



National Association of Residential Property Managers

**Las Vegas Chapter Meeting 2/28/2018 9:00am**

**6515 S Jones Blvd, Las Vegas, NV 89118**

**BOARD OF DIRECTORS PRESENT**

Gary Villani- President  
Bruce Weissich- Treasurer  
Lisa Tufano- Secretary  
Bonnie Barberini- Vice President  
Andrea Stephenson- Director  
Dennis Flesher- Director

**CALL TO ORDER:**

Board President Gary Villani called the meeting to order at 9:55am after it was established that a quorum of the board was present to conduct business.

**MEMBER OPEN FORUM:** No members were present to address the board.

**APPROVAL OF MINUTES:** A motion was made by Bonnie to approve the November 1<sup>ST</sup>, 2017 meeting minutes, seconded by Bruce, approved.

**APPROVAL OF FINANCIALS:** No financials have been obtained yet from the bank or the previous board. Bruce is working on obtaining bank statements from Bank of George and Gary is working on getting financials from the previous board president, Bonnie Pittenger.

**INTRODUCTION:** The new board was introduced as:

Gary Villani- President  
Bonnie Barberini- Vice President  
Lisa Tufano- Secretary  
Bruce Weissich- Treasurer  
Andrea Stephenson- Director  
Dennis Flesher- Director

**OLD BUSINESS:** Chapter compliance requirements:

There are 8 questions that must be answered before 3/15/2018 for the Las Vegas Board to stay intact. The new board answered what they could in the meeting and the remainder of the information will be obtained from the previous board, Bank of George bank statements and from the accountant, Richard Hart. Richards's information was shared with the board of directors as Richard Hart & Associates, 702-985-7148, [richard@hartassociate.com](mailto:richard@hartassociate.com).

A motion was made by Bruce to reimburse Gary for his expenses to attend the NARPM Leadership Training in the amount of \$705.25, seconded by Bonnie, all in favor.



National Association of Residential Property Managers

**NEW BUSINESS:** New Member- Mirna Kingham- welcome and congratulations.

Currently there are 75 active members.

26 members and 22 non-members were in attendance at the last month's educational meeting.

Gary shared material given to him at the leadership training that will assist your current board in conducting meetings, membership drives, education class scheduling, etc. It contained sample templates and policies.

Liz Cleyman is our Las Vegas NARPM Ambassador, 813-770-4149, [lizecleyman@gmail.com](mailto:lizecleyman@gmail.com).

It was discussed to have the next class on current legislative bills that could possibly affect our industry; Bonnie to research.

**NEXT MEETING:** The next board meeting will be on March 28<sup>th</sup>, 2018 at the Rainbow and Sunset GLVAR.

**ADJOURNMENT:** There being no further business to discuss the meeting was adjourned by Gary at 10:50am.

Lisa Tufano

Our Southern Nevada Chapter - NARPM, Budget Report will be reviewed and confirmed by its Chapter Board during our next meeting on March 28, 2018.

Gary Villani,  
So. NV Chapter President

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Number of Pages: 1  
Number of Words: 31  
Number of Characters: 154

**990-EZ, 990, 990-T and 990-PF  
Information Worksheet**

**2017**

**Part I – Identifying Information**

Employer Identification Number . 20-4620821

Name . . . . . SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER'S INC

Doing Business As . . . . . \_\_\_\_\_

Address . . . . . 2000 S Jones Boulevard Room/Suite . 130

City . . . . . Las Vegas State . . . NV ZIP Code . . 89146

Province/State . . . . . \_\_\_\_\_ Foreign Postal Code . . \_\_\_\_\_

Foreign Code . . . . . \_\_\_\_\_ Foreign Country \_\_\_\_\_

Telephone Number . . . . . \_\_\_\_\_ Extension . . . . . \_\_\_\_\_

Fax . . . . . \_\_\_\_\_ E-Mail Address . . \_\_\_\_\_

☐ **Eligible for hurricane tax relief legislation benefits, check here**

**Part II – Type of Return**

- |  |  |
|--|--|
| <input type="checkbox"/> Form 990-EZ <b>only</b> | <input type="checkbox"/> Form 990-EZ <b>with</b> Form 990-T  |
| <input type="checkbox"/> Form 990 <b>only</b>    | <input type="checkbox"/> Form 990 <b>with</b> Form 990-T   |
| <input type="checkbox"/> Form 990-PF <b>only</b> | <input type="checkbox"/> Form 990-PF <b>with</b> Form 990-T  |
| <input type="checkbox"/> Form 990-T <b>only</b>  | <input checked="" type="checkbox"/> Form 990-N (gross receipts \$50,000 or less) <b>for Electronic Filing only</b> |

