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Crocker Park New Urbanism

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Key Awards 2014 Information and Registration

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The Northeast Ohio Apartment Association is a non-profit organization committed to furthering professionalism in the multi housing industry. NOAA serves sixteen Ohio counties through specially designed education, networking and legislative programs.

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Message from the EVP



Dear NOAA Members,

You have to appreciate those who make a living in the apartment industry for taking the long view on value creation for their real estate portfolios. That’s not to say that they don’t want an immediate return on their investments, but – by and large – owners and managers are looking at their businesses for what they will become in the next 20 years.

It is one of the few businesses where focusing on long-term success breeds great short-term results. Confused? To illustrate my point, think about the prosperity of today’s rental market, and look at all the work being done to shore up assets for the long run. In the short term, the improvements keep the suites full and the ROI flowing, and by investing in the physical property, you are adding to the value of the real property.

And so, as NOAA gears up for the 11th Annual Key Awards, our members have asked whether this year’s judging can minimize penalties for property owners who are replacing roofs, putting in new asphalt or just generally overhauling the exterior or interior.

Penalize? We will be encouraging judges to not only look at renovations in progress, but to consider that in Northeast Ohio, you have precious few months for major improvement projects – especially exterior enhancements. We will ask them to be especially considerate of those reinvesting in their properties and to look past the construction by envisioning the potential that our members are trying to extract from their property. In other words, take the long view.

KEY AWARD NEWS

New this year are categories meant to “level the playing field” for all members and their properties.

The first change to the entry form is the category “Average Rent.” We have renamed the category for properties with monthly rents of less than \$500 per month to “Economical.”

The second change to the form is a new source of date, headlined “Year.” Properties will be judged in this category either by the year they were built or the year the building first housed residential tenants.

And finally, “Classification” is a new term we’ve added to the Key Awards that deals with type of housing. You will see three classifications: traditional, subsidized (public) or subsidized (private).

We are excited to make these changes. Each year, we discuss items like the ones above but never act on them, and by the time we rethink about them it’s too late. Not this year, thanks to NOAA President Joy Anzalone, who kept us on task and really wanted to see the contest more fairly presented and judged. Thank you, Joy, and good luck to all entrants.

JUDGING DAY IS JUNE 24, 2014, A WEEK LATER THAN USUAL TO ACCOMMODATE OUR WEATHER.

All the best,

Ralph McGreevy
Executive Vice President

2014 KEY AWARDS

Registration Deadline

Friday
June 13th

Judging Day

Tuesday
June 24th

Awards Ceremony

Thursday
September 4th

www.noamembers.com/key14 | Registration form available on page 11.



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MAINTENANCE WORKSHOPS

NOAA is working with ABC instructors to offer additional workshops

Summer 2014.

Electricity Fundamentals, Electrical Maintenance, Lighting and Other Electrical Systems, Plumbing, Troubleshooting HVAC, Installing and Repairing Doors and Drywall



Welcome New Primary Members

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 Carmen Idoiou
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 Westlake, OH 44145
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 P: Gary 440-310-2433
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 www.fedormanorapartments.com

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 Suite 250
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 F: 216-514-3353
 wdougherty@omnipropertycos.com
 www.omnipropertycos.com

**Willowood Manor Fairview
 Park Senior Housing**
 Leila Awad
 20665 Lorain Road
 Fairview Park, OH 44126
 P: 440-331-0670
 F: 440-331-9974
 willowoodmanor@aol.com
 www.willowoodmanor.com

Calendar of Events

MAY

S	M	T	W	T	F	S
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

2 Plumbing Fundamentals (ABC)
 1-4 pm \$125 - ABC Facility
 9255 Market Place West
 Broadview Heights, OH 44147

9 Associates Council
 9 am - NOAA Office
 1468 West 9th Street
 Cleveland, OH 44113

JUNE

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

13 Associates Council
 9 am - NOAA Office
 1468 West 9th Street
 Cleveland, OH 44113

24 Key Awards Judging Day
 Register your properties by
 June 13th. Judges leave from
 Del Sangros Restaurant, Parma
 by 9 am.

JULY

S	M	T	W	T	F	S
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

11 Associates Council
 9 am - NOAA Office
 1468 West 9th Street
 Cleveland, OH 44113

14 Golf Outing
 9 am - 6:30 pm
 Hawthorne Valley Country Club
 27840 Aurora Road
 Solon, OH 44139

Subscribe to our calendar for automatic updates! Click the *Subscribe* button below the calendar (www.noaamembers.com/calendar) to link our calendar feed to your personal calendar. Changes we make will automatically update your calendar.

PAST EVENTS

Leasing Kick Off

Build and Better the Basics
Amy Kosnikowski Disilio
Windows on the River
April 10th 2014

Over 150 members attended the Leasing Kickoff at Windows on the River with Amy Kosnikowski Disilio. Kosnikowski (Quintessential Marketing & Training) refreshed attendees on the basics of leasing. While reminding them that “there is nothing basic about the basics.”



