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The Most Common Roofing Problems in the Spring

March 20, 2023
www.rentecdirect.com



Finally, the snow and ice have melted, and spring has sprung. However, along with the beautiful weather comes the risk of some pretty severe issues regarding roofing. Between potential flooding and post-winter damage, you should look out for various structural concerns at your rental properties.

HERE ARE THE MOST COMMON ROOFING PROBLEMS YOU'LL ENCOUNTER IN THE SPRING AND HOW YOU CAN DEAL WITH THEM.

1. MISALIGNED SHINGLES

Roofs are built to last anywhere from 15 to 50 years, which means they can withstand almost anything you throw at them. However, they still need maintenance, especially after harsh winters. There are even times when you'll need to replace certain materials.

That's mostly true for shingles, which often curl, warp, and crack after chilly temperatures. When you first take a look at your property's roof come spring, you should keep an eye out for potential shingle issues. It helps to clean your gutters since that angle gives you a closer view.

If you do notice damaged or missing shingles, you should fix them ASAP..

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Webinars

Reasonable Accommodations - Including Service/Therapy Animals

Presented By: Christian Bryant
April 20th from 4 - 6pm

Eviction 101

Presented By: Tia Politi
April 25th from 4 - 6pm

- Members: \$20ea
- w/ 2 CE Credits: \$50ea
- * Register online at
www.roa-swo.com/events

Make a Contribution TODAY!

Oregon Rental Housing
KEY PAC



**RENTAL OWNERS
ASSOCIATION OF
SOUTHWESTERN
OREGON**

Who is the ROA?

Rental Owners Association of Southwestern Oregon is an organization that's been around for over 30 years and consists of landlords who care about practical, legal and profitable land lording practices. Through the association, they share problems, solutions, and ideas with other landlords and find information that comes from similar organizations in Oregon and around the country.



Our Association is currently comprised of over 200 landlords!

Advertise Your Business in the ROA Newsletter!

The monthly newsletter reaches over 200 landlords who need your products/services to manage their rentals.

- Landscaping
- Contractors
- Electrical
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- Pest Control
- Plumbing
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- Painting
- Legal Aid
- Maintenance
- Carpet Cleaning
- Housekeeping
- Appliance Repair
- and much more...

Contact us at:

PO Box 1712
Coos Bay, OR 97420

info@roa-swo.com
(541) 756-0347

Book your spot today! Space is limited.

Half Page Ad

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Full Page Ad

7.5" W x 10" H = \$100

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Business Card Ad

3.5" W x 2" H = \$20

3 Critical Electrical, Fire Safety, & HVAC Maintenance Checks

By: Eli Secor | March 28th, 2023
rentalhousingjournal.com

No. 1 – Electrical Maintenance Checklist

Here are the most important electrical considerations for landlords:

- **Outlets** – Use a tester to check outlet wiring, polarity, and grounding. Hire an electrician to ground any ungrounded outlet.
- **Electrical panels** – Seek a licensed electrician’s help to decide when to replace an electrical panel and, especially, any fuse box.
- **Old wiring** – Upgrade your building if it has older wiring. Replace 2-prong outlets with modern 3-prong outlets so your tenants don’t have to use extension cords or adapters. Any “knob and tube” wiring should be replaced as soon as possible.

No. 2 – Fire Safety and Prevention Maintenance Checklist

Following are some of the ways you can improve the fire safety of your rental property:

- **Smoke and CO2 detectors** – Replace batteries and test the function of detection devices at every turnover and every inspection. Where possible, install wired-in detectors.
- **Fire extinguishers** – Contact your local fire department for information about where fire extinguishers are required and make sure they are re-certified regularly.
- **Escape ladders** – Provide escape ladders for each unit above the first floor, and add them to your move-in/move-out inspection list.

No. 3 – HVAC Maintenance Checklist

Developing an HVAC maintenance checklist will help you stay on top of these routine tasks:

- **Furnace filters** – Change furnace filters regularly to ensure air flows freely at all times, ensuring efficient operation and longevity for the equipment.
- **Duct cleaning** – Clean HVAC ducting every 3-5 years to improve indoor air quality, which can cause some tenants issues with dust allergies.



