



ORCA TALES



Win! Win! Win!

Play ORCA's

Find the Whale with the Tail

There will be one winner each week!

How to play: Fax over an application. When you receive the initial report back from us look closely at the report. Find the WHALE WITH A TAIL and you'll be the winner of \$25 cash!

Gov. Gary Locke Signs Bill Allowing Armed Forces Members to End Leases Without Penalty

OLYMPIA- 3/24/03- Gov. Gary Locke today signed a bill allowing members of the armed forces who receive reassignment or deployment orders to terminate their rental contracts on short notice without financial penalty.

"The brave men and women of our military should not be penalized when serving our country," Locke said. "Most are already making financial sacrifice and this bill will help alleviate some of the hardships during a difficult time."

The bill would cover members of the armed forces, including National Guard and reservists, their spouses and dependants. It specifies that servicemen or their dependants may terminate a rental agreement with less than twenty days notice if the tenant receives reassignment or deployment orders that do not allow a twenty day notice. The tenant is required to notify landlord within seven days notice of deployment.

Thousands of members of the armed services are currently receiving activation, relocation and deployment notices that often allow for only 72 hours or less to report to the new duty station. According to current state law, if the landlord is unable to re-rent the property, the renter is liable for rental costs for the entire notice or lease period.

The legislation (SB 5044), primarily sponsored by Sen. Marilyn Rasmussen, D-Eatonville, was passed unanimously by the state Legislature. This bill takes effect immediately.



In honor of the men that had given their lives, we will be closed on Memorial Day
May 26th,
2003

ORCA WISDOM



"There can be no happiness if the things we believe in are different from the things we do."

Freya Madeline Stark
{1893-1993}

Thank-You

Many thanks to all of you who voted for Danielle (our Administrative Assistant & my daughter). We were touched by your support and enthusiasm. No, Danielle did not make the finals in the "Cosmo Model Search". However, she is in New York City modeling for a top agency named Q Models. She just finished an all day shoot for Loreal. Again Many Thanks!

Sincerely Rebekah Near

What People Are Saying

☆ "If you have attended many member meetings this year you will agree that all of our presenters have been awesome. Some like Orca Information are Associated Members and support our needs continually".

*From the desk of the NW Rental Owners Association
President: ~ Montee Walters*

☆ "NROA President Montee Walters was surprised to win the stuffed Orca donated by Orca Information, LLC during the meeting raffle. A portion of the money gathered at the raffles goes to the Political Action Committee. Orca Information generously donated the Orca for this fundraising effort"

From NW Rental Owners Association

ORCA: Background Investigations ~ Evictions / Collections ~ Employment & Rental Screenings

~ Internet & Spanish Applications ~

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Crime Free MULTI - HOUSING PROGRAM **Keeping illegal activity out of rental property**

To address the crime problem in rental properties requires a unique coalition of landlords, tenants and the police. The most effective way to deal with any illegal activity on rental property is through a coordinated effort. There are currently several large cities across the United States that have begun to recognize the benefits of this cooperative effort. In most cases, current city codes and nuisance laws can easily be applied to meet these objectives.

Criminal Activity In Rental Property Accounts For:

- Radical decline in property values.
- Severe property damage from tenant abuse and police raids.
- Loss of rent during eviction and repair process.
- Fear and frustration for managers and other residents.
- Animosity between neighbors and property managers.

Proven Benefits Of This Program Include:

- A stable, more satisfied tenant.
- Increased demand for rental property.
- Lower maintenance and repair costs.
- Improved property values.
- Improved personal safety for renters.
- Appreciative neighbors.
- More time spent on routine management.
- Less time spent on crisis control.

The First Phase Of The Program involves training property managers to become more effective in reducing criminal activity. We will key on these two facts. Effective property management can have major impact on the health of a community and the quality of life. Secondly, there are accessible and legitimate techniques which can be used to stop the spread of drugs and illegal activity on rental property. The landlord training will equip the manager with the necessary skills to spot problems before they occur and to deal with the problem before it becomes too dangerous or requires police involvement. This is a premise of Community Oriented Policing and Problem Orientated Policing. We will be bale to address the Root Causes of crime in rental property, which will result in less crime, less calls for police service and more available time for beat officers to be proactive in fighting crime. Upon Completion of this program, the manager will be issued a certificate to be posted in their leasing office. This certificate will appeal to the honest renter who is looking for a safe place to live. They will have the comfort of knowing all applicants are carefully screened, and criminal activity on the part of other tenants will be dealt with through the eviction process. This will also discourage the dishonest renter from even applying especially if they just got evicted from another participating apartment complex!

The Second Phase Of The Program requires the landlord to meet the minimum security requirements of C.P.T.E.D. (Crime Prevention Through Environmental Design). While our program does address their legal responsibility to provide units that are up

to habitability standards, the C.P.T.E.D. security analysis of the property will call the landlord to a higher standard.

We will require the following upgrades whenever necessary:

- Single cylinder deadbolts on external doors
- Strikeplates (with 2-3 inch screws)
- Eyeviewers installed on front doors if no visibility out front door
- Adequate security lighting
- Proper trimming of bushes
- Anti-lift/slide devices on windows and sliding glass doors
- Addresses clearly marked
- Operational smoke detectors on every floor and every bedroom
- Fire extinguishers within 75 feet of each apartment
- Fire alarms and/or sprinkler systems need testing annually

When an apartment complex meets these security requirements, the management will receive a second certificate showing they have met the minimum security requirements of the C.P.T.E.D. program. This certificate is to be displayed with the previous (completion of training) certificate in the leasing office. This new C.P.T.E.D. certificate should appeal to the honest renter looking for a safe apartment to live in. It will also show dishonest applicants that management is working with the police department. This should also reduce the possibility of crimes with proven crime prevention techniques of target hardening, resulting in a reduced number of calls for service.

The Third Phase Of The Program involves training the tenants to be eyes and ears for the "apartment community". This element will require the landlord to provide incentives to draw the residents to a police sponsored crime prevention seminar. During this training, we will discuss several topics to help reduce crime and foster police goodwill. Topics that can be covered upon request include:

- Neighborhood Watch Principles
- Burglary and Theft Prevention
- General Safety/Crime Prevention
- Child Safety Issues
- Earthquake Preparedness/Disaster Planning
- Fire Prevention

These programs have effectively reduced crime in residential areas, and should be presented to residents living in rental property as well. This should help to reduce calls for service by preventing the rash of crimes in rental properties. Upon completion of this training program, the management will be issued a third certificate to be posted in the leasing office.

The Crime Free program is one that has been carefully developed and reviewed by police, community and legal advisors. It is a program that will effectively deal with illegal activity on rental property, while providing the tenants with the best protection against crime and violent criminals.

Information obtained from the Northwest Rental Owners Association, INC.

For more Information Contact Rebekah Ext #103 (800) 341-0022