Left - Amy Kosnikowski Disilio - Quintessential Marketing & Training
Right - Ralph McGreevy, EVP - Northeast Ohio Apartment Association



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PAST EVENTS

Certified Leasing Professionals Class

Stephanie Sturzinger
NOAA Offices
April 8th-9th 2014

Congratulations to the twelve students who completed the Certified Leasing Professionals Class taught by Stephanie Sturzinger, director of operations for Apollo Property Management. The next class is tentatively scheduled for November 12th and 13th.

Since the class ended, the reviews are in, and once again, Stephanie Sturzinger was lauded by the attendees for a job well done.

Thank you Stephanie Sturzinger.

CONGRATULATIONS

Shannon Wylam
Banyan Living

Abdul Alelew
Banyan Living

Kim Stark
Comet Management

Nacia Blom
Comet Management

Beth Massaro
Comet Management

Shannon Zarkovacki
Fairfield Management Company

Nancy Merrill
Fairfield Management Company

Jay Zarkovacki
Fairfield Management Company

Alora Marks
Owner's Management

Rosemary Metro
Owner's Management

Kelly Grayshock
Pleasant Lake Apartments

Deanna Langer
Vintage Management

Grocery Shopping Goes Cyber

New NOAA Associate Member Delivers

When management consultant Steve deMoulied moved from Chicago to Cleveland last year with his wife and baby daughter, he was struck by the vitality and the vibe of his new home town.

A thriving downtown residential and night-life community with upwards of 12,000 residents; new residential and commercial development in the University Circle area; attractive suburban communities; and a warm and welcoming atmosphere for newcomers.

But something was missing – something he and his equally busy wife had grown to rely on in Chicago: an on-line grocery ordering and delivery service that could bring fresh products, non-perishables, and everyday household needs right to their front door. “We looked for a similar service here in Cleveland, but couldn’t find one,” he said.

“With a large and growing population in apartments and condos, especially downtown, I couldn’t understand it.”

So, the Lean Six Sigma Master Black Belt, with international experience improving the business performance and operational efficiency of global corporations, decided to step away from his own thriving career and launch a new enterprise to bring Greater Cleveland the same kind of convenient grocery shopping experience available in other major metropolitan areas.

After extensive market research, financial modeling, and logistical program planning and development, PrestoFresh began operations on Nov. 29, 2013 in a few test neighborhoods. By mid-December, the company

expanded to include all of Cuyahoga County and western Lake County. In February, service expanded in Lorain County.

For shoppers, wherever they live, it’s a matter of convenience.

“There are a lot of great supermarkets and specialty markets throughout Northeast Ohio,” deMoulied noted, “and the new Heinen’s in downtown Cleveland will be a major positive development for the city and its residents. At the same time, even a trip to a nearby market can be inconvenient for busy professionals and families, for people who have difficulty getting out, and for people who simply prefer shopping on-line and taking home delivery the next day.”

So far, customers are responding well to PrestoFresh’s “menu” of nearly 5,000 products, including fresh produce, meats, seafood, and organics.

“It’s a fabulous service, especially for the residents in our corporate suites,” commented Claudia Madden, NOAA President-Elect and Director of Operations for UGP Properties, whose portfolio includes Tremont Place Lofts. “It’s not only a wonderful convenience for them, it’s also the kind of amenity that helps us market our property to corporate clients and prospective residents.”

She added, “All of our residents are do-ers and go-ers, and if there’s one thing they can eliminate from their busy to-do lists, like grocery shopping, that makes their lives easier.”

Kate Rapport, property manager at 2013 NOAA Property of the Year, the



Terraces at Northridge in Brooklyn, enthusiastically agrees.

“We’re really excited about letting our residents know about this service because it’s so easy and so convenient,” Kate said. “They can shop and place their orders on line and schedule a delivery time that works for them. The PrestoFresh people are great to work with. They’ve anticipated all of the concerns that a property manager might have and worked to make sure that we don’t have any complications to worry about.” She said her company, Comet Management Services, Inc., is also promoting the service at its other properties, including The Residences at Crocker Park and The Excelsior at Crocker Park.

“Becoming a NOAA Associate Member has not only opened a lot of doors for us,” deMoulied said, “it’s also given us a chance to meet some terrific people who really care about their industry and the people they serve.”