Dryer, Hood, & Fan Venting Maintenance Checklist

Clogged dryer vents, greasy kitchen hoods, and dust-filled bath fans reduce efficiency and are a fire hazard. Here’s how you can fix them:

- **Dryer vent** – Clean lint screens after each load and the vent pipe at least twice a year.
- **Hood and fan** – Regularly clean bath, kitchen, and dryer venting. We recommend running bath fan covers and hood filters through the dishwasher at each turnover.

Key Takeaway

Electrical, fire safety, and HVAC are among the most critical systems to maintain on any property.

Any faults in these systems can not only harm your renters but also become expensive to repair or replace if not tackled on time. With a proper rental maintenance checklist, landlords can stay on top of vital upkeep, saving money and headache over the long term.

ROA Helpline

(541) 435-1492

- Need help?
- Have a question about landlord/tenant law?
- Looking for advice on how to deal with a tenant?

Call the Helpline! Speak to a Property Manager who knows the law inside and out and who can speak from personal experience. FREE to all ROA members of the Southwestern Oregon Chapter.



RENTAL OWNERS
ASSOCIATION OF
SOUTHWESTERN
OREGON

Calls are returned within one business day between the hours of 7am and 8pm. Helpline is closed weekends and Holidays.

The NEW Forms Manual is Here!



A **must have** for any private landlord or property manager.

Forms have been updated to reflect the changes to Oregon Landlord/Tenant Law. This is an instructional guide on how to use these forms. This invaluable guide will help you deal with tenancy issues the right way!

ONLY \$100

(FYI, it's a tax-deductible business expense)

Pick up your copy at E.L. Edwards 2707 Broadway Ave. in North Bend



March 30, 2023

****Oregon HB 2001****

Attention ORHA Members -- URGENT!

Dear ORHA Members,

House Bill 2001 has passed the House and Senate, has been signed by the Governor and is in effect. It includes a return to 10- and 13-day notices for nonpayment of rent, replacing the 72- and 144-hour notices. This change takes effect immediately. The law change substantially impacts service of notice for nonpayment, now requiring that a special disclosure form (pg. 6) be included with notices for nonpayment.

It defines nonpayment as: "...the nonpayment of a payment that is due to a landlord, including a payment of rent, late charges, utility or service charges or any other charge or fee as described in the rental agreement or ORS 90.140, 90.302, 90.315, 90.392, 90.394, 90.560 to 90.584 or 90.630...(but)...does not include payments owed by a tenant for damages to the premises."

If you have a 72- or 144-hour notice pending, you may have to pivot and serve a 10-day notice instead. Call your chapter Helpline for assistance. [\(ROA-SWO Members Helpline 541-435-1492\)](tel:541-435-1492)

The bill also:

- Substantially delays the timeframe for eviction based on nonpayment from the current 7 days after payment of filing fees to 15 days after payment of filing fees and, "The clerk may delay the first appearance by up to seven days to accommodate dates on which a judge is unavailable to conduct the first appearance and, if possible, to accommodate dates that the plaintiff has indicated unavailability."
- Requires specialized disclosures to be included with the notices and with any eviction complaint. We'll have that disclosure to you as soon as the state completes it.
- Requires landlords to cooperate with rent assistance.
- Extends the date for trial from the current maximum of 15 days to no earlier than 15 days, and no later than 30 days, following the first appearance.
- Allows the tenant the right to redeem (pay the rent or other charges) up to the date of a trial.

That means an eviction for nonpayment could soon take up to two months to complete. In the case of a Notice of Termination with Cause for nonpayment of other lawful charges, the disclosure will also need to be included, and the extended timeframes for eviction will also apply. The good news is that the state has created a rent assistance fund that may help renters bridge the financial gap and keep them housed.

Other bills are pending, and we will keep you up to date to the best of our ability. Always seek qualified legal advice before proceeding!

Form of the Month

NOTICE RE: EVICTION FOR NONPAYMENT OF RENT

THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT

(Spanish) Este formulario está disponible en español en:
(Russian) Бланк этого документа можно получить на русском языке в:
(Vietnamese) Đơn này có bằng tiếng Việt tại:
(Traditional Chinese) 本表格的繁体中文版在:
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org. Find a local service provider at <https://www.oregon.gov/ohcs/housing-assistance/pages/emergency-rental-assistance.aspx>

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org> to find an office near you. The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public

How Evictions Are Changing Under HB 2001 (2023) Important Changes To Oregon Eviction Law

Overview:

Effective March 29, 2023, House Bill 2001 (2023) redefines the statutory meaning of non-payment, extends the time given in termination notices for non-payment (back to 10/13 days as they were during the pandemic protections), requires additional information and disclosures in non-payment notices and summons, and also extends the eviction timelines (so these cases are now going to take longer).

