

Published by the Northeast Ohio Apartment Association

# Suites

November - Trade Show Special - 2013

## Antique Hunters Trade Show

Friday November 8<sup>th</sup>  
Marriott Downtown  
at Key Center

## Attendees

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Published by the Northeast Ohio Apartment Association

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,

And the winner is....you. Why? This year's Trade Show is going to be awesome. We have a great theme, Antique Hunters, with many ways for our attendees to participate. First off, the exhibitors are invited to have a potential treasure at their booth for silent auction. You could score *big*. Secondly, Garth's Auctioneers & Appraisers will have *three* experts on hand to value family treasures that you bring to the show for appraisal.

If that wasn't enough...Charity Zierten from Georgia will be our featured speaker. Charity is a social marketing consultant who has worked with more than 1,000 apartment communities and vendors to create and improve their social marketing strategies. Her seminar will be customized to those in attendance. We will send her the names of the companies attending and she will use FUBU (for us by us) examples in her presentation. She promises they will all be positive!

But wait, there's more...We are moving to the Cleveland Marriott at Key Tower! I'd make the move for better food, which they will serve, but it is much more than that. It will be better all the way around. Located in the heart of downtown, Jacqui and Ryan will be sending out nearby parking maps so you can park close and not get stuck at the valet! There is underground parking at the Marriott, and we will highlight that on the map as well.

And...we are moving to a Friday. It is just a better day of the week to get you in the mood for coming out to our show. Don't you agree? Be there on November 8th, sign up for Charity Zierten, attend the three free 30-minute drill-down sessions, and have a family jewel or treasure appraised.

BUT WAIT...there will be more than 80 exhibitors waiting to talk with you about what you can do to improve your own properties or performance — many with silent auction items and *candy*! It is a win-win. Right?

All proceeds of the silent auction will go toward Make-a-Wish, and we are already off to a great start, thanks to Chuck Schulman. Chuck took me to his mother Carol's house, and we returned with two loads of early American antiques valued at more than \$5,000 to sell at the trade show to benefit Make-a-Wish! Thank you to Chuck and Carol Schulman for your most generous contribution.

I also need to thank Deba Gray and Serena Harragin, of Gray's Auctioneers in Cleveland, for their friendly referral to the good people at Garth's Auctioneer & Appraisers in Delaware, Ohio.

Finally, I would be remiss if I didn't mention Joy Anzalone, of Burton Carol Management, and Judy Murtha, of Dollar Bank, who invited my wife and I to our first appraisal fair in Pittsburgh at Dollar Bank's former headquarters. It was truly so much fun that I thought I needed to share the excitement with all of you at this year's Trade Show...Auction Hunters!

Please enjoy,

*Ralph McGreevy*

Executive Vice President

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# Calendar of Events

## NOVEMBER

S	M	T	W	T	F	S
27	28	29	30	31	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

- 8 **Trade Show**  
 9:00 am - Seminar  
 11:00 - 5:00 pm - Trade Show  
 Marriott Grand Ballroom  
 127 Public Square  
 Cleveland, OH 44114
- 13 **C.L.P. Class**  
 9:00 am - 3:00 pm  
 NOAA Office  
 1468 West 9<sup>th</sup> St. Suite 110  
 Cleveland, OH 44113
- 21 **ABC Maintenance Workshops**  
 1:00 - 5:00 pm  
 Associated Builders & Contractors  
 9255 Market Place WEST,  
 Broadview Heights OH 44147

## DECEMBER

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	31	1	2	3	4

- 6 **Lake County Holiday Party**  
 6:00 pm  
 Mentor Harbor Yacht Club  
 5330 Coronada Drive - Mentor  
 On Lake, OH 44060
- 13 **Associates Council**  
 9:00 am  
 NOAA Office  
 1468 West 9<sup>th</sup> Street  
 Cleveland, OH 44113

## JANUARY

S	M	T	W	T	F	S
29	30	31	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

- 10 **Associates Council**  
 9:00 am  
 NOAA Office  
 1468 West 9<sup>th</sup> Street  
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**Subscribe** to our calendar for automatic updates! Click the *Subscribe* button below the calendar ([www.noamembers.com/calendar](http://www.noamembers.com/calendar)) to link our calendar feed to your personal calendar. Changes we make will automatically update your calendar.