Start home delivery of groceries today!
www.prestofreshgrocery.com

Gary Burden
support@prestofreshgrocery.com
(216) 282-7664

Register For the 2014 Key Awards

Overall Community Appeal
\$100 / Property

www.noaamembers.com/key14

Your Name: _____ Company: _____

Phone Number: _____ Email: _____

Property Information

Property Name: _____

Address: _____

City: _____ Zip: _____

Property Contact: _____

(Present for Judging Day)

Phone Number: _____

(Judges may call ahead)

Email Address: _____

Average Rent	Property Type	Year	Classification
<input type="checkbox"/> Under \$550 (Economical)	<input type="checkbox"/> Garden Apartments (Three Levels or Less)	The FIRST year the building housed tenants.	<input type="checkbox"/> Traditional
<input type="checkbox"/> \$551 - \$750 (Moderate)	<input type="checkbox"/> Townhouse Community (Four or More Attached Units)	<input type="checkbox"/> 1985 - Present	<input type="checkbox"/> Subsidized (Public)
<input type="checkbox"/> \$751 - \$950 (Upscale)	<input type="checkbox"/> Multi-Story Community (Four Levels or More)	<input type="checkbox"/> Pre-1985	<input type="checkbox"/> Subsidized (Private)
<input type="checkbox"/> \$951 - \$1,150 (Luxury)		_____	
<input type="checkbox"/> Over \$1,150 (Premium)		(Write year if known)	

If you are registering multiple properties - Feel free to submit an excel or word list with the required information.

Description of Awards

Submit Form by June 13th

Silver • Gold • Platinum • 100% + Club • Property of the Year

Phone: 216-241-1635

Fax: 216-241-1636

Entries are grouped into property style and price range. Each group has one Platinum Award (awarded to the highest percentage) and one Gold Award (awarded to the second highest percentage). The remaining entries that score well within that group are awarded the Silver Award. It is possible to receive a score over 100% and only receive a Silver Award. Property of the Year is awarded to the entry with the best percentage over all property types and rent ranges.

Email: jacquib@noaamembers.com

Mail: 1468 West 9th St - Suite 110 - Cleveland, 44113

Judging Day - June 24th 9am

Depart, Del Sangros 13450 Snow Rd - Cleveland, 44142

Awards Ceremony - September 4th 6pm
Cleveland Marriott Downtown at Key Center
127 Public Square, Cleveland 44114

2013 Properties of the Year (tie)

View Suites issue 4 (Fall) of 2013 - noaamembers.com/suites-magazine



Grand Bay of Brecksville - Western Reserve Property Management
Northeast Ohio Apartment Association



The Terraces at Northridge - Comet Management Services

Stop Paying for Air

Water meters have changed very little since their earliest use and manufacture. Consequently, they still have a major flaw within their design. Water meters read volume; they do not distinguish between air and water.



Any air in your water lines is read as water by your meter and, in fact, will increase meter spin. For ALL building owners and/or operators, there is a very high probability your meter is billing you for more water consumption than you are actually using.

Water companies add a considerable amount of air to water pipelines. This is done for several reasons, one of which is to protect water pipes from rupture. Also, turbulent water causes air to be introduced into the water lines, later flowing through the meter. In turn, the meter will read, and charge for, a larger volume of water than has actually been consumed. Simply put: The more air read by the meter, the higher the cost to the consumer for the same end volume of water actually used.

The Bad News: If you fill a one-

gallon-container with water from your building, the meter will read, and you will be billed for, more than one gallon (typically 10% to 25% more).

The Good News: By compressing the air in the lines before it flows through, the meter will result in only water being read by the meter. This efficiency measure lowers your water bill, for the same amount of water used.

Until recently, there has not been an affordable and/or reliable technology available to allow water meters to measure just the water consumed, minus the air. The H2MinusO Flow Management Device brings this efficiency to your water meter. This is accomplished by turning the flow of water from a turbulent to a laminar flow. By compressing the air and allowing the meter to read just

water, your water bill will decrease considerably. Even buildings with low-flow devices already installed have lowered their monthly water bill by over 23%.

This efficiency becomes an even greater asset as water rates have continually increased, and are projected to keep doing so. According to the official website of Charlotte-Mecklenburg Utilities, “Annual rate increases have averaged just under 6 percent per year for the past 10 years.”

The H2MinusO is currently being used by: Pepsi, Tyson, Butterball, The Continental Group, and Duke Energy, as well as many other North American clients. By decreasing expenditures the H2MinusO Flow Management Device increases Net Operating Income, immediately adding real value to your property.



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To receive a complimentary assessment of your municipal water savings potential, please contact,

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NOAA members will receive a 20% discount off installation if approved prior to September 1, 2014! Positive Cash Flow Financing is available with no up front cost.



Northeast Ohio Apartment Association

Crocker Park Phase III

The Crocker Park “experience” — depending on the day — may be a bustling farmer’s market, or an outdoor yoga class.

It may be a juggler or rock band filling the park-area stage. A casual game of chess played with knee-high board pieces. Or shopping and dining, quite literally, from A to Z (an Apple store to a fresh soup eatery called Zoup!).

But while Crocker Park may be best known for retail and restaurants, sprinkled with recreation, the decade-old mixed-used development that serves as Westlake’s

“downtown” is every bit a residential community as well — and mostly apartments.

