant.

Submitted by Cheryl Wozniak



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## OCTOBER GENERAL MEETING

The speaker at the October general meeting was state Representative Mike Shirkey, House District 65 which covers part of our area. The remaining is represented by Representative Earl Poleski.

Mike opened the presentation with a quick run through of the legislative process; a bill may be originated in the House or the Senate and starts with recognition of an area in need of some legislative control or in many cases, relief for rules imposed by past legislation. The bill is first drawn-up to address the issue of interest, then sent to the Legislative Service Bureau to be drafted into standard format. When completed, it is introduced and a number assigned to it. It is then normally referred to a committee which will discuss and review the bill and if necessary, call a public hearing to obtain testimony on the proposal from interested parties. The committee can then vote to kill the bill or send it to the floor for a vote. If the bill passes, it will then be sent to the other legislative entity (House or Senate) and follow the same process there. The bill can be killed in that body, passed, or approved with changes and sent back to the originating entity for resolution. If the bill gets through all this back-and-forth process, it will eventually end up on the governor's desk where he may sign it, veto it, or sit on it for some period after which it automatically becomes law.

The discussion that followed had little to do with landlords other than our hopes for an economic turn around. There was a lively discussion of Michigan becoming a right-to-work state. Mike is a strong advocate for this change, citing instances where companies forgo locating new plants in Michigan even though we have resources, vast recreational assets, and a highly skilled workforce. He cited a prime example of Boeing and their plan to build a second Dreamliner assembly plant outside of Washington state. Michigan was a contender and they were looking at the Willow Run Airport facilities as an ideal location. This facility was a bomber plant during WWII and had all the necessary amenities. The difference between Michigan (with all its assets) and South Carolina (where Boeing eventually chose to locate), is the fact that South Carolina is a right-to-work state. Boeing did not want to be forced into the union mold at their new plant. It is typical of the current administration in suing Boeing at the instigation of unions, claiming the decision was retribution for union members' strikes in Washington state and an unfair labor practice.

Mike asked for a show of hands of folks who were familiar with the proposed changes to the Michigan No-Fault Auto Insurance Program. I was shocked at the response! It has been all over the news, and we even had an article about this issue in last month's newsletter. This is a very important issue to all of us, as this is currently costing us \$145 per vehicle for this catastrophic claims coverage. Mike supports changing the law only to limit the amount of payouts for a period of two years to see how that goes. After all, the issue is the insurance industry which is re-insured by the Michigan Catastrophic Claims Association, claiming that all these high payouts will bankrupt the system. Well the obvious solution is to limit the payouts by writing a payment schedule for specific services on which there is currently no limit. Go back and read the article in the October newsletter regarding this issue and let your legislators know how you feel. They represent you and are not able to discern your positions on these issues through meditation.

The discussion kept going back to right-to-work in response to questions, but Mike kept pushing ahead. Mike is an impressive presenter and is not your typical "wishy washy" politician. He clearly indicates he stands for freedom and individual enterprise, unimpeded by unnecessary government regulations. I asked him what he thinks about our future here in Michigan with the manufacturing situation the way it is. When I got into this business, almost all my tenants were working class folks who were employed in factories around the area. My current tenants are either collecting unemployment or are on SSI or SSD. It is a sad state of affairs. Mike assured us that in his mind, Michigan will come back. Some companies are relocating back to the U.S. because of problems in places like China where an immature infrastructure and a lack of NECESSARY regulations leads to quality problems. He said it is important to remember that 70% of all the manufactured products in the U.S. are still made in the USA. I can tell you from experience that there are big problems throughout Asia with manufacturing. When I worked in Indonesia, I purchased pipe from China that could not be threaded and had to be tossed. I don't know what it was made of, but it was like mush when you tried to thread it. We had to do testing on thousands of high-strength bolts because the markets in Asia were filled with counterfeit bolts from Korea that would stretch before reaching the required torque.

One of the big problems we have is a structural deficit in needed skills. There are three million open jobs in the US according to the government and no one to fill them. This is what training for 21st century jobs is all about.

Submitted By Robert Tulloch, JALA President

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**RECENT MURDER IN JACKSON, MICHIGAN**  
By Robert F. Tulloch

By now, I am sure you have all read/heard about the recent murder that occurred in an apartment complex owned by the city and run by the Jackson Housing Commission. The alleged perpetrator was a man who had a history of mental illness, though there was no indication in his previous behavior that would lead one to believe that he could commit such a horrendous crime.