# Casino Night

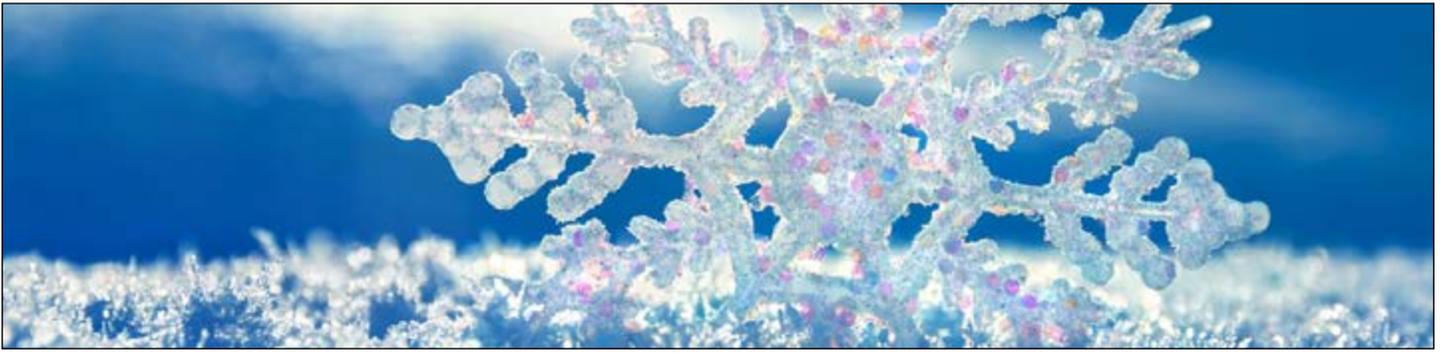
Hawthorne Valley Country Club  
October 9<sup>th</sup> 2013

Casino Night made possible by our **Sponsors**

- These attendees won prizes from the chinese auction
- 1) Joy Anzalone - \$50 Gas Card - **Ameriseal & Restoration**
  - 2) Ally May - \$50 Melt Gift Card - **Sherwin Williams**
  - 3) Mike Finazzo - \$50 Gas Card - **Ameriseal & Restoration**
  - 4) Alison Meredith - \$50 LockKeepers Gift Card - **Belfor**
  - 5) Kary Ostrander - Two OSU Tickets - **Buckeye Surface**
  - 6) Marianne Thiede - \$50 Darden Gift Card - **Famous Supply**
  - 7) Don Vavrus - \$50 Speedway Gift Card - **HD Supply**
  - 8) Steve Whitely - Browns Tailgate prize - **Certified Pest Control**
  - 9) Bethany Denison - \$50 Darden Gift Card - **Famous Supply**

- 10) Jason Haws - 22in Monitor - **System Care**
- 11) Becki Marcenelli - 22in Monitor - **System Care**
- 12) Sean Imhoff - 3d Blu-Ray - **WOW! Internet-Cable-Phone**  
Bob Haycox - \$50 Gas Card - **Ameriseal & Restoration**





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## Is Your Roof Prepared for Old Man Winter?

Winter takes a huge toll on roofs. But with preparation, property owners can avoid costly repairs and extend the lives of their roofs by performing pre-winter maintenance. Here are some tips:

### For All Roofs:

**Gutters/Ice Damming:** Often overlooked, a gutter inspection is one of the most important things you can do heading into a harsh winter. Gutters need to be clean and have good water flow. If they are not clean, you risk ice damming. Ice dams form when snow sits on the roof and goes through a melt-and-freeze sequence. When the snow melts, water travels downward and freezes at the point of resistance, resulting in blocked gutters. After several cycles, ice builds up and forms the dam. In some cases, typically on the north side of the roof, ice damming is difficult to prevent. If you still have ice damming after taking these precautionary steps, then it is time to put up heat cables. Proper ventilation can prevent heat from escaping through the shingles and promoting melt. Downspouts also need to be free of debris. Run a hose in the gutters to make sure the flow is efficient. Water flow is paramount. If you have a lot of granule runoff in your gutters, it may be a sign that your roof shingles may need to be replaced.

**Tree Branches/Debris:** During the winter, snow and ice weigh down trees and branches. Often, these will hang and rub against your roof. Sometimes they even snap and break, causing avoidable damage. They can also rip down cable and phone lines. Get those trimmed before the harsh weather does it for you.

**Flashing/Penetrations:** Your entire roof is subject to constant UV Ray damage, which dries and cracks everything it touches. Every single penetration to your roof system (such as chimney flashing, pipe jacks, skylights, etc) is a potential leak. Inspect every roof penetration and reseal any problem areas.

**Pests:** It's also a good idea to check your roof/attic for signs of pest infestation. Mice, raccoons, squirrels and possums love the attic heat in winter.