☐ **QuickBooks Import Users & 990 to 990-EZ Data Transfer Option:** Check if you're filing the EZ & want 990 imported data copied to the EZ **OR** for those not importing from QuickBooks who transferred from prior year 990 and now qualify to file the EZ this year, check this box to transfer 990 data to the EZ.

**IMPORTANT**

Before transferring data from Form 990 to Form 990-EZ , refer to "How to transfer data from filing Form 990 to 990-EZ" listed above in the Most Common Support Questions or Tax Help for this line.

**Part III – Type of Organization**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> 501(c) Corporation/Association | <u>6</u> (subsection number)                     | <input type="checkbox"/> 220(e) Trust       |
| <input type="checkbox"/> 501(c) Trust                              | _____ (subsection number)                        | <input type="checkbox"/> 408A Trust         |
| <input type="checkbox"/> 4947(a)(1) Trust                          |  | <input type="checkbox"/> 529(a) Corporation |
| <input type="checkbox"/> 408(e) Trust                              |  | <input type="checkbox"/> 529(a) Trust       |
| <input type="checkbox"/> 401(a) Trust                              |  | <input type="checkbox"/> 530(a) Trust       |
| <input type="checkbox"/> Other _____ (describe)                    | <input type="checkbox"/> Corporation/Association | <input type="checkbox"/> 527 Organization   |
|  | <input type="checkbox"/> Or Trust . . . . .      | <input type="checkbox"/> 501(c) Association |

**Part IV – Tax Year and Filing Information**

- ☒ Calendar year
- ☐ Fiscal year — Ending month . . . \_\_\_\_\_
- ☐ Short year — Beginning date . . \_\_\_\_\_ Ending date . . . \_\_\_\_\_

☒ Check this box if the organization is enrolled in the Electronic Federal Tax Payment System (EFTPS)

**Part V – 2017 Estimated Taxes Paid**
☐ Check this box if the organization is a private foundation

Form 990-T

Form 990-PF

Amount of 2016 overpayment credited to 2017 estimated tax . . . . .

		Form 990-T		Form 990-PF	
Payment Quarters	Due Date	Date Paid	Amount Paid	Date Paid	Amount Paid
1st Quarter Payment	04/18/17				
2nd Quarter Payment	06/15/17				
3rd Quarter Payment	09/15/17				
4th Quarter Payment	12/15/17				
Additional Payment 1					
Additional Payment 2					
Additional Payment 3					
Additional Payment 4					

**Part VI - Taxpayer Signature Information**

Officer's Name . . . . . BRUCE WEISSICH

Officer's Title . . . . . TREASURER

**Part VII – Electronic Filing Information**

**IMPORTANT:** Do **not** use the Miscellaneous Statement **or** Additional Information if filing Form 990 or Form 990-EZ. These statements will **not** be transmitted with the return. Use Schedule O or the applicable Supplemental Information for the appropriate Schedule.

QuickZoom to the Electronic Filing Information Worksheet . . . . . ►

**Electronic Filing:**
☒ File the federal return electronically

☐ File the state(s) electronically

\* Select the state or states to file electronically. (Multiple states can be entered)

State(s) *

☐ File Form 114 Report of Foreign Bank and Financial Accounts (FBAR) electronically
**Practitioner PIN program:**
☒ Sign this return electronically using the Practitioner PIN

☐ ERO entered PIN

Officer's PIN (enter any 5 numbers) . . 12345

Date PIN entered . . . . . 03/13/2018

**Electronic Filing of Extensions:**
☐ Check this box to file **Form 8868** (application for extension of time to file return) electronically

**Electronic Filing of Amended Return:**
☐  
☐
Check this box to file **amended return** electronically

Check this box to file the state and/or city amended return(s) electronically

\* Select the state and/or city amended return(s) to file electronically.