The next phase of development now in process will deliver another 316 apartments to the 216 units already there. That more than doubles the number of existing units by early fall 2015 — no small endeavor.

“I think that’s clearly the largest single apartment development that I’m aware of in Northeast Ohio coming online all at one time,” says Robert Stark, president and chief executive officer of Stark Enterprises Inc. Stark is a self-described “poet developer” who pushed, prodded and sold disbelievers on the idea of spinning a slice of “New Urbanism” from the personification of suburbia.

Based on how quickly Crocker Park’s original apartments were snapped up and have maintained solid occupancy numbers, Stark and his team are expecting more of the same.





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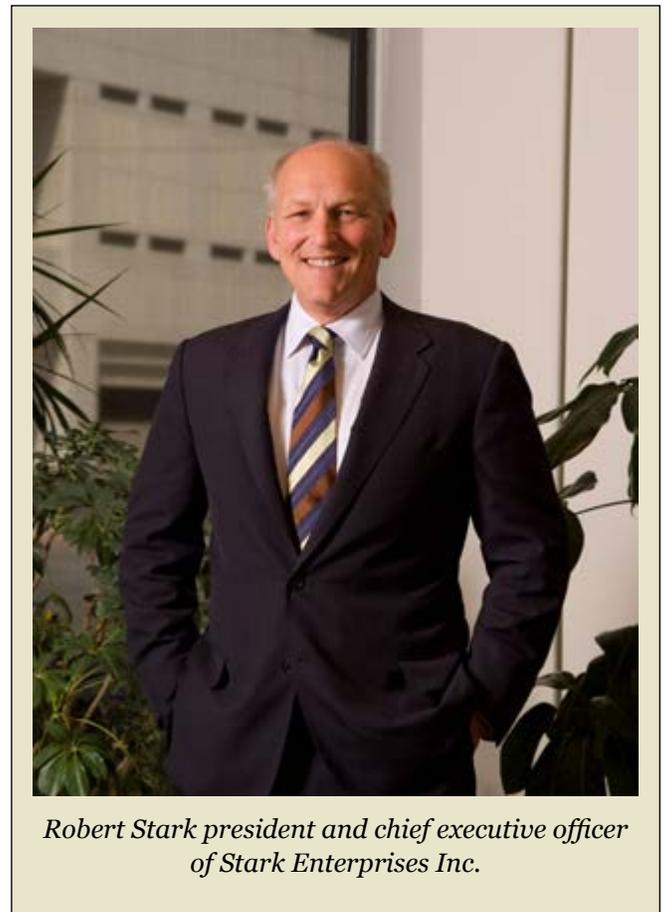
“We feel very strongly that absorption of the units will set new records,” he says. “People not only stay longer, but we have waiting lists to get in.”

Taller buildings, progressive design

Structurally, the new apartment buildings, at five stories, will be taller than in previous phases. That’s what Stark had in mind from the start. But his early design plans were limited by lenders who doubted whether enough people would want to live above



Crocker Warehouse Lofts - concept rendering.



Robert Stark president and chief executive officer of Stark Enterprises Inc.

LEGEND	
	Existing Construction
	Future Construction



BIALOSKY + PARTNERS
ARCHITECTS



CROCKER PARK

CROCKER PARK
site plan

09.24.2012



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AIA GOLD MEDAL FIRM

Crocker Park | Westlake, OH

stores. They would only underwrite lower-rise buildings.

Those doubts now resolved, the new phase of Crocker Park will add four city blocks of five-story buildings — four levels of apartments above street-level retail. The first block connects to the existing traditionalist styling, but as the development proceeds, the buildings become progressively more modern.

The new apartments will measure about 800 to 1,300 square feet and rent for about \$1.80 per square foot (roughly \$1,400 to \$2,300 per month). Most will have one-bedroom units, although some floor plans will offer two bedrooms.

“In this next phase,” Stark says, “we’re taking our loft style to another level.”

Interpret that as a continued shift away from formal areas,

like dining rooms, and incorporating resort-style living by focusing on the spaces where people spend the most time. This is achieved by creating views, making units wider rather than deep and connecting the indoor and outdoor environments.

The apartments are targeted to two main demographics: “It’s not generally a family-with-children environment,” Stark says, “but it is for single professionals, for married professionals without kids and for empty nesters. Everybody, of course, has to afford to pay the rent, so it’s an affluent customer, it’s a very well-educated customer, it’s a worldly customer.”

More retail, lodging and a corporate headquarters

In addition to another round of high-end apartments, Crocker Park’s next phase, a \$350 million to \$400 million



For-sale housing at Crocker Park developed by the Coral Company.



American Greetings world headquarters - concept rendering.

expansion, drops in more than 231,000 square feet of retail space, a 110-room Hyatt Place hotel and the 600,000-square-foot corporate world headquarters of American Greetings Corp.