### Extras for Flat Roofing:

**Deck Rot:** Check the roof deck and fascia/coping for signs of rot. Check expansion joints for signs of movement and splits. The cold weather can especially harm composite building materials and loose mortar.

**HVAC:** Inspect the HVAC units. Check the ductwork, housings and condensation lines, and make sure the lines are draining properly. Remove any excess water. Make sure the supply lines are free, keeping the warm air moving in the building.

**Access:** Some areas of the roof must be accessible. Have a few brush brooms available to remove snow and ice if a trip to the roof has to be made.

Remember, as cold temperatures arrive, the membrane roof system will become harder and less flexible. Therefore, it will be more susceptible to damage by puncture or sharp objects. 🛠

---

*For a winter inspection, please contact the Great Roofing and Restoration office at either of the numbers below.*

*Phil Bolton, Regional Sales Manager - Great Roofing and Restoration. 440.714.3796 cell - 440.930.4833 office.*

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# What Impressions are Your Images Making?

If a picture is worth a thousand words, then the images you use to market your property have the potential to either generate or lose several thousands of dollars in potential profit.

What impressions are your images making on potential residents? In a highly competitive market, the images you use must set your property apart and entice potential customers to want to take a closer look at its amenities and, ultimately, want to call the place “home.”

With the robust use of the Internet as an apartment rental search tool, the property images on your web site make the first impression on potential residents. Make no mistake, there is a difference between an adequate image that “gets the job done” and one that creates a wow factor that prompts someone to visit your model suite and take a tour.

But even with the best camera equipment, there is still much more required to transform a plain image into one that excites people.

Arthur Chapman, owner of Ohio Real Estate Photography, explains what it takes to make such an impression.

“There are several steps I take that lead to a single finished image,” he said. “Initially, I locate the best angles for my photographs by walking a property and locating where the best vistas present themselves.”

After identifying the ideal spots for taking photos, Chapman says he makes several trips around the property, snapping photos at different times of the day.

“Once evening comes, I use my tripod to recapture what I have already shot as the lighting at this time of day creates the most dramatic images,” he says. “By using my tripod in my favorite spots and taking several exposures, I now have the required raw material to make a single amazing image.”

He then combines multiple exposures by hand with editing software to create what he considers stunning HDR images. He’s especially careful with keeping an image realistic looking, and

combining the multiple exposures by hand ensures that his images look natural and not fake or overly dramatic.

“In addition to layering multiple exposures,” he says, “I tend to an image’s details, such as replacing dead grass, removing unwanted elements, such as a towel hanging over a banister, garbage, etc. The result of this hand-crafted image is an amazing image that looks like it was captured in a single exposure.”



*Single exposure image unedited*



*Multiple exposure image hand edited*



Single exposure image unedited



Multiple exposure image hand edited

So it is not only essential to use good equipment and have an eye for capturing images, but understand how to combine such critical elements to create images that move people. Investing in this area of your company's marketing efforts can distinguish a property into one that prospective tenants will want to call home. 📷

For more examples of before and after images, please visit our 'OREP Difference page' on our website at [www.ohiorealestatephotography.com](http://www.ohiorealestatephotography.com)

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# ANTIQUH HUNTERS TRADE SHOW - FRIDAY NOVEMBER 8<sup>TH</sup> 2013

## ATTENDEES - BRING AN ITEM FOR \*FREE\* APPRAISAL!

Qualified appraisers from Garth's will be on hand to tell you about your family heirloom.

**Trade Show Exhibitors** participating in the silent auction will offer antiques for sale at their exhibits.

All proceeds from the silent auction will benefit NE Ohio **Make a Wish Foundation**.

### Trade Show Schedule

TRADE SHOW	SILENT AUCTIONS
11:00am - 5:00pm	11:00 - 1:00 2:00 - 4:00

## SEMINAR SPEAKER



Social marketing consultant **Charity Zierten** has worked with over a thousand communities and industry vendors to create and improve social media marketing strategies.

Charity trains property management professionals on engaging techniques, differentiating communities online, and reputation management. Her engaging presentations contain current information, practical how-to's, and resources audiences can use immediately.

Charity is an experienced speaker sharing her knowledge during company leadership conferences, employee training meetings, and national events including Brainstorming, NAA, AVMS, GAA, and Social Summit.