State(s) *

☐

File Amended Form 114 Report of Foreign Bank and Financial Accounts (FBAR) electronically

**Part VIII – Electronic Funds Withdrawal Information (Form 990PF filers only)****Yes No**
☐  
☐  
☐
Use **electronic funds withdrawal** of **federal balance due** (EF only)?Use **electronic funds withdrawal** of **Form 8868 balance due** (EF only)?Use **electronic funds withdrawal** of **amended return balance due** (EF only)?**Bank Information**Check to confirm transferred account information (which appears in green) is correct . . . ☐

Name of Financial Institution (optional) . . .

Check the appropriate box . . . ☐ Checking ☐ Savings

Routing number . . .

Account number . . .

**Payment Information**

Enter the payment date to withdraw tax payment . . .

Balance due amount from this return . . .

Enter an amount to withdraw tax payment . . .

If partial payment is made, the remaining balance due . . .

Payment date for amended returns . . .

Balance due amount for amended returns . . .

**Part IX – Information for Client Letter**

	Form 990-EZ or Form 990	Form 990-PF	Form 990-T
Extended Due Date . . .			

Letter Salutation . .

**Part X – Return Preparer**Enter preparer code from Firm/Preparer Info (See Help) . . . RH**QuickZoom** to Firm/Preparer Info . . . ►**QuickZoom** to Form 990-EZ, Pages 1 through 4 . . . ►**QuickZoom** to Form 990, Page 1 . . . ►**QuickZoom** to Form 990-PF, Page 1 . . . ►**QuickZoom** to Form 990-T, Page 1 . . . ►**QuickZoom** to Form 990-N, e-PostCard . . . ►**QuickZoom** to Client Status . . . ►

**Electronic Notice (e-Postcard) for  
Tax-Exempt Organization Not Required to File  
Form 990 or 990-EZ****2017****For Electronic Filing Only  
DO NOT MAIL -- e-POSTCARD WILL BE SENT FOR YOU**

Small tax-exempt organization with gross receipts of \$50,000  
or less is required to use this form per enactment of the  
Pension Protection Act of 2006 (PPA)

For calendar year 2017, or tax year  
beginning \_\_\_\_\_, 2017, ending \_\_\_\_\_,

**Part I – Identifying Information**

Name of Organization . . . . . SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER'S INC  
Address . . . . . 2000 S Jones Boulevard  
Room/Suite . . . . . 130  
City . . . . . Las Vegas  
State . . . . . NV  
ZIP Code . . . . . 89146

Employer Identification Number . . 20-4620821

**Part II – Required Information**

- A** ☒ Check this box to verify that organization's annual receipts are normally \$50,000 or less  
**Note: Not eligible to file Form 990-N if gross receipts are more than \$50,000**

- B** Other Names Organization is Doing Business As

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- C** Website: . . . \_\_\_\_\_

- D** Principal Officer of the Organization . . . . . BRUCE WEISSICH  
Person . . . . ☒ Business . . . . ☐  
Address . . . . . 2000 S Jones Blvd, Suite 130  
City . . . . . LAS VEGAS State . NV ZIP Code . . 89146  
Foreign Country . . . . \_\_\_\_\_

- E** ☐ Check this box if organization is going out of business

Form 990-N, also known as the e-Postcard, must be filed  
electronically with the Internal Revenue Service. There will be no  
paper form accepted by the Internal Revenue Service.

**Do Not** mail this form to the Internal Revenue Service.



2017

**Preparer Electronic Filing Instructions  
Exempt Org**

SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER'S INC    20-4620821  
2000 S Jones Boulevard  
Las Vegas, NV 89146  
Accepted Date . . . . . 03/13/2018

**This return is NOT FINISHED until you complete the following instructions**

**Prior to transmission of the return**

**Form 990N**

The taxpayer should review Form 990N, no paper form will be accepted by the Internal Revenue Service.

**No taxpayer signature document is needed**

**No balance due nor a refund due**

**After transmission of the return**

**This return was accepted on 03/13/2018.**

**Form 8453-EO or Form 8879-EO are NOT needed**

You had your client enter the Federal Self-Select PIN number.

**IRS e-file Authentication Statement****2017**

► Keep for your records

Name(s) Shown on Return

SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER'S INC

Employer ID No.

