

ORCA TALES

November 2006 “We can tell you more about them than their mother” Volume 13 Issue 11

Street Gangs

With an increase of street gang activity in our neighborhoods, schools, housing complexes and society in general, it is our responsibility to keep close tabs on their daily movements and operations. As prospective business owners, apartment managers and owners of rental properties, it is essential to create a positive relationship with the local law enforcement in order to properly identify local members and assist in prosecution of gang related crimes.

According to the United States Department of Justice there are an estimated 1.5 million gang members in the U.S. today. Gangs exist in 2/3 of all American cities, big and small. Street gangs remain the primary distributors of narcotics throughout the country and commonly associate with larger organized crime entities such as the Mexican, Asian, and Russian Crime groups.

With the increase of technology many gang members have set up specific personal websites and are becoming more sophisticated in the use of these tools. Gang members will use this to communicate and facilitate activity with the thought of avoiding law enforcement.

How to Publicly Combat Street Gangs:

First and foremost, create a liaison or relationship with your local police department. If you are seeing an increase in gang related graffiti, activity or crime let the police know. Find out if your police department has a gang unit or community policing team and get to know them. Report all of your findings immediately and give the police a chance to document the information.

Clear up graffiti as soon as possible, but photograph it first. This can become an expensive burden to many business owners, but some cities will supply paint for the effort. The quicker the clean up the less likely the tag will return. Remember, gangsters want all to see the tag and if they know their name is being wasted, they may move to another location.

TOP 10 Autos Stolen: Here we go again: After a 10-year drop in activity, auto theft is back. According to the National Insurance Crime Bureau, the FBI's stolen-car reports increased 5.7 % from 2000 to 2001. An estimated 1.2 million vehicle thefts were reported in 2001. Big deal? You bet - to the tune of almost \$8.2 billion worth of cars disappearing in this country each year.

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| 1: Toyota Camry | 7: Toyota Corolla |
| 2: Honda Accord | 8: Ford Taurus |
| 3: Honda Civic | 9: Chevrolet Caprice |
| 4: Oldsmobile Cutlass | 10: Ford F150 pickup |
| 5: Jeep Cherokee / Grand Cherokee | |
| 6: Chevrolet full-size C/K pickup | |

COLLECTIONS THAT HAUNT

Debts that just won't go away. This problem comes back to haunt people when a company sells off an old debt to a new collection agency. This agency demands payment, even if the debt was paid or discharged in a bankruptcy.

The new collector “re-ages” the debt by reporting it to a credit bureau as a new obligation. This has been illegal since 2003, but, according to the Federal Trade Commission, it continues to be used in secret. Even though the FTC doesn't keep specific statistics on re-aging, it was recently swamped with a large increase in complaints about third-party debt collectors.

If you find debts reappearing on your credit history and you are turned down or downgraded for a loan, get a copy of your credit report from the reporting agency. Reports are available for free under those circumstances. Also write to the creditor and ask for verification of the paid debt. Then, write a letter disputing the debt to the credit bureau that provided you with the report. Both must investigate your dispute, and the credit bureau has to notify you of the results.

Happy Thanksgiving!!
The Orca Pod wishes each and everyone a
Happy Day of Giving Thanks.

Our office will be closed on November 23rd 2006

Fireplace, Wood Burning Stove/Insert Addendum

On the back of this newsletter is the Fireplace, Wood Burning Stove/Insert Addendum.

For more information on fire safety and tips for the home visit:

**Federal Emergency Management Agency
US Fire Administration**
online at <http://www.usfa.dhs.gov/>

Or ca *WISDOM*

Offering great customer service is just as important to the health of the company as any other work responsibility.

FIREPLACE, WOOD BURNING STOVE/INSERT ADDENDUM

This is an addendum to the Rental Agreement/Lease between _____
hereafter called MANAGEMENT, and _____, hereafter called TENANT, for
the address at, _____, _____, WA.

There are certain things you MUST KNOW and NOT DO.

1. MUST use only seasoned wood (wood is considered seasoned after it has been cut and weathered for more than six (6) months).
2. MUST have the chimney professionally inspected and cleaned annually and upon vacating and provide a paid receipt at time of vacate inspection.
3. MUST comply with and be responsible for any and all public announcements which ban burning during peak pollution advisories.
4. DO NOT burn driftwood or pitch wood in any fireplace, wood burning stove/insert. If driftwood is found on premises at any time during tenancy, it will be assumed that tenant is burning driftwood and may result in forfeiture of security deposit or vacate notice.
5. TENANT(S) have received and will read the pamphlet WINTER FIRE SAFETY TIPS FOR THE HOME.
6. TENANT(S) are required to have ALL GAS/PROPANE INSERTS professionally inspected and cleaned annually and upon vacating and provide a paid receipt at time of vacate inspection.

IF ANY smoke damage is found during vacate inspection or during tenancy, forfeiture of security deposit will result.

Tenant

Tenant

Agent/Property Manager