### Charity Zierten Schedule

MORNING SEMINAR	*FREE* 30 Minute Sessions
<p><b>9:00 am - 11:00 am</b> Social Media Marketing &amp; Managing Your Reputation Online</p> <p>Do you have a social media presence for your property management business? Are you making the most of it? This session will focus on how to differentiate your communities so you create a presence that attracts and retains residents.</p> <p><b>\$39</b> <i>Members</i></p> <p><b>\$79</b> <i>Non-Members</i></p>	<p><b>1:30 - 2:00</b> Developing a Social Media Strategy</p> <p><b>2:30 - 3:00</b> Overcoming the Challenges of Social Media</p> <p><b>3:30 - 4:00</b> Group Therapy - Discussing Specific Attendee Experiences</p>

Stand out from the crowd, don't be left behind! Differentiate your communities from your competitors online and build a solid reputation management plan.

## Exhibiting Companies

as of October 21<sup>st</sup>

President's Circle Members Highlighted

Abell Pest Control	<b>Coinmach Laundry</b>	Garick	Miracle Method	Rent.com
American Brass Manufacturing	Com-One Sound, Inc.	General Pest Control	Modern Builders Supply	Rite Rug Company
AmeriSeal & Restoration LLC	Comfort Seal Windows & Doors	Glass Doctor	Moen, Inc.	<b>Roto-Rooter Services Co. Inc.</b>
<b>AmRent</b>	<b>Consolidated Marketing Solutions</b>	Glidden Painats / PPG	Move.com	<b>Schill Grounds Management</b>
<b>Apartments.com</b>	CoreLogic SafeRent	<b>Great Roofing and Restoration</b>	North Coast Credit Union	Schindler Elevator Corporation
AT&T	CORT	HD Supply	North Shore Energy	Securitas Security Services
<b>Belfor USA</b>	County Fire Protection Inc.	Health & Fitness Equipment Center	<b>Northeast Ohio Media Group</b>	<b>Sherwin Williams</b>
Best Karpet Klean	Cox Communications	hhgregg	NWP Services Corporation	Sims - Lohman
Blue Book	Craftsmen Restoration & Remodeling	<b>IGS Energy</b>	Ohio Geese Control	Tri-C
Brickman	<b>Dawson Neace Lukens</b>	Johnstone Commercial Flooring	Ohio Real Estate Photography	WCCV Flooring
<b>C.C. Mitchell Supply Co.</b>	Designer Accents	Johnstone Supply	On-Site	WOW! Internet-Cable-Phone
Certified Pest Control	Dollar Bank	K Kern Painting	Oscar's Connections	
Chief Wireless Officer	eCollect	Lakeside Laundry Equipment	Property Solutions	
Choice Cabinet	Famous Supply	Maverick Restoration	Refrigeration Sales Corp	
Choice Property Resources, Inc.	For Rent Media Solutions	<b>MFS Supply</b>	<b>Rent Path - Apartmentguide.com</b>	

This item is not available.



Items shown on the following pages are available for silent auction during the trade show. Items were donated to NOAA by *Antiques in the County Manner* - Carol Schulman.

NORTHEAST OHIO APARTMENT ASSOCIATION

## Antique Hunters Trade Show

Attics and basements, garages, sheds and closets are jammed with generations of stuff, leaving us wondering what, in the name of clutter, is this thing worth?

Riding the popularity of “Antiques Roadshow,” “Storage Wars,” “Pawn Stars” and other TV programs that attempt to answer that question, the Northeast Ohio Apartment Association’s annual trade show takes an unusual, exciting twist.

The theme is “Antique Hunters,” an event that invites attendees to bring an item for a free professional evaluation by representatives from **Garth’s Auctioneers & Appraisers** from Delaware, Ohio.

And exhibitors are encouraged to donate an item or two for a silent auction in which winning bidders will receive an appraisal on their purchases once the auction closes — with the proceeds to benefit the local chapter of the Make-A-Wish.





The 2013 NOAA Trade Show is Friday, Nov. 8, from 11 a.m. to 5 p.m., in the grand ballroom of the Marriott Downtown at Key Center on Public Square in Cleveland. (The silent auctions are 11 a.m.-1 p.m. and 2-4 p.m.) In addition to moving to a new time and location, the trade show features a full floor of vendor exhibitors and a seminar on social media marketing, featuring break-out sessions on related topics.

But the intrigue lies in the unknown. Some of the antiques donated to the NOAA Trade Show – and available for silent auction during the show – can be viewed here: <http://www.noamembers.com/2013-trade-show-antiques/>.

“Attendees may find a diamond in the rough or a real treasure at an unbelievable price,” said NOAA’s Executive Vice President Ralph McGreevy. “To me, that spells fun.”