He was a diagnosed schizophrenic who was supposed to be on medications. He was under the supervision of Lifeways, a Jackson County mental health administrating and support agency, which takes tax dollars to provide caseworkers and medical support to the mentally ill. Typically Lifeways (and Segue, another similar organization) send assigned caseworkers to the client's residence to check on them, see if they need anything, and make sure they are taking their medications. The Citizen Patriot reported that Lifeways had asked Jackson Housing Commission to

check on this fellow and see if he was taking his meds!!!! Now, we definitely see the consequences!

You may ask, what has this got to do with me, Bob Tulloch? As a landlord for over 25 years, I have had numerous tenants placed in my units by these agencies. I have had these people fail to take their medications and the responsible agencies fail to make their scheduled visits which resulted in the tenant losing control, kicking holes in the walls, and having altercations with neighbors. I have personally called the tenant's caseworker and asked them to please come out and make "Joe" take his meds. They usually did.

When I am approached about renting a unit to a person on SSI or they are being placed by one of these agencies, I ask questions to uncover the reason they are on SSI or being placed. I know there will be the outpouring of indignation from certain folks in the community, but if I am renting to these individuals and possibly putting my property and my neighbor's wellbeing at risk, I want to be able to assess that risk. They can always refuse to reveal the information, but that cannot be used as a rea-

son not to rent to them. They are generally protected from discrimination based on mental health issues.

With the current episode of violence at Reed Manor, I am going to rethink my handling of these situations. It just had not occurred to me previously that good old "Joe" might commit some horrible crime if he decides he doesn't need his meds and starts seeing gargoyles crawling out through holes in the walls.

I can't afford security guards in my buildings as Jackson Housing Commission can. Perhaps I could put a provision in my lease that requires the tenant to take their meds as a condition of renting and require Lifeways or Segue to provide a written weekly report indicating that "Joe" took his meds as required. Failure to follow that requirement would be considered breach of the lease and an evictable violation. However, under current anti-discrimination laws, I am sure that would be a violation of the tenant's rights. Could one get Lifeways or Segue to sign the lease and be liable to comply with that provision? I think not, as it would probably violate privacy laws.

I contacted our attorney, Adam Howard, and he was adamant that my whole approach reeks of unlawful discrimination. Probably the mere act of asking the mental health status of an individual is discrimination.

Do not take my position here as advice on how you should treat similar situations. I am merely bringing it to the forefront so you can think about it.

In the meanwhile, use caution when renting to people on SSI and in particular, those placed by mental health agencies. It is essential that you check their criminal background and ask the Jackson Police Department for contact information on the applicant if you have any suspicions. But then again, you should do a criminal background check on every applicant!

Most folks in this situation have sufficient criminal history that you need only look into that area. But, be careful. If you reject folks because of past criminal activities, make sure you apply the same standard to all applicants.

# JALA Newsletter/www.jala-mi.org

Jackson Area Landlords Association  
761 W. Michigan Ave., Suite K  
Jackson, Michigan 49201

(517) 782-4384/E-Mail: [jala@jala-mi.org](mailto:jala@jala-mi.org)

November, 2011

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## OFFICE HOURS

Monday: 9:00 a.m. to 5:00 p.m.

Wednesday: 9:00 a.m. to 2:00 p.m.

Friday: 9:00 a.m. to 2:00 p.m.



### MEETING LOCATION

The next general meeting will be held  
Monday, November 28, 2011  
Time: 5:30 menu/6:30 speaker  
Steak's Eatery

*The speaker for the November general meeting will be 12th District Court Officer, Barb Dwyer. Barb will be giving a short presentation then will take questions. If you ever have to evict a tenant, then you should be sure to attend this informative meeting!*

**IN ORDER TO EXPEDITE THE MEETING, NO DINNER ORDERS WILL BE TAKEN AFTER 5:30 PM. THIS WILL ENHANCE THE EXPERIENCE FOR EVERYONE INVOLVED!**

"This publication is designed to provide accurate and authoritative information in regard to the subject matter covered. It is distributed with the understanding that the publisher is not engaged in rendering legal, accounting or other professional service. If legal advice is required, the services of a competent professional person should be sought." From a Declaration of principles jointly adopted by a Committee of the American Bar Association and a Committee of Publishers and Associations.

**50/50**  
**Winner:**  
**Bob Tulloch**  
(Bob donated his winnings of \$33 back to JALA! Thank you Bob for being so generous to the organization!)