An office component the size of American Greetings was not originally anticipated. There was going to be more for-sale townhouse-style units.

“It was a challenge,” says William Krause, Westlake’s assistant director of planning and economic development, “to carefully weave in the American Greetings headquarters. But, if anything, American Greetings will ensure the economic vitality of Crocker Park with the synergy of its ‘creative-class’ employees with the retail, restaurants and residential components of Crocker Park and the area immediately around it.”

In fact, AG’s decision to move to Westlake from suburban Brooklyn, where the 108-year-old company has been based since the 1960s, was inspired, in part, by the expectation of what Crocker Park can mean for employee retention and recruitment.

“Yes, we’re counting on that. That’s the hope,” says Elie Weiss, the company’s president of real estate. “We’re going to the top design schools in the country, trying to convince people to pass up (places like) New York and Miami and come live in Cleveland. Crocker Park is no West 25th Street, and it’s not Brooklyn (New York). But it’s a step in the right direction of being creative and cutting edge.”

The creative content company has about 2,000 employees. Most, but not all, will move to the new headquarters, which is being referred to as its “Creative Studios.” The six-story building, expected to open by the summer of 2016, will include 100,000 square feet of street-level retail.



Phase III Construction at Crocker Park.

The convenience of being able to walk to work, walk to a lunch meeting, quickly grab groceries or take care of other shopping needs without hopping in a car is a selling point.

“It’s a quasi-urban context,” Weiss says. “It’s not a real downtown, but it’s developing into something that is a little more complete than your typical suburban location, but with all the amenities of a suburban location.”

The option to rent or buy housing is considered a major selling point.

The for-sale housing at Crocker Park is being developed by Peter Rubin’s Cleveland-based Coral Co. Sixty-six units are already up, with another 59 to come.

Four floor plans are offered, ranging from three-story units with two bedrooms, 2 ½ baths and rooftop decks for \$285,000, to two-story floor plans measuring 2,600 square feet with up to four bedrooms and 3 ½ baths for \$545,000.



occupancy and keep for-sale housing sales brisk, aside from a pause during the recession.

In the meantime, Stark may be re-focusing on downtown Cleveland, where he has long wanted to leave innovative, impactful development but has been unable to do so. He hinted at apartment plans, although nothing concrete beyond the noodling stage at the moment. Stay tuned.

“Recently,” he says, “I’ve turned my sights back on downtown. I can’t get away from it. It’s my city, it’s my hometown and I feel like I want to at least do something that can help the cause.” 🏠



Alex, Technician

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Workers' Compensation Open Enrollment

From April 28 through May 23, 2014, Ohio employers have the opportunity to select a new MCO to medically manage their workers' compensation claims for the next two years.

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days. Just one lost time claim can cost significant dollars. Your business can't afford even one lost time claim.

Don't miss this limited opportunity to select CareWorks as your new MCO. For more information, call CareWorks' Open Enrollment team at 1-888-627-7586 or learn more online at www.careworksmco.com. 

2014 EMPLOYER/MCO OPEN ENROLLMENT FORM

Open Enrollment Period: April 28 – May 23, 2014

Northeast Ohio
Apartment
Association

CareWorks

INSTRUCTIONS

1. Fully complete the 2014 Employer/MCO Open Enrollment form below including signature and date. Please type or print clearly. CareWorks' name and MCO number has been provided.
2. Fax completed form to CareWorks, toll-free, at 1-888-358-5319. All forms must be received by CareWorks by 5:00 p.m., May 23, 2014.
3. If you have questions, please call CareWorks, toll-free, at 1-888-627-7586.

Ohio Bureau of Workers' Compensation Employer/MCO Open Enrollment Form

Policy Number: _____

Business Name: _____

DBA (if applicable): _____

Contact Name: _____
First Middle Last

MCO Selected: **CareWorks** Address: _____

MCO Number: **10010** City, State Zip: _____

Phone: (____) _____ - _____ County(ies) of operation: _____

Fax: (____) _____ - _____ Number of Employees: _____

Email: _____

Employer Signature: _____ / / 2014
Date

Title: _____

EMPLOYERS RIGHT TO SELECT

An employer may select any MCO that meets its individual business needs during an MCO Open Enrollment period. Selection of an MCO is solely the choice of the employer.



Internet Policy and Productivity

Are you paying 80% of your employees to “Cyberloaf” on the internet, watching cat videos, searching for a better job or accidentally downloading a virus on your network?

Recently, we have seen a dramatic increase in the number of local businesses suffering significant financial and productivity losses due to employees inappropriately using their Internet access during work hours – and much of this is fueled by social media sites such as Facebook and YouTube. Studies have shown that between 60 and 80 percent of people’s time on the Internet at work has nothing to do with work!

What makes this situation so dangerous is that the majority of business owners don’t even realize that it’s going on until it’s too late. By then they have found themselves in the middle of a costly and embarrassing lawsuit because an employee posted something inappropriate online OR downloaded a virus.