### Uncovering value

Of course, the “fun” factor rises with an item’s value – especially when a piece seems ordinary and you find out it isn’t. But how can you tell?

Much like a choice property, value is determined by so many factors, according to the three appraisers from Garth’s who will be making those evaluations. Among them:

- Who made the piece is important, whether it’s furniture, art or jewelry. A popular name, of course, can increase value.
- How rare it is. The rules of supply and demand matter. The fewer of them the better.
- Condition is huge. As close to original as possible, rather than a piece that’s been restored or repaired, is worth more.





- Age. Generally, the older the better, although jewelry and precious metals specialist Lisa Darke encourages attendees to consider bringing in something that isn't necessarily an antique.

"With jewelry," she says, "I'm happy to appraise contemporary items. People watch 'Antiques Roadshow' and think it's got to be old. For jewelry, it does not have to be old to be appraised at high value."

### What attendees can expect

Like a hopeful lottery ticket buyer, everyone prays he or she is sitting on a six-figure find mined from basement clutter or handed down through generations. In reality, the story usually turns the other way — that an item is worth less, not more, than the owner expects.

"Yes," says Andrew Richmond, Garth's vice president. "In fact, my wife says my business card should

read, 'Dashing hopes and dreams since 2003.'"

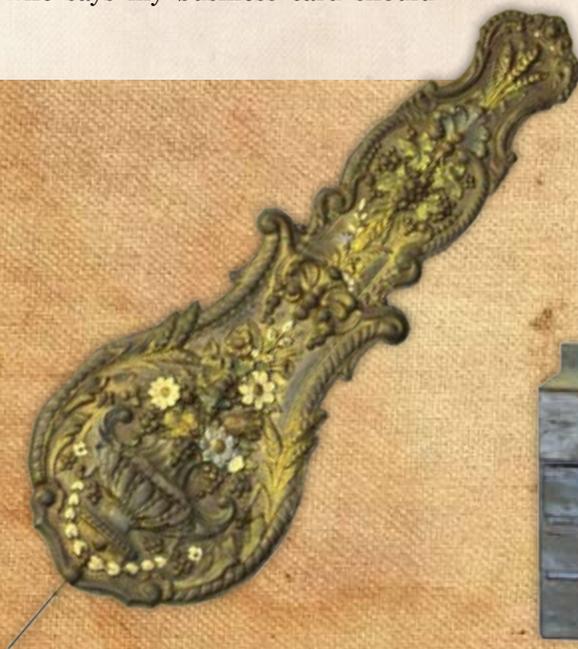
So expectations of value can be a crapshoot, but what attendees can expect at the trade show is this: An appraisal will take about five to six minutes. Given the expected large turnout, the appraisers won't have much more time to devote than that on each item. They will be informal verbal estimates, so attendees shouldn't expect anything in writing or an offer to buy.

Some evaluations make take a little longer if research is involved, but the appraisers look for comparables and extrapolate values based on those — much like real estate.

But there are always exceptions.

"Someone will most assuredly come in with something we have no idea what it is," says

*continue on page 20*





## My Five

### How to make the most of NOAA's Antique Hunters Trade Show

1. Limit what you bring. If you only bring one or two items, our brief encounter will be much more informative than if we have to try to talk to you about a wagon load of antiques.
2. Bring all the information you know about the object(s) you bring. The more we know, the better our evaluation will be.
3. Bring paper and pen. We are only doing verbal estimates, so we cannot write anything down. So you should. Write it down and keep the information with that item, so that in 10, 20 or 50 years, you'll still know what it is.
4. Ask questions. Our business is filled with lingo, jargon and esoteric practices, so just because you don't understand what we are saying, doesn't mean that you are dumb. It more likely means that we aren't being clear enough. If you don't understand what we are telling you, ask us to clarify.
5. Understand that the antiques market is a complex mechanism. We'll be offering our opinions on auction value. That value may have little relationship with prices you find online, in books or on the "Antiques Roadshow." Also, our opinions are based, when possible, on comparable sales at auction — they are not our subjective opinions of how "good" or "bad" your item is. We don't judge, we evaluate — there's a difference!

**Source:** Andrew Richmond, Garth's Auctions Inc.





Richmond, who has handled about 300,000 items over 10 years in the auction business.

Near the top of his list of favorites was a small bullhorn cup a man brought in at an event in 2009. It had an 1802 silver dollar at the bottom, with an eagle and shield carved into one side of the cup and an image of Fort Meigs carved into the other side. Richmond concluded the piece was from the War of 1812 in northwest Ohio.

