

BARHA Membership Benefits and Information

There are many benefits to be gained from being a member of the Boulder Area Rental Housing Association:

- **EDUCATION...** Our Association Offers Education and Training Opportunities so that You can Stay Informed about Current Management Practices and Laws.
- **VALUABLE INFORMATION...** We Share Our Valuable Information and You Will Gain Very Helpful Insights from Your Interaction with Other Property Owners and Managers.
- **LEASE & ESSENTIAL FORMS...** You Will Have Access to Our Associations' Lease and Other Essential Forms You Need to Operate Your Property in the Best Possible Manner and in Accordance with Local, State and Federal Laws.
- **POLITICAL ADVOCACY...** You Become Part of a Strong Political Advocacy Group Supporting our Industry.
- **ACCESS TO SERVICE PROVIDERS...** You'll have easy access to a list of our Vendor members who provide much needed services and who are experienced in working with our industry. All of our Vendor members have agreed to abide by a Code of Conduct.
- **KEEP INFORMED ABOUT KEY ISSUES...** You Will be Keep Abreast of "Behind the Scenes" Information on Issues Directly Affecting Your Property and Business by Email and Through our Website.
- **BUSINESS RESOURCES...** Your Membership Provides You with Access to Professionals Who can Serve as Advocates to Help You Deal with Difficult Management Related Issues if they Arise.

If You Value Your Real Estate Investment, You Will Find Your Membership in BARHA Invaluable! Please Send in Your Application Today and Start Benefiting from our Knowledge and Excellent Resources!



Dear Boulder County Property Owner/Manager:

The Boulder Area Rental Housing Association is a nonprofit organization that benefits everyone who is involved in the business of providing rental housing in Boulder County. Our Association has been a dynamic group for twenty five years and we continue to gain strength yearly!

BARHA is a professional trade organization and its membership is comprised of two categories. Some of our members are owners and/or managers of residential rental real estate. We have every level of owner/manager – with members who own or manage one rental property up to property management company members who manage hundreds of units. We represent more than 7500 units in Boulder County.

The other portion of our members are Vendors/Suppliers – business people who provide various goods or services to our rental industry. Our Vendor members include a wide variety of services such as maintenance people, roofers, insurance providers, carpet cleaners, apartment locator services, disaster restoration experts, heating, plumbing and air conditioning companies, resident and employee credit/background screening, etc. Our Vendors provide a much needed and valuable link to the products and services we need to effectively manage our properties. It is wonderful to have the opportunity to develop a strong working relationship with our Vendor members and be able to know these are business people who abide by our business Code of Conduct.

Membership Benefits from Belonging to BARHA . . .

Educational Opportunities: Our Association offers seminars and materials on topics specifically targeted to our industry such as – Legal Issues, Leasing Techniques, Fair Housing, Mold Management and Lead-Based Paint Education, just to mention a few.

Early in 2007, the Environmental Protection Agency conducted surprise Lead Paint Audits in Boulder. BARHA members were well-prepared because of our educational efforts and our members fared well in these audits, while some non-members were cited for non-compliance.

Leases and Other Forms: Our members have access, free of charge, to a comprehensive, court-tested Rental Lease form. BARHA also makes available the form that meets the Lease Disclosure requirement of the City of Boulder as well as the federally required Lead Paint Disclosure forms and Lead Paint Booklets.

Monthly Newsletter: Each Association member receives our excellent monthly newsletter. This impressive newsletter is well written and includes information about political issues, legal changes, marketing ideas, networking ideas, sales and leasing techniques and a variety of other articles of interest to our members. Many Owners feel the value of the newsletter alone is worth the price of membership!

Monthly Luncheon Meetings: Our monthly luncheon meetings are both enjoyable and educational. These great meetings feature interesting and informative speakers, updates on what's going on in our industry and the opportunity to speak with other Owners, Managers and Vendors in a friendly, relaxed social environment. We are very proud that the average attendance at these luncheons is about 110! If you are missing these meetings, you are missing a lot!

Our Important Involvement in Political Activities . . .

Our Association serves an important political advocacy role for our owners/managers. All residential owners have benefited from these vital activities. We're proud of our legislative successes including:

- We have worked successfully to keep rent control out of the State of Colorado.
- At the State Legislature, we have protected the classification of multifamily residential as "residential" for property tax purposes rather than as a "commercial" tax classification. This important tax success has saved every multifamily property owner tens of thousands of dollars in property taxes.
- We worked closely with the City of Boulder to develop a greatly improved and more cost effective Rental Inspection Program.
- Through our efforts, the City of Boulder changed the requirement of paying a fixed rate of interest on security deposits to a variable rate interest that is based on actual market conditions and is readjusted annually. This permanent change has already saved Owners significant money and will continue to be a more fair system for years to come.

BARHA continues to monitor the activities of the various communities in Boulder County and offer information and advocacy representing the interests of our members. While we do not always succeed in our legislative agenda, it is hard to imagine what governments would try to impose if BARHA was not watchful and vocal on issues that concern all property owners.

We hope you see the many benefits that belonging to the Boulder Area Rental Housing Association offers for your real estate investments and that you will send in your membership application today. You have worked hard to acquire real estate investments and the work done by BARHA is important to protecting these investments. Please join us today!

Sincerely,

Sheila Horton

Executive Director

Boulder Area Rental Housing Association

P.O. Box 17606, Boulder, CO 80308

303.494.9048

www.BARHAonline.org

P.S. Attached are testimonials from our current members.