In other cases, the owner NEVER finds out, but is inadvertently losing THOUSANDS of dollars because employees are spending 2-3 hours a day to goof off online – and you’re footing the bill.

The age of the employee doesn’t affect an employee’s ability to waste time on the Internet. Older employees do things like managing their finances while younger employees check social media.

A Company Internet Policy Is NOT Enough

A recent study showed that the presence of a strong Internet policy at work was not enough to curb activity, as many employees don’t think it’s wrong to surf the web and a policy was not going to change their minds. Unfortunately, the only way to curb this activity is not only to threaten consequences, but to actually take action and reprimand employees. 🚫

If you need assistance with advice on how to correctly implement an Internet Policy, give them a call directly at 440-925-4005 x133 or contact me via email at mmandato@systemcareinc.com

You can also visit their website at www.systemcareinc.com to find out more information.

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Key Awards

Friday, June 13th

Deadline to register your properties for the Key Awards.

Tuesday, June 24th

Judging Day

Thursday, September 4th

Key Awards Gala

— **Associate Members** —

Volunteer as a driver on Judging Day.
Sponsor the Key Awards \$250 - \$5,000.

www.noaamembers.com/key14

Golf Outing

Monday, July 14th

Hawthorne Valley Country Club
27840 Aurora Rd, Solon, OH 44139

9:30- 11:30 Registration Opens

10:30 - 11:30 Lunch

11:45 Shotgun Start

6:00 Dinner, Awards & Raffle

Prizes Available!

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Call 216-241-1635 for waiting list.

Fair Housing

Tuesday, August 12th

Location to be determined

9 AM - 12 PM

Fair Housing is presented by Nadeen Green, Senior Counsel with For Rent Media Solutions.

The Fair Housing seminar will be registered for 3 hours of continuing education credits in real estate.

www.noaamembers.com/calendar

Legislative Update

Outlined below are bills followed for the Ohio Apartment Association

Current priority bills

HB 5: MUNICIPAL CORPORATIONS INCOME TAXES
(Grossman, Henne)
11/19/2013 - Referred to Committee Senate Finance

HB 9: RECEIVER'S POWER
(Stautberg)
12/11/2013 - Consideration of Senate Amendments; Did Not Concur Vote 0-94

HB 297: DOMESTIC VIOLENCE VICTIMS
(Gonzales, Driehaus)
11/13/2013 - House Judiciary, (First Hearing)

HB 371: CONDOMINIUM LAW
(Grossman, Perales)
2/12/2014 - House Financial Institutions, Housing and Urban Development, (Third Hearing)

HB 382: MOTOR VEHICLE NONCONSENSUAL TOWING PENALTIES- PROCEDURES
(Duffey, Bishoff)
Current Status: 03/19/2014 - PASSED BY HOUSE; Vote 91-0

HB 422: TENNANT-MANUFACTURED HOME PARK RESIDENT-PUBLIC UTILITY SERVICE
(Foley, Blair)
3/19/2014 - House Public Utilities, (First Hearing)

SB 16: ABANDONED LAND
(Schiavoni)
1/15/2014 - House Judiciary, (First Hearing)

SB 22: PROPERTY REMEDIATION-METHAMPHETAMINE LABS
(LaRose, Beagle)
3/6/2013 - Senate Medicaid, Health and Human Services, (First Hearing)

New bills since March 27, 2014

HB 483: MBR-OPERATION OF STATE PROGRAMS
(Amstutz, R)

SB 303: SALES TAX HOLIDAY-ENERGY STAR PRODUCTS
(Brown, E)

SB 325: UNPAID WATER SERVICE CHARGES
(Brown, E)

Tracking List House

HB 5: MUNICIPAL CORPORATIONS INCOME TAXES
(Grossman, Henne)
To revise the laws governing income taxes imposed by municipal corporations.
Current Status: 11/19/2013 - Referred to Committee Senate Finance

HB 9: RECEIVER'S POWERS
(Stautberg, P)
To add to and clarify the powers of a receiver and to provide a procedure for a receiver's sale of real property.
Current Status: 12/11/2013 - Consideration of Senate Amendments; Did Not Concur Vote 0-94

HB 223: RESIDENTIAL FORECLOSURE ACTIONS
(Grossman, Curtin)
To expedite the foreclosure and transfer of unoccupied, blighted parcels and certain abandoned properties and to make other changes relative to residential foreclosure actions.
Current Status: 4/8/2014 - Referred to Committee Senate Finance

HB 289: JOINT ECONOMIC DEVELOPMENT ZONE-DISTRICT
(Schuring, K)
To require subdivisions to obtain written approval from owners and lessees of real property located within a proposed or existing joint economic development zone (JEDZ) or joint economic development district (JEDD) before approving, amending, or renewing the JEDZ or JEDD contract, to require that income tax revenue derived from a JEDZ or JEDD approved, amended, or renewed after the bill's effective date be used to carry out the JEDZ or JEDD economic development plan before being used for other purposes, and to institute contiguity requirements for which subdivisions may create a JEDZ or JEDD.
Current Status: 4/8/2014 - Senate Finance, (Third Hearing)