The man had bought it at a sale for \$125. The value was estimated at \$8,000 to \$12,000. The owner wound up selling the cup to an antiques dealer for just under \$40,000.

### Follow the heart

How did we end up with all this stuff anyway? It's said that men are hunter-gatherers; women are nesters. Together, they stack, store and stash, often beyond what their space can accommodate.

Some people start buying and collecting and, before they know it, their house is full. Others gather items through inheritance or an estate situation. Items are rescued from dumpsters, garage sales and flea markets.

Jewelry, in particular says Darke, is often stored in a safe deposit box and forgotten about. Or heirs who just don't want to part with them or the memories they represent intentionally pass along pieces for generations.

## Trade Show Appraiser Profiles

Attendees are encouraged to bring an item for a free professional evaluation by these representatives from **Garth's Auctioneers & Appraisers**

**Shane David Hall**  
*Fine Art Specialist*



B.A., The College of Charleston in Historic Preservation, Urban Planning and Art History in 2008. Graduate studies at Sotheby's Institute, New York. M.A. American Fine and Decorative Arts in 2010. Contributing author to The Collection of the Redwood Library, a member of The Decorative Arts Trust, The National Trust for Historic Preservation, Advocacy Committee at the Columbus Landmark Foundation and the Young Collectors Committee at the American Folk Art Museum.

**Lisa Darke**  
*Gemologist & Appraiser CAGA*



B.F.A., Rhode Island School of Design; Diamonds and Colored Gemstones coursework, Gemological Institute of America; Joined Garth's in 2009. American Gem Society Registered Jeweler. Designer of fine jewelry since 1993; Recipient of regional, national & international awards including American Gem Trade Association, Ohio Jewelers Association and Platinum Guild International.



“We often joke,” says Garth’s fine art specialist Shane David Hall, “that we’re driven by the three D’s: debt, divorce and death. And, in recent times, you can add a fourth D: downsizing.”

What’s the biggest mistake people make in this game of tell-me-what-it’s worth?

“That’s a question you could ask five auctioneers and probably get 12 different answers,” says Richmond. But beyond having unrealistic expectations about value, “I think it’s allowing other people’s opinions drive what you buy. I think you should buy what you like. You shouldn’t care whether your collector buddies like it or not. If you like it, buy it, enjoy it, live with it and when it’s time to sell, don’t worry about what it brings. You enjoyed it.”

Fitting advice for enjoying the trade show, too. And, as a reminder, all money raised by the sale of antiques, curiosities and anything else that might catch interest will be donated to the Make-A-Wish.

“So,” McGreevy urges, “bid early and often.” 🏠



**Andrew Richmond**  
*Vice-President & Appraiser CAGA*

B.A., Kenyon College; M.A., Winterthur Museum at University of Delaware. Joined Garth’s in 2006. Licensed Auctioneer; Appraiser of several thousand items annually; Lecturer at events for museums and historical societies nationally; Contributing Writer of scholarly articles to numerous publications and institutions.



# Four Password Management Systems



The password is the main way we identify ourselves online. We need these to access nearly every account and service we use. Hackers know this and often target this area. One way to minimize the chance of your accounts being hacked is by using different passwords for every account. However, the issue is that remembering them all isn't always easy. A password management system can help, but what type of system is the best?

Below is a brief overview of the four types of password management system you can use.

## 1. Cloud or Internet-based

These systems are usually cloud based and accessed through an app or browser plugin. Apps ordinarily store your passwords, or generate one to use, and will automatically apply this when you visit a site that requires a password. These systems are great for breaking the one password habit. However, because they store all of your passwords in one place, they could become a target for hackers.

## 2. Cloud or Internet-based with two-factor authentication

The next step up from the cloud-based password management system is one that supports two-factor authentication. Your passwords are still stored in the cloud, but you will need to provide another piece of information before you can access sites.

The interesting thing is that many of the cloud based password systems actually offer this in their premium offerings. So, not only do you get better password protection, but it's with the same system meaning you likely won't have to switch.

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The cloud based systems are a good idea if you use more than one system on a regular basis and if you work from outside of the office.

### 3. Computer-based

Computer-based password management systems are similar to the cloud versions, only the passwords are stored on your computer, and accessed using a master password. Because many hackers usually don't go after individual hard drives - they have to get through your network and then find the program and try to break the password - the chances of your passwords being exposed are minimized.

The only problem with systems like these is that you normally have to log in for the service to work. If you forget to log out and someone walks by, they will be able to access everything. However, for the manager who wants a secure system, this is a better option than the cloud based versions.

