



ORCA TALES

"We can tell you more about them than their mother"

Please remember...

If you have trouble faxing to ORCA at:

800-522-6722

Try our additional toll free fax line at:

866-268-0188

Also, our local fax number is:

360-588-1189



Receive Reports by E-Mail!

(credit, references, follow-ups, etc.)

**No more hard to read faxes!
No more wrestling with papers!**

For more information:

800-341-0022 toll free

360-588-1633 local

Ext. #101 for Katie or Ext. #105 for Chad

Orceinstein Asks-How Smart Are You?

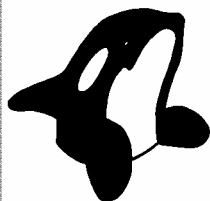
Q. You want to increase your monthly rents. Your tenants are all on month-to-month rental agreements. How much notice do you have to give?

(Call us for the answer!)

ORCA WISDOM

If you find
yourself in a hole,
stop digging.

****Will Rogers****



Apartment Owners Settle Death Lawsuit

The family of an 86-year-old woman murdered in her Seattle apartment in 2000 has settled its wrongful-death lawsuit against the company that owns the property for \$2 million. Esther Vinikow's family maintained that the building's owner, Colorado-based Simpson Property Group, was negligent for eliminating security staff and leaving entrance doors unlocked during the day. The Grosvenor House, as it was known before being bought by the Simpson Group, is an urban retirement community in a prime location near Seattle Center. It advertised numerous amenities, including a security system and a uniformed doorman. But shortly after Simpson purchased the Property and renamed it Wall Street Tower, the company reduced its security staff. An internal policy memo also prohibited use of the word "security" to describe any such staff and banned employees from implying the promise of security. In the days before the murder, furniture and paintings were stolen from the lobby, two apartments were burgled and the building's video-surveillance monitor was taken, according to building security logs. Jack Connelly, an attorney for the family, said the company had cut costs at residents' expense. "It was a matter of making money over safety," he said. "...They (Simpson Property Group) were really asleep at the switch."

Vinikow was found dead in her apartment April of 2000. A homeless man, Robert Wentz, later pleaded guilty to aggravated first degree murder in the killing and was sentenced to life in prison. Wentz told police and prosecutors that he followed Vinikow to her apartment and forced his way in. He then robbed her, raped her and stabbed her to death. The company conducted a security assessment after the murder and determined the building needed 24-hour security, which it began providing, Connelly said.

****Jessica Blanchard, Seattle Times staff reporter*

Increase Your Business with On-Hold Concepts

What do your callers hear during those brief seconds when they are transferred or placed on hold? Silence leaves them wondering if they've been disconnected. Radio infringes on licensing laws and may broadcast your competitor's ads.

Terri Dunevant, Account Manager for On-Hold Concepts, doesn't advocate placing callers on hold but it is a fact of doing business. Why not take control of that otherwise wasted time and utilize it to enhance your company's image and cross-promote products or services? Terri's marketing experience, backed by state-of-the-art studios, experienced copywriters, and nationally recognized voice talent get you results! For more information, please call 800-864-6828 Ext. 16, or e-mail terri@onholdconcepts.com.

HUD Issues Consumer Guidance on How to Clean Up and Prevent Mold

HUD's fact sheet informs homeowners and renters how to identify mold and, more importantly, how to respond to it. For example, it is important not to touch mold with you bare hands or to breathe mold spores since some people may be allergic and, in some cases, mold can trigger asthma. When cleaning mold, use a weak solution of water and bleach and protect yourself by wearing long sleeves, pants, shoes, rubber gloves, goggles and a face mask. For more extensive mold growth (greater than roughly 10 square feet), consult a professional experienced in mold cleanup.

For more information, visit HUD's website at www.hud.gov/healthyhomes about addressing mold and other health and safety hazards in the home. In addition, HUD and Department of Agriculture produced Help Yourself to a Healthy Home, a consumer-friendly guide to practical steps you can take to prevent housing-related health and safety hazards. For more information HUD programs designed to assist disaster victims, visit www.hud.gov/disafelf.cfm

***Reprinted from OnSite Magazine

Safe Hiring Seminar

Pre-Employment Background Screening

Instructor: Rebekah Near

Skagit Valley College Downtown Resource Center
204 West Montgomery St., Mount Vernon, WA

Call EDASC at 336-6114 to RSVP
The cost is Free to EDASC members
and \$20 for non-members.

What people in the know are saying about ORCA...

"As ever, guest speaker Rebekah Near of ORCA Information, Inc., opened our eyes to new property management challenges and provided reasoned responses to those challenges. Thank you Rebekah for being flexible with us during the October meeting and delivering a solid briefing on Domestic Violence Victims' rights and how we can and should respond."

*** Montee Walters, NROA President

Suggested Alternative Documents for Screening Immigrant Populations

Documents that establish identity:

- Citizenship Card, Consulate Cards
- INS Form I-864 Sponsorship verification
- Certificate of Naturalization (INS I-550)
- Voter's registration card
- U.S. Passport
- Certificate of U.S. Citizenship (N-550 or N-561)
- Unexpired foreign passport, with I-555 stamp or INS form I-94 indicating unexpired employment authorization
- Alien registration receipt card with photograph (I-151 or I-551)
- Unexpired temporary resident card (I-688)
- Unexpired employment authorization card (I-688A or I-688B)
- Unexpired reentry permit (I-327)
- Unexpired refugee travel document (I-571)
- Driver's license or ID card
- Military card or draft record or military depend card
- School ID card with photograph
- Hospital records
- Day care or nursery school records

Documents that establish past rental history:

- Records from school district to establish stability
- Letter from utility company to establish rental history
- Letter from former landlord with a phone number
- Copy of lease from former residence

Documents that establish credit or ability to pay rent:

- Letter from employer
- Current contracts for major purchases to help identify credit
- Bank records
- Sponsorship letters
- INS Form I-864 Sponsorship verification
- Social Security card
- Individual Taxpayer Identification number (ITIN)
- Current pay stubs
- Benefit Award Letter (SSA, DSHS, etc.)
- Section 8 Voucher
- School Pmt Contracts
- Paid off Installment contracts
- Paid Utility