20-4620821

**A – Practitioner PIN Authorization****QuickZoom** to the Federal Information Worksheet to enter PIN information . . . . . ► \_\_\_\_\_

Please indicate how the taxpayer(s) PIN(s) are entered into the program.

Officer entered PIN . . . . . ► 

X
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ERO entered Officer's PIN . . . . . ► 

--

**B – Signature of Electronic Return Originator****ERO Declaration:**

I declare that the information contained in this electronic tax return is the information furnished to me by the Corporation. If the Exempt Organization furnished me a completed tax return, I declare that the information contained in this electronic tax return is identical to that contained in the return provided by the Exempt Organization. If the furnished return was signed by a paid preparer, I declare I have entered the paid preparer's identifying information in the appropriate portion of this electronic return. If I am the paid preparer, under the penalties of perjury, I declare that I have examined this electronic return, and to the best of my knowledge and belief, it is true, correct, and complete. This declaration is based on all information of which I have any knowledge.

**I am signing this Tax Return by entering my PIN below.**ERO's PIN (EFIN followed by any 5 numbers) . . . . . EFIN 883400 Self-Select PIN 05560**C – Signature of Officer****Perjury Statement:**

Under penalties of perjury, I declare that I am an officer of the above Exempt Organization and that I have examined a copy of the Exempt Organization's 2017 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete.

**Consent to Disclosure:**

I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the Exempt Organization's return to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission, (b) an indication of any refund offset, (c) the reason for any delay in processing the return or refund, and (d) the date of any refund.

**Electronic Funds Withdrawal Consent (if applicable):**

I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the Exempt Organization's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institution involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment.

**I am signing this Tax Return and Electronic Funds Withdrawal Consent, if applicable, by entering my self-selected PIN below.**Officer's PIN . . . . . 12345Date . . . . . 03/13/2018

- Keep for your records

Name(s) shown on return  
SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER'S INC

Identifying number  
20-4620821

Check this box to force state only filing for all states selected to be filed electronically

The ERO Information below will automatically calculate based on the preparer code entered on the return.

enter the EFIN for the ERO that is responsible for this return. . . . . ► 883400

enter a PIN for the ERO that is responsible for filing return . . . . . ►

ERO Name	ERO Electronic Filers Identification Number (EFIN)
HART AND ASSOCIATES	883400
ERO Address	ERO Employer Identification Number
1445 AMERICAN PACIFIC DR #110-352	27-2286688
City	State
HENDERSON	NV
Country	ZIP Code
	89074
	ERO Social Security Number or PTIN

Firm Name	Preparer Social Security Number or PTIN	
HART AND ASSOCIATES	P00744963	
Preparer Name	Employer Identification Number	
RICHARD HART	27-2286688	
Address	Phone Number	Fax Number
1445 AMERICAN PACIFIC DR #110-352	(702)589-4687	(888)235-8263
City	State	ZIP Code
HENDERSON	NV	89074
Country	Preparer E-mail Address	
	richard@hartassociate.com	

Enter the payment date to withdraw tax payment . . . . . ▶ \_\_\_\_\_  
 Amount you are paying with the amended return . . . . . ▶ \_\_\_\_\_

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | Check this box to file another <b>federal</b> amended return electronically                       |
| <input type="checkbox"/> | File another Amended Form 114 Report of Foreign Bank and Financial Accounts (FBAR) electronically |
| <input type="checkbox"/> | Check this box to file another <b>state and/or city</b> amended return electronically             |

\* Select the state and/or city amended return(s) to file electronically.

[illegible]

## Name Control, enter here to override default . . . . . SOUT



## Confirmation

[Home](#) | [Security Profile](#) | [Logout](#)

Your Form 990-N(e-Postcard) has been submitted to the IRS

- **Organization Name:** SOUTHERN NV CHAPTER RESIDENTIAL PROPERTY MANAGERS
- **EIN:** 204620821
- **Tax Year:** 2017
- **Tax Year Start Date:** 01-01-2017
- **Tax Year End Date:** 12-31-2017
- **Submission ID:** 10065520180731816039
- **Filing Status Date:** 03-14-2018
- **Filing Status:** Pending

**Note:** Print a copy of this filing for your records. Once you leave this page, you will not be able to do so.

**MANAGE FORM 990-N SUBMISSIONS**

## NARPM Board Meeting

October 9, 2014

Meeting was called to order at 11:35 10-9-2014 by Michael Robinson. Board members in attendance were Sandra, Thomas, Wendi Dana, Dennis Flesher and Bonnie Pittenger.