### 4. USB-based

There are a number of USB devices that have a smart card in them that can store passwords. When you plug in the

USB to your computer, the software on the USB can input the stored passwords when needed. These devices are typically more expensive, with some costing as much as USD\$100, but they offer the highest amount of security as your passwords are kept with you.

The main downside to these devices is that they aren't the biggest and are usually about the size of a standard USB stick. This means that they are easier to lose, making getting your passwords back even tougher. 📱

*Still not sure what you should be doing? Contact Michael directly, 440-925-4005 x133 or [mmandato@systemcareinc.com](mailto:mmandato@systemcareinc.com) to see how we can help keep your systems running and secure.*

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# Legislative Update

Outlined below are bills followed for the Ohio Apartment Association in the 130<sup>th</sup> General Assembly.

## Current priority bills

### **HB 5: MUNICIPAL CORPORATIONS INCOME TAXES**

5/8/2013 - House Ways and Means, (Seventh Hearing)

### **HB 9: RECEIVER'S POWERS**

10/9/2013 - Senate Civil Justice, (Third Hearing)

### **SB 16: ABANDONED LAND**

10/9/2013 - Senate Civil Justice, (Fourth Hearing)

### **SB 22: PROPERTY REMEDIATION-METHAMPHETAMINE LABS**

3/6/2013 - Senate Medicaid, Health and Human Services, (First Hearing)

### **New bills since 9.10.2013**

### **SB 191: LANDLORD-FORECLOSURE ACTION NOTIFICATION**

### **HB 289: JOINT ECONOMIC DEVELOPMENT ZONE-DISTRICT**

## House

### **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: 10/9/2013 - Senate Civil Justice, (Third Hearing)*

### **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: 10/08/2013 Introduced*

## Senate

### **SB 14: UNEMPLOYMENT COMPENSATION LAW**

(Kearney, E)

To authorize programs and tax credits to encourage the hiring of unemployed individuals, to make changes to the Unemployment Compensation Law, to authorize grants and tax credits for the rehabilitation of distressed areas and the expansion of broadband connections to rural areas, to create a revolving loan fund and a bonding program for small businesses, to make changes to the Minority Business Bonding Program, to levy taxes, and to make an appropriation.

*Current Status: 9/24/2013 - Senate Finance, (First Hearing)*

### **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: 10/9/2013 - Senate Civil Justice, (Fourth Hearing)*

### **SB 162: SCHOOLS-CARBON MONOXIDE DETECTORS**

(Hughes, J)

To require the State Fire Marshal and the Board of Building Standards to include in the State Fire Code and Ohio Building Code, respectively, a requirement that a public or private school must install carbon monoxide detectors within each building of the school.

*Current Status: 10/09/2013 Senate Public Safety, Local Government and Veterans Affairs, (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: 10/9/2013 - Senate Public Safety, Local Government and Veterans Affairs, (First Hearing)*

### **SB 181: SMART METER INSTALLATION**

(Jordan, K)

To require electric distribution utilities to obtain a customer's

consent prior to installing a smart meter on the customer's property

*Current Status: 9/26/2013 - Referred to Committee Senate Public Utilities*

**SB 191: LANDLORD-FORECLOSURE ACTION NOTIFICATION**

(Tavares, C)

To require a landlord who has been served with notice of a foreclosure action to disclose to a prospective tenant of the property subject to that action of the action and to terminate the provisions of this act on January 1, 2018.

*Current Status: 09/26/2013 Referred to Civil Justice Committee*

**SCR 18: OHIO HARDEST HIT FUND (SCHIAVONI J)**

To urge the United States Department of the Treasury to allow the use of up to twenty-five per cent of the funds in the Ohio Hardest Hit Fund for demolition of vacant property.