More fully described, HB 2001:

- Extends the 72-hour timeline for issuance of notice of intention to terminate rental agreement based on nonpayment to 10 days for residential eviction notices and extends 144-hour timeline to 13 days.
- Requires landlord to deliver notice to tenant specifying rights and resources (this notice is set out on pg.6 and may be found at <https://www.courts.oregon.gov/forms/Documents/FED-Notice2023-03-24.pdf>), subject to court dismissal of complaint for possession if landlord fails to deliver notice or tender rent owed by the tenant.
- Directs Judicial Department, in consultation with Housing and Community Services Department, to regularly update and translate notice form into specified languages other than English.
- Clarifies responsibilities of public bodies distributing rental assistance.
- Specifies requirements for scheduling first appearance in court summons for nonpayment.
- Clarifies conditions for default judgment in favor of plaintiff bringing tenancy termination complaint, requiring that a declaration or affidavit of supporting facts be filed for a default.
- Requires circuit courts to annually set aside eviction-related judgments and seal court records, subject to certain court findings and provided that the judgment occurred after January 1, 2014.
- Creates a rent assistance fund that may help renters bridge the financial gap and keep them housed.

Change to Definition of Non-Payment & How They Area Handled:

Under HB 2001, “Nonpayment” means the nonpayment of a payment that is due to a landlord, including a payment of rent, late charges, utility or service charges or any other charge or fee as described in the rental agreement or ORS 90.140, 90.302, 90.315, 90.392, 90.394, 90.560 to 90.584 or 90.630. In addition to changing the form FED complaint to provide for ORS 10/13 day notices for non-payment, is also has a new section for all other ‘non-payment’ cases filed using 30/14 ‘for cause’ notices.

Brian Cox, Attorney at Law

Read more at:

[https://www.oregonrentalhousing.com/resources/Documents/Email%20Blasts/How%20Evictions%20Are%20Changing%20Under%20HB%202001%20\(2023\).pdf](https://www.oregonrentalhousing.com/resources/Documents/Email%20Blasts/How%20Evictions%20Are%20Changing%20Under%20HB%202001%20(2023).pdf)

How to Determine the Life Expectancy of Rental Property Fixtures

continued from page 1

2. BLOCKED OR BROKEN GUTTERS

Many people don't bother to clean their gutters during the winter, new renters who are not used to home maintenance can be especially likely to forget this vital maintenance task. Landlords and property managers should ensure that the job gets done. Cold weather can have detrimental effects on drainage systems. Elements like ice buildup can weigh them down, which eventually causes them to crack and break.

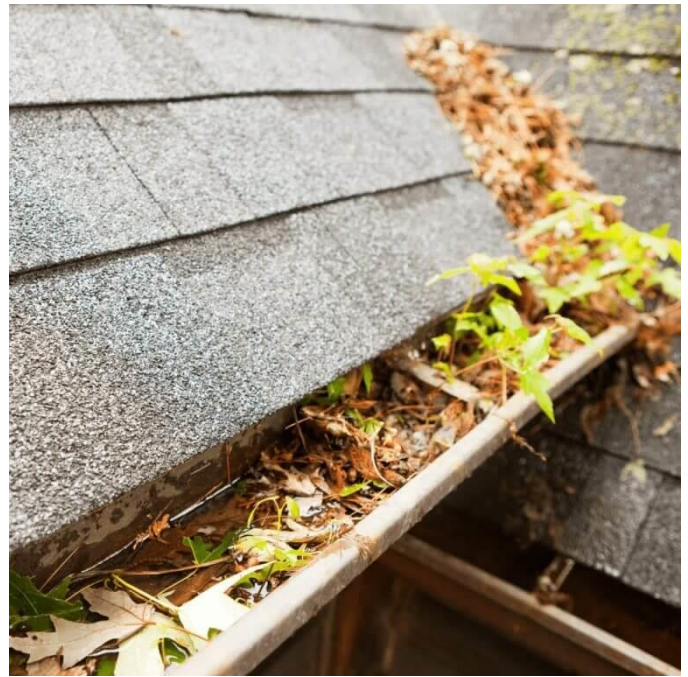
Why should you fix a blocked or broken gutter? It may not seem like a big deal at first — but over time, roofs can endure significant damage from water and debris.

- **Roof leaks:** If your gutters can't drain, they'll cause moisture damage where they're attached to the roof, which in turn leads to leaks inside and outside the home.
- **Foundation damage:** There are many ways for water to pool around a house's foundation when there's no direct route toward a different location.
- **Mold:** With excess water comes mold that leads to erosion — and even worse, health issues.

It's usually pretty straightforward to clean gutters and drains, but you may need to hire an expert to fully replace the system. That depends on how much damage occurred during the winter. Either way, your best bet will be to practice maintenance throughout the year to avoid potential roofing issues.

3. WORN MEMBRANES

Layers underneath your roof's shingles or tiles, called the membrane, can erode due to changing temperatures and increased moisture. This part of the roof works to keep out water in the first place. If your property's membrane has become worn down, you'll likely



experience damage during the spring from rainy weather.

Be sure to look out for leaks inside the house. If you or your tenants spot excess moisture, you should have a professional evaluate the roof's condition, as that's not a project you should attempt yourself. This way, you'll know precisely why leaks are happening. It's best to act quickly so you can avoid mold growth.

4. CHIMNEY DAMAGE

Your chimney likely takes a beating during the winter. If you have a particularly old property, it may have cracks and crevices that can make the situation worse. After a snowstorm, water can seep into the openings. That moisture will eventually become solid again as temperatures drop, causing the chimney's structure to change.

This process can be trouble for your chimney and roof as a whole. The structure could crumble, which may also lead to roof damage in that area. Be sure to properly care for the chimney so you can deal with as few issues as possible come springtime.

5. NESTING ANIMALS

When the cold weather arrives around November and December, you'll see less wildlife activity outside. That's because most animals seek warmer environments during the winter — and homes serve as the perfect locations. If you see openings in the roofing or siding, you could find that some wild critters have made their way in.

If you have tenants, ask them to keep an eye and ear out for signs that point to an infestation. These hints include strange noises, animal droppings, and pest sightings. There may also be issues with insects like ants and termites, which resurface in the spring and can cause further damage.

After you remove the pests from the property, you have to determine how they were able to get inside. That's usually due to structural issues, which need to be addressed sooner rather than later. Otherwise, you'll continue to have the same problems.

HOW TO KEEP YOUR ROOF PROTECTED

Keep in mind that some roof damage will be inevitable. It's impossible to predict how things will look when spring arrives, especially after particularly harsh winters. However, you can take steps to ensure your roof stays structurally sound against common problems.

Aside from gutter maintenance, you should also remove debris from your roof entirely. Don't let sticks, leaves, or twigs build up on the surface. Do this before fall ends. This effort will eliminate the possibility of objects being blown around by the wind, which inevitably causes damage.

Additionally, you should seal gaps and cracks as soon as they come to your attention. Fall tends to be a great time to fix these things so you can avoid moisture accumulation in the following months. This step prevents pest infestations, as well.



Try not to just focus on your roof, either. Conduct proper yard maintenance to ensure you eliminate all potential causes of roof damage. For example, you should trim surrounding trees to avoid falling branches. If you make lawn care a priority for every property, you'll have a beautiful outdoor space and can also prevent structural problems.

AVOID ROOF PROBLEMS THIS SPRING

Don't let roofing problems get in the way of enjoying spring. You should address them as soon as they arise so you can prevent further issues. After all, no one wants to be on top of a hot roof on a steamy summer day.

During the rest of the year, be sure to use the tips listed above to keep your roof strong and secure. Then, you won't have so many headaches when the warm weather arrives.

Welcome New and Returning ROA Members!

Orcal Property Management

Your ROA Board of Directors

President: Cindy Colter
coltercindy@gmail.com (541) 404-8609

Vice President: Regina Gabbard
regina@eledwardsrealty.com (541) 756-0347

Secretary: Jessica Webber
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regina@eledwardsrealty.com (541) 756-0347

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malumeng@gmail.com

Position #2: Vacant

Position #3: Joan Mahaffy
mahaffyje12@yahoo.com (541) 269-6562

Position #4: Danielle Eastwood-Swanner
danielleswanner94@gmail.com

Position #5: Michelle Cantrell
michelle@orbpm.com (541) 808-9040

Position #6: Vacant

Ever wonder what goes on at ROA Board meetings? Have any suggestions to share? Interested in joining the board? Bring your thoughts and/or ideas. Or just listen in and see what we're all about.