Discussion was held about the upcoming general meeting on the 14<sup>th</sup>. It was discussed that additional judges will be present. A strategy and questions were prepared for the judges. It was discussed that the NRS statutes are not always relevant and inconsistencies are noted from judge to judge. As an example, a 24 hour eviction is not always a 24 hour eviction. Some questions for the judges are :

1. How do property managers best come prepared to court?
2. What is the biggest pet peeve in regards to property managers?
3. Discuss the appeal process. If tenant appeals can we bring up request that monies be posted with the court?
4. What is considered normal wear and tear after one year? 4 years? What if tenant painted walls black?
5. What are the biggest mistakes property managers make?
6. What is your opinion on question "3" on the ballot?
7. What about abandonment?
8. What about cleaning fee vs. deposit?

We will have note cards on the tables for people to write questions for the judges.

Next meeting is November 19, 2014 at 11:30 in downtown Summerlin.

Noted tip: If you have a HUD inspection got before the inspector, do your inspection and have the tenant accept any repairs for damage done and sign off or landlord becomes responsible.

Action items:

Need meeting ideas for contractors. What is legal and what is not.

Need ballot out by December 21, 2014.

Strategize how to get the real estate division to back property managers with the forms they created and presumable had approved by attorneys for compliance. As property managers we have been punished by our documents are not matching the decisions. Need additional education on the law. We need to get the GLVAR Schedule out for 2<sup>nd</sup> Tuesday starting in February 2015, to lock our meeting dates for the year. Continue to follow the HOA lien situation.

Meeting was adjourned at 2:10 by Michael Robinson.

Notes taken by Bonnie Plttenger

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## Board Meeting Minutes for June 20, 2017

Meeting called to order at 12:05PM at the GLVAR offices.

Members in attendance:

Bonnie Pittenger

Sandra Thomas

Bonnie Barberini

Bruce Weissich

Andrea Stephenson

Minutes were approved and read and approved unanimously.

New Business

Bonnie Barberini will find a speaker for our next meeting.

We will forward to Dennis any suggested sponsors for next meeting.

Moved by Sandra Thomas to adjourn meeting, seconded by Bonnie Barberini

Meeting adjourned at 12:20 PM



## Board Meeting Minutes for June 20, 2017

Meeting called to order at 12:05PM

Members in attendance:

Bonnie Pittenger

Sandra Thomas

Bonnie Barberini

Bruce Weissich

Andrea Stephenson

Minutes were approved and read and approved unanimously.

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**Board Meeting Minutes for September 22, 2017 via conference call at 9:30 AM.**

Meeting called to order at 9:30AM by Bonnie Pittenger

Members on call:

Bonnie Barberini, Sandra Thomas, Bruce Weissich, Bonnie Pittenger, Lisa Tufano.

Minutes were read and approved unanimously from prior meeting.

**New Business**

The educational class will be taught by Bev Perina, date to be determined. All Board members encouraged to sign up for class and talk about it and work on getting attendees.

Still need a sponsor for coming meeting.

Andrea will manage sign ins at meeting.

Need to start thinking of new Board, Bonnie Barbarini volunteered to start heading up volunteers to step up.

Moved by Sandra Thomas to adjourn meeting and seconded by Bruce Weissich.

Meeting adjourned at 9:55AM

## NARPM Board Meeting January 10, 2017 at 11:30 a.m

### Topics Discussed:

- Property management committee is considering cancelling and moving there meeting to the city council meeting, which could benefit NARPM attendance.
- April meeting was suggested to have Kelly Kuntz speak for CE credits.
- Bulk pricing, charging \$60 for all five meetings paid in advanced instead of \$15 for all five of the meetings. This will save the member \$15.00 if they attend every meeting.
- Nametags will be worn for everyone sitting on the NARPM board so that we are available for help and any questions that members/ non-members may have.
- Speakers for the year need to be assigned to the agenda over the 5 meetings

### To Do Topics:

- Check with GLVAR classroom to see availability for CE class from 9am-12pm.
- Flyer needed to be distributed for meeting discount when purchased in bulk upfront.
- Speaker topics:
  - HUD Criminal (national could help with that)
  - Service animals
  - Contractor's board regarding compliance what is allowed and what is not.
- Vendors need access to email list of 54+ members that pay for affiliate benefits.
- Website needs to be managed and updated.