*Current Status: 9/26/2013 - Referred to Committee Senate Finance*

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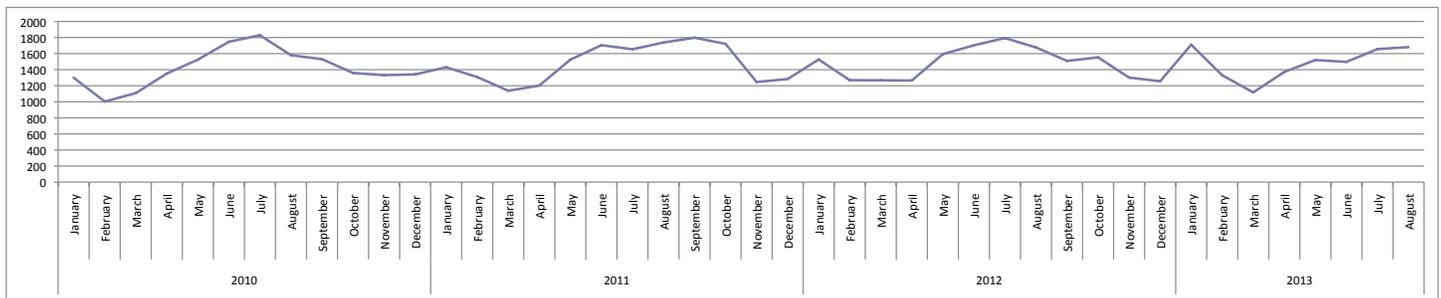
# Eviction Index

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	2012					2013							
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.
Bedford	205	212	159	222	134	177	208	140	153	215	159	205	185
Cleveland	1075	939	1017	720	778	1058	788	684	846	915	947	1035	1091
Euclid	114	105	120	133	124	193	111	117	157	151	143	157	156
Lakewood	103	82	75	63	89	88	82	61	68	78	72	100	74
Parma	136	126	127	109	108	147	109	86	100	123	133	117	126
Painesville	44	45	55	54	23	48	32	29	48	38	43	42	49
<b>Total</b>	<b>1677</b>	<b>1509</b>	<b>1553</b>	<b>1301</b>	<b>1256</b>	<b>1711</b>	<b>1330</b>	<b>1117</b>	<b>1372</b>	<b>1520</b>	<b>1520</b>	<b>1656</b>	<b>1681</b>

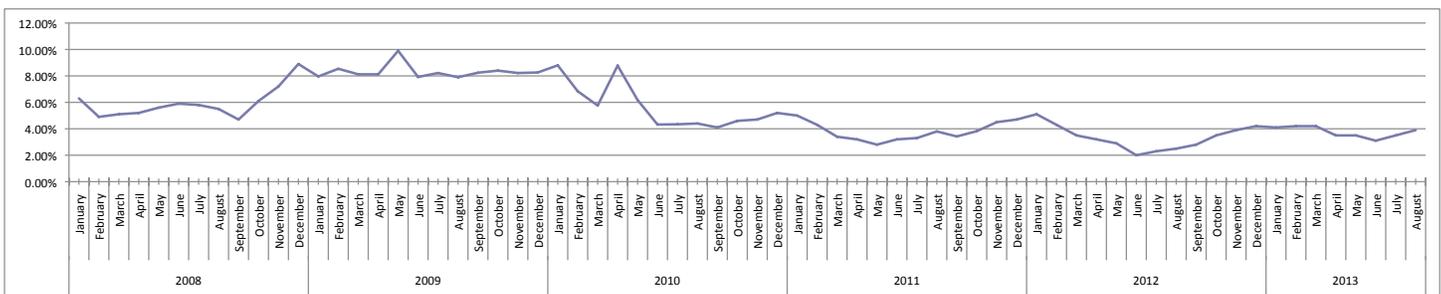
**Total Eviction Index - Historical Line Chart**



# Vacancy Rates

AREA	2012					2013							
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.
Northeast	3.30%	3.60%	3.40%	3.80%	3.80%	4.20%	4.90%	4.70%	4.10%	4.20%	3.40%	3.80%	4.40%
Southeast	4.10%	4.20%	4.70%	5.00%	5.00%	4.70%	4.90%	3.50%	3.00%	3.70%	3.10%	4.00%	5.10%
South/Southeast	2.50%	2.0%	2.50%	2.90%	2.90%	3.30%	3.40%	3.20%	2.80%	2.20%	2.90%	2.30%	2.50%
Northwest	1.70%	2.50%	2.40%	2.80%	2.80%	2.80%	2.40%	2.10%	2.60%	2.50%	1.70%	2.30%	2.50%
Southwest	4.80%	4.80%	3.80%	4.40%	4.40%	4.40%	4.40%	5.90%	3.80%	3.80%	3.70%	3.90%	3.90%
<b>Entire Region</b>	<b>3.80%</b>	<b>3.42%</b>	<b>3.50%</b>	<b>3.90%</b>	<b>3.90%</b>	<b>4.10%</b>	<b>4.20%</b>	<b>4.20%</b>	<b>3.50%</b>	<b>3.50%</b>	<b>3.10%</b>	<b>3.50%</b>	<b>3.90%</b>

**Total Vacancy Rates - Historical Line Chart**





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