HB 297: DOMESTIC VIOLENCE VICTIMS
(Gonzales, Driehaus)
To allow an employee who is a victim of domestic violence to take unpaid leave for purposes relating to the incident of domestic violence; to allow an employee who is a victim of domestic violence to file a civil action against that employee's employer if the employer terminates the employee's employment as a result of the employee taking unpaid leave for purposes relating to the incident

of domestic violence; to allow a tenant who is a victim of domestic violence to terminate a rental agreement or have the tenant's name removed from the rental agreement under certain circumstances; to require a landlord of a tenant who is a victim of domestic violence or menacing by stalking to change the lock to the dwelling unit where the tenant resides under certain circumstances; to require a metropolitan housing authority to transfer a tenant who is a victim of domestic violence or menacing by stalking if the tenant requests such a transfer and provides the metropolitan housing authority with certain specified information; and to prohibit a county, municipal corporation, township, or law enforcement agency of such a political subdivision from charging any victim of domestic violence a fee for assisting the victim.
Current Status: 11/13/2013 - House Judiciary, (First Hearing)

HB 371: CONDOMINIUM LAW
(Grossman, Perales)

To require certain unit owners association managers to hold a real estate broker's license, to make changes to the board meetings, record retention, and budget procedure requirements of the Condominium Law, and to establish a registry of condominium developments and the Ohio Condominium Dispute Resolution Commission.
Current Status: 02/12/2014 House Financial Institutions, Housing and Urban Development, (Third Hearing)

HB 382: MOTOR VEHICLE NONCONSENSUAL TOWING PENALTIES-PROCEDURES
(Duffey, Bishoff)

To revise the procedures and penalties governing the nonconsensual towing of motor vehicles and to require the Public Utilities Commission to adopt certain rules regarding a for-hire motor carrier engaged in the towing of motor vehicles.
Current Status: 3/25/2014 - Referred to Committee Senate State Government Oversight and Reform

HB 422: TENNANT-MANUFACTURED HOME PARK RESIDENT-PUBLIC UTILITY SERVICE
(Foley, Blair)

To create requirements regarding the measurement and billing of tenant and manufactured home park resident public utility service.
Current Status: 3/19/2014 - House Public Utilities, (First Hearing)

HB 483: MBR-OPERATION OF STATE PROGRAMS
(Amstutz, R)

To make operating and other appropriations and to provide authorization and conditions for the operation of state programs.
Current Status: 04/09/2014 PASSED BY HOUSE; Vote 57-33

** HB 483 contains the MBR's general administrative changes and appropriations. The House added sub-*

metering regulation in an omnibus amendment. The provisions were removed before the passage.

Senate

SB 16: ABANDONED LAND
(Schiavoni, J)

To provide that a person is not criminally or civilly liable for trespassing on certain abandoned land or similar places of public amusement if the person enters or remains on the land or place of public amusement to remediate it and knows or has reasonable cause to believe that the land or place of public amusement is in one of those categories; to provide the property owner with immunity from liability to a person who enters or remains on the land or place of public amusement in those circumstances subject to the statute governing liability to trespassers; and to provide that a person who enters or remains on the land or place of public amusement in those circumstances is not entitled to any reimbursement for any cost of the remediation unless agreed to by the property owner.
Current Status: 1/15/2014 - House Judiciary, (First Hearing)

SB 22: PROPERTY REMEDIATION-METHAMPHETAMINE LABS
(LaRose, Beagle)

To provide for the remediation of real property on which an illegal methamphetamine manufacturing laboratory has been discovered.
Current Status: 3/6/2013 - Senate Medicaid, Health and Human Services, (First Hearing)

SB 172: LAND REUTILIZATION-PROPERTY TAX FORECLOSURE LAWS
(Patton, T)

To modify the laws governing land reutilization programs and property tax foreclosures.
Current Status: 4/8/2014 - Informally Passed by House

SB 303: SALES TAX HOLIDAY-ENERGY STAR PRODUCTS
(Brown, E)

To provide a three-day sales tax "holiday" each April during which sales of qualifying Energy Star products are exempt from sales and use taxes.
Current Status: 03/31/2014 Referred to Ways and Means Committee

SB 325: UNPAID WATER SERVICE CHARGES
(Brown, E)

Regarding property liens for unpaid county or municipal water service charges.
Current Status: 04/08/2014 Referred to State Government Oversight and Reform Committee

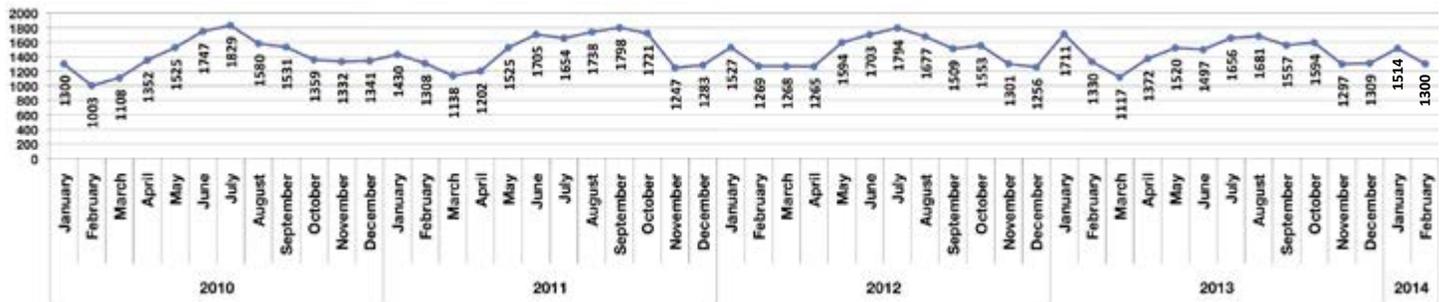
Eviction Index

The Suites Magazine Eviction Index is presented to owners and managers of multifamily properties to assist them in assessing the regional market. The numbers represent the number of eviction filings in the corresponding courts.

The Eviction Index is sponsored by Powers Friedman Linn, PLL, a law firm specializing in real estate management issues.

Court	2013											2014	
	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB
Bedford	208	140	153	215	159	205	185	212	176	135	167	257	141
Cleveland	788	684	846	915	947	1035	1091	939	1063	838	827	966	818
Euclid	111	117	157	151	143	157	156	105	120	133	124	76	135
Lakewood	82	61	68	78	72	100	74	82	69	63	67	62	67
Parma	109	86	100	123	133	117	126	126	117	95	90	121	91
Painesville	32	29	48	38	43	42	49	45	49	33	34	32	48
Total	1330	1117	1372	1520	1520	1656	1681	1509	1594	1297	1309	1514	1300

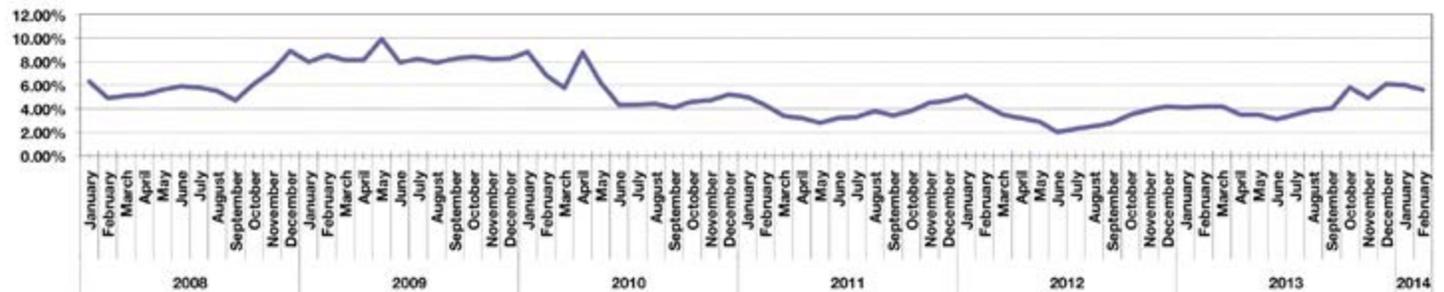
Total Eviction Index - Historical Line Chart



Vacancy Rates

AREA	2013											2014	
	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB
Northeast	4.9%	4.7%	4.1%	4.2%	3.4%	3.8%	4.4%	4.9%	3.7%	2.5%	5.0%	8.2%	7.4%
Southeast	4.9%	3.5%	3.0%	3.7%	3.1%	4.0%	5.1%	7.9%	4.9%	4.4%	5.4%	4.9%	4.5%
South/Southeast	3.4%	3.2%	2.8%	2.2%	2.9%	2.3%	2.5%	6.5%	2.5%	3.0%	4.0%	4.8%	4.8%
Northwest	2.4%	2.1%	2.6%	2.5%	1.7%	2.3%	2.5%	8.3%	4.7%	5.0%	5.8%	4.1%	4.6%
Southwest	4.4%	5.9%	3.8%	3.8%	3.7%	3.9%	3.9%	4.2%	3.5%	4.2%	4.9%	5.5%	4.9%
Entire Region	4.2%	4.2%	3.5%	3.5%	3.1%	3.5%	3.9%	5.0%	4.5%	5.3%	6.1%	6.0%	5.6%

Total Vacancy Rates - Historical Line Chart





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