- Contact vendors that are on current affiliate list to see they are interested in purchasing their position.
- Sponsors are needed for every meeting.

In Attendance:

- Bonnie Pittenger
- Bonnie Barberini
- Bruce Weissich
- Jordan Mynarcik
- Sandra Thomas
- Dennis Flesher
- Kelly Luntz
- Lisa Tufano

Not In Attendance:

- Linda Rheinberger
- Andie Stephenson

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National Association  
of Residential Property Managers

## Southern Nevada Chapter



# of Plans

Hello Friends and Colleagues!

Our NARPM meeting scheduled for June 8<sup>th</sup> has been changed to Tuesday June 20<sup>th</sup>.

I'll send you a flyer next week of the EXCITING details but I can tell you this much, you won't want to miss it.

Bonnie Barberini  
Vice-President

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## **Southern Nevada Chapter**

**We are so excited to announce that Linda Rheinberger**



**will kick off our 2017 schedule!**

**She will be speaking to us on:**

## **Risk Management for Property Managers in Today's Marketplace**

**You won't want to miss this!!**

**Followed by 10 ideas to solve 10 problems in property management**

**February 9<sup>th</sup> from 10:30 to 12:00 at GLVAR, classroom B**

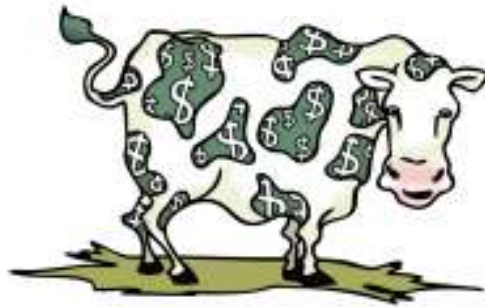
**NARPM Members Free / Non-members \$15**

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## **Southern Nevada Chapter**

### **20 Ways Your Cash Cow Can Graze**



## **Increase Your Property Management Income!!**

**Tuesday, June 20th from 10:00 to 12:00 at GLVAR, classroom B**

**NARPM Members Free / Non-members \$15**

Most property management companies struggle to be profitable - but that should not be the case! With proper planning you can use your property management business as a platform to create multiple streams of income. In this fun and inspiring session we discuss over 20 specific income streams proven to increase income AND learn how to easily implement them.

**Marc Cunningham** is a highly respected NARPM speaker and President of Grace Management in Denver managing over 700 residential and commercial doors with a team of 18 members. Marc speaks nationally on both property management and business topics and gives one-on-one coaching. If you have never had the opportunity to hear him, I guarantee you it will be worth your while. If you have, you will learn a few new ideas that will increase your bottom line.



**Let's give Marc a true Las Vegas welcome! Please mark the time off in your calendars to be here!!**

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## **Southern Nevada Chapter**

### **Assembly Bill No. 161**

**CHANGE OF DATE!!!! PLEASE PAY ATTENTION~~~~~**

**You won't want to miss this!!**

**MONDAY, September 18<sup>th</sup> from 1:00 to 2:30 at GLVAR, classroom B**

**NARPM Members Free / Non-members \$15**

The squatter bill.....you're probably thinking of the one from a few years ago but are you familiar with Assembly Bill No. 161– which went into law July 1, 2017? Do you know what it says?



Lt. Nicholas Farese, of the Las Vegas Metropolitan Police Department, has been on the department for 16 years. Currently, he is the Executive Lieutenant to Captain Sasha Larkin at Northwest Area Command.

Most recently, Lt. Farese testified at the 2017 Legislative session as a subject matter expert for Squatter Investigations which plague the southern Nevada area. His prior investigative experience, combined with a passion for teaching and training and his current assignment at Northwest Area Command has led him to be involved with the new Squatter Laws and subsequent investigations resulting from a 2015 legislative change within the state of Nevada.

**\*\*Also, as a special treat we will have Diane Tenison our Southwest Regional Ambassador here to speak to all of us for a few minutes!**

Our Vendor Sponsor will be Matthew Stieb, owner of RAPID RESPONSE GARAGE DOOR SERVICE!! He provides old school service with today's expertise. You can call him 24/7 – I can tell you from personal experience that he is the best I've found in 24 years!.....guess that makes me 33 HAHA!!