Here's What Current Member Say About BARHA

“BARHA is the most valuable organization Landlords and Agents have in the Boulder area. The representation it has afforded my company has saved thousands of dollars in legal fees alone!” (Owner of Property Management Company in Boulder County – 48 Units)

“BARHA is extremely important in keeping us informed, updated on, goings-on of issues in the city, state and even nationwide! We value the seminars, classes, on-going emails, etc. which are offered!” (Property Management Company Owner – 450 Units)

“BARHA has been a great way to meet and develop relationships and at the same time, find out what is going on in our community. I find out more info at these meetings than is available at any other source.” (Owner – 18 Units)

“BARHA is one of the few places where I can brainstorm with peers about the ever changing rental market.” (On-site Leasing Agent)

“My membership in BARHA pays: 1) it keeps me updated on happenings in my industry; 2) conversations at the meetings give me new and creative ways to improve my management and; 3) I meet and get to know other professionals and vendors in my field.” (Property Management Company Owner – 32 Units)

“As an out of city owner, my BARHA newsletter has been an invaluable resource to keep me abreast of events, new laws, hot topics, etc. in the City. Just keeping up with the new laws alone is a problem when you don't live in the City. I have no doubt that what I've learned from BARHA has kept me and my properties out of trouble!” (Out of City Owner – 8 Units)

“BARHA is one stop shopping for vendor contacts, networking with other owners, timely updates on current events and a great lunch! I try to never miss a meeting.” (Owner/Broker – 4 single family homes)

“Being a good owner/manager of student rental properties is challenging. BARHA is the only collective, active, effective political voice in Boulder to represent landlord's interests. I am grateful for this support.” (Owner – 180 Units in Boulder)

“Without BARHA I'm not sure landlords would be able to operate in this City without great liability and risk.” (Owner – Boulder Condominiums)

“BARHA – the place to receive invaluable information in the most timely way possible. A “must have” support system.” (Owner – 12 Units)



Owner/Manager Membership Application

Please Print All Information! Recommended By: _____

Name of Business: _____

Company Representative: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: () _____ Fax: () _____

Email: _____

Website: _____

DUES FOR OWNERS OR MANAGERS of Boulder City &/or Boulder County Rental Properties:
(Membership dues is based on the total number of units owned &/or managed in all of Boulder County)

Membership Dues for Properties Owned and Managed by the Property Owner

1 or 2 units = \$ 99 Base Fee (Example: A duplex = 2 Units = \$99)

3 or More units = \$150 Base Fee **plus** \$3.50 per Unit

(Example: 8 Units = \$150 + 8 units at \$3.50/unit = \$150 + 28 = \$178/year)

(Example: 20 Units = \$150 + 20 units at \$3.50/unit = \$150 + 70 = \$220/year)

Membership Dues for Property Management Companies (Fee Managers)

Fee for companies with 1-4 employees: \$195 Base Fee **plus** \$3.50 per Unit

Fee for companies with 5 or more employees: \$250 Base **plus** \$3.50 per Unit

Enter Base Fee: \$ _____

Total Number of Units _____ **times \$3.50 each:** + \$ _____

Add One Time Processing Fee: + \$ **35.00**

Total Amount Due and Enclosed: \$ _____

Were any of your properties built prior to 1978? Circle: Yes No

Are any of your properties in the City of Boulder? Circle: Yes No

All applications for membership must be approved by the BARHA Board of Directors. Dues payments are deductible by members as an ordinary business expense and are not considered charitable contributions for federal income tax purposes. By submitting this application, I/we agree to abide by the BARHA Code of Conduct. In the event of termination of membership in this Association, I/we agree to discontinue use of the logo, forms and member services.

Signature

Print Name

Title

Date

Please mail this completed application together with the signed Code of Conduct and a check for membership made payable to BARHA, P.O. Box 17606, Boulder, CO 80308.



BOULDER AREA
RENTAL HOUSING ASSOCIATION

Owner/Manager Code of Conduct

As an Owner/manager member of the Boulder Area Rental Housing Association, we agree to conduct business in accordance with the following Code of Conduct:

- We conduct all business transactions in a straightforward and honest manner.
- We conduct our business transactions with active knowledge of and affirmative compliance with federal, state and local laws and regulations.
- We comply with federal, state, and city fair housing laws. We do not engage in discrimination against persons on the basis of their protected-class status.
- We utilize written rental agreements that comply with all state and local landlord tenant laws. We will enforce the terms of each rental agreement consistently among residents.
- We respond promptly to resident complaints and address grievances in a fair, honest and timely fashion.
- We provide proper accounting for security deposits within the legal time limit.
- We treat our residents and business suppliers/vendors, and fellow owners/managers with respect and integrity.
- We encourage and make available training and education for our members.
- We strive to resolve amicably any written complaints filed against us and we will promptly respond to any written complaints we receive.
- We agree to cease the use of any Association logos or forms if our membership terminates for any reason.

The Boulder Area Rental Housing Association reserves the right to deny, or terminate membership in our Association for any Owner/Manager member who knowingly and repeatedly violates this Code of Conduct and fails to promptly and properly rectify any violations.

I hereby agree to conduct our business in a manner consistent with this Code of Conduct.

Signature: _____ date: _____

Business Name _____ Title: _____

**Please sign and enclose with the membership application*