The ROA Board of Directors meets every month. Meetings are always open to members. Contact us for more information.



roa-swo.com

Contact us at:

PO Box 1712
Coos Bay OR 97420

info@roa-swo.com
(541) 756-0347

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In Case You Missed It: Acts of God, Taxes, Taxes & More Taxes and No-Cause Notices

March 22, 2023

On March 13th, Violet Wilson taught an amazing webinar covering the topic “Acts of God”. This class covered naturally occurring disasters and damages, along with what is or is not the landlord’s responsibility when it comes to Acts of God. Not only did Violet cover the topic well, but she also gave us tools on how to look up our own local areas for potential disasters. Thank you, Violet, for such a great class!

Every year Michael Gordon, formerly known as the “Bean Counter” donates his time to teach our members how to correctly count their beans aka do their taxes. On March 22nd, Mr. Gordon lead yet another captivating in-person class all about taxes and the upcoming tax law changes. Who would have thought that a person could make taxes sound fun? Well, Mr. Gordon always leaves the room with laughter and smiles all around. Thanks again Mr. Gordon, for continuing to educate our members!



Lastly; on March 23rd, Christian Bryant taught our members all about No-Cause Notices. This class covered which ORHA forms to use, along with the many variables that go along with serving your tenants a notice for termination. With laws that change faster than the seasons, thank goodness we have educated speakers like Christian, to keep us on track!

Code of Ethics

Excerpt from the Bylaws of the Rental Owners Association of Southwestern Oregon

The objectives of this Association shall be:

- A. To unite, for their mutual good, rental housing owners, managers and/or their agents in the Southwestern Oregon area.
- B. To strive to maintain those standards of the residential rental industry which are of a high ethical and up-to-date business level.
- C. To stimulate cooperation among rental owners to the end that the best possible service will be rendered to the owners and renters.
- D. To provide appropriate information and educational opportunities on state/federal laws, rules/regulations, policies/procedures and rental housing management.
- E. To cooperate with other organizations having similar goals.

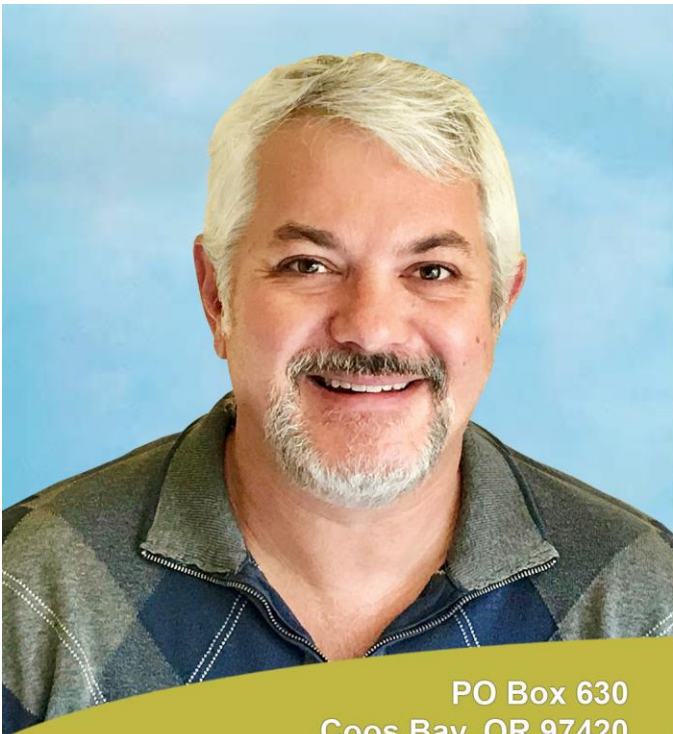




**RENTAL OWNERS
ASSOCIATION OF
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OREGON**

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assistant@pmtlaw.net**

Patrick M. Terry Attorney at Law

**Representing Landlords on the
Southern Oregon Coast since 2002**

As a landlord of 11 rental units, Patrick understands the needs of his clients and is eager to help.

He specializes in:

- Landlord/Tenant Law
- Real Estate
- Collections
- Estate Planning
- Business
- Probate

*Free 1-hr consultation only covers landlord/tenant matters. All other matters are subject to hourly charge. Inquire for details.



ROA SWO's attorney on retainer.
Current members receive a FREE
1-hour consultation annually, plus
discounted rates for representation.