*Don't you just love Photoshop!*



*NARPM National put out a goal in 2017 to bring an education class to every NARPM chapter in the county! So excited!!! Bonnie Pittenger picked the best class for us – MARKETING! I don't know about you, but I could use some help in this area! Here's the description:*

## ***Marketing for Property Managers***

Familiarize yourself with concepts of marketing that can be applied to your business.

### **What you will learn:**

- Develop a mission statement and related marketing goal for your business.
- Examine the importance of how your target audience thinks, feels, and behaves.
- Recognize the importance of branding.
- Identify various forms of media that can be used for marketing.
- Discuss the importance of measuring outcomes.

**Course sponsored by the Southern Nevada Chapter of NARPM®**

Contact: Bonnie Pittenger, [bonniepitt@gmail.com](mailto:bonniepitt@gmail.com) or 626.673.1705

# Southern Nevada Chapter Education

Location: RE/MAX, 8548 W Lake Mead Blvd, Las Vegas, NV 85128

Location Phone Number: 702.228.3200

## Select course(s)

☐ **Marketing | Nov 10 2017 | 9am – 4pm | Bev Perina, MPM® RMP®**

This course provides an overview of the process necessary to market your management business. Marketing techniques such as making presentations to owners, prospecting new contacts, and closing will be discussed. Marketing principles specific to residential property management will also be presented.

For more information on NARPM® classes, go to <http://www.narpm.org/education/course-descriptions/>

## Registration

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City/ST/Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

☐ Do you hold a NARPM® designation?

Please check ☐ RMP® ☐ MPM®

☐ Are you a NARPM® Designee Candidate\*?

Please check ☐ RMPC ☐ MPMC

*\*Candidates get a discounted rate for course registrations.*

ClassID=81417SNV

## Method of Payment

I would also like to apply for my NARPM® designation at this

time. Please charge my credit card: ☐ \$150 RMP®

☐ \$250 MPM® ☐ \$95 CSS® ☐ \$95 CRMB ☐ \$95 CMC

☐ Check enclosed for \$\_\_\_\_\_ Chk #\_\_\_\_\_

☐ Charge my credit card \$\_\_\_\_\_

☐ VISA ☐ MC ☐ AMEX ☐ Discover

Name on card \_\_\_\_\_

Signature \_\_\_\_\_

----- All information below this line will be shredded. -----

Card # \_\_\_\_\_

THERE IS A MINIMUM REQUIREMENT – DON'T DELAY IN LETTING ME KNOW IF YOU ARE INTERESTED!!

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## Southern Nevada Chapter

### Assembly Bill No. 161

**You won't want to miss this!!**

**Tuesday, September 19<sup>th</sup> from 10:30 to 12:00 at GLVAR, classroom B**

**NARPM Members Free / Non-members \$15**

The squatter bill.....you're probably thinking of the one from a few years ago but are you familiar with Assembly Bill No. 161– which went into law July 1, 2017? Do you know what it says?



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Please RSVP to [Bonnie@AvalonOaktree.com](mailto:Bonnie@AvalonOaktree.com)



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## **Southern Nevada Chapter**

### **Disparate Impact, Criminal Background and much more**

**You won't want to miss this!!**

**Thursday, April 13<sup>th</sup> from 10:30 to 12:00 at GLVAR, classroom B**  
**NARPM Members Free / Non-members \$15**

At the annual Broker/Owner Retreat which was held last month at The Mirage, we had the privilege of having Ms. Lynn Grosso, the Director of the Office of Enforcement at HUD speak to us on Disparate Impact.

She suggested we have a “secondary level – more personalized” which we use in making our decisions on who and who not to rent to when it comes to a tenant's criminal background.

Hmmm.....

If this brings up some questions and concerns for you, then I'd like to invite you to our meeting next week.



Mike Mumford is our Southwest Regional Vice President and he has an amazing presentation to share with us detailing the new requirements and regulations which we must follow to be in compliance with Federal guidelines.

He will cover disparate guidelines, criminal history, Fair Credit Reporting Act, Adverse Action notices, Source of Income guidelines and more.

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National Association  
of Residential Property Managers

## Southern Nