



ORCA TALES

Meth Lab Found Inside Officer's Rental Home

Gresham — Police uncovered a drug lab in a Gresham home owned by a Multnomah County corrections officer Wednesday night, according to investigators. The officer had no idea that drug dealers were living in his building, said Lt. Mike Shults, with the Multnomah County Sheriff's Office. Shults said the home was under surveillance for about a week after detectives got a tip that a meth lab was inside. "Inside, deputies found meth oil, meth residue and equipment used to make methamphetamine. They also found a double-edged butterfly knife, which is a restricted weapon," Shults added.

Deputies also arrested two suspects. Both are accused of manufacturing, distributing and possession of a controlled substance.

"Pontow and Jacob were both living with the person who rented the house. At this point we don't know yet if the renter is in trouble too. We also do not know if investigators actually found "finished" meth inside," he said.

The owner told investigators that he has rented the house out to the same people for the last 20 years and had no idea what was going on inside the building.

Shults said it will cost about \$10,000 to clear out the meth lab and the home has also lost significant value. The home is now off limits not only as a crime scene, but a potential hazardous waste site. By: Teresa Bell, kgw.com Staff. 8/05/04

CRIME PREVENTION ALERT

Auto Theft & Vehicle Prowl

Auto Theft has been steadily rising. It continues to be a community problem (apartment communities too). It will take a commitment from everyone in the community who owns or drives a car to solve this problem and keep it from escalating further.

Auto Theft Prevention Checklist:

All car doors locked

All windows are rolled up

All personal belongings have been removed

Vehicle is parked in well-lighted area

Vehicle is parked in high-visibility location

Anti-theft device on (Club, alarm system, kill-switch)

Happy Labor Day!

Orca will be closed Monday, September 6, 2004

ORCA WISDOM



"The significant problems we face cannot be solved at the same level of thinking which created them."

Albert Einstein

What People are Saying about ORCA

"I want to thank you for your research on the 24 hours vs 1 day issue with Real Estate showings. While the answers weren't conclusive, as is the case with most all attorney opinions, it was most helpful." *Townsend Bay Property Mgmt-J Doney.*

"Thank you for all the great help you have given us the past year. We look forward to many more years working with you." *Berg Rose Apts-D & J Little.*

"Thanks for the quick turn arounds." *Olympic Community Action Programs-G Logg.*

Resident Demand Spurs Rise in Credit Card Rent Payments

Visa USA has announced that the number of properties offering tenants the option of paying their monthly rent with a Visa debit or credit card jumped 43%, to 1,000 properties as of June 30, 2003, compared to a year earlier.

Visa surveyed the top five property management companies contributing to this growth and found that resident demand was the chief reason for initiating acceptance of credit cards for rent payments. The more than 1,000 properties accepting Visa represents 350,000 total rental units nationwide. "Property managers tell us that offering the payment card option enhances existing resident satisfaction, attracts new residents and increases retention," said Jim Eitler, Vice President, merchant Sales and Integrated Solutions, Visa USA. "We're committed to working with property managers to ensure that Visa's payment solutions help them run their businesses more efficiently and profitably."

Visa research found that approximately one-third of U. S. consumers are interested in or would take advantage of the option of using debit or credit card to pay rent.

OnSite Magazine

ORCA TALES

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Volume 11 Issue 9

The Affordable Housing Management Association of Washington and the Washington State Council for Affordable & Rural Housing Proudly Present this Joint Training Opportunity

Landlord/Tenant Issues for Survivors of Domestic Violence, Sexual Assault, and/or Stalking

AHMA and CARH Member Registration Fee: \$25 per person
Non-member rate: \$35 per person

Thursday, September 9, 2004 — 1:30 PM to 4:30 PM
International District of Seattle — Street Parking Available
Kawabe Memorial House—Dining Room, 221 18th Ave So, Seattle, WA 98144-2152

On March 15, 2004 Gov Locke signed a bill that went into effect immediately to increase safety for victims of domestic violence by removing barriers to safety and offering protection against discrimination. This recently expanded law impacts both the rights of the victims and the duties of landlords and property managers. The following questions will be addressed:

- Who may terminate a rental agreement and quit the premises without further obligation?
- What steps must a tenant take to comply with this statute?
- Are there forms that a tenant or the landlord, property manager need to fill out?
- Who is considered a “qualified third party”?
- What risks of liability exist for a landlord or property manager under this new statute?
- Must a landlord change the locks if the tenant reports being a victim of domestic violence crime, sexual assault, or stalking?
- Is the landlord or property manager liable for damages resulting from the changed locks?
- The Security Deposit—who receives it back upon vacating?
- Is anyone obligated to pay the rent after a tenant terminates the rental agreement under this statute?
- What is the difference between Domestic Violence and Sexual Assault and Stalking?

Rebekah Near is the owner of ORCA Information, Inc which provides tenant and employment screening services to 2,500 clients nationwide and in Canada. Rebekah graduate cum laude from Western Washington University and received the “Student of the Year” in 1991.

TO REGISTER: Complete this form, and then FAX IT TO (425)454-7695—this reserves your seat! *Note: no confirmation will be sent! Plan on arriving between 1:00 PM and 1:30 PM. To register more than one person, just attach a list. AHMA Occupancy & Compliance College students earn 3.0 Clock hours.*

AHMA
c/o Blume Loveridge & Co. CPAs
11100 NE 8th St, Ste 410
Bellevue, WA 98004-4441

Questions: Contact Joe Diehl at
TEL 425-454-6836
FAX 425-454-7695

Name of Registrant: _____ Property Name: _____
Company Name: _____
Address: _____ City, State, Zip: _____
Tel: _____ Fax: _____ E-mail Address: _____

No refunds after August 31st or for failure to attend. Full refunds if cancelled by AHMA/CARH. Maximum class size: 50 registrants. Visit us at www.ahma-wa.org and www.wa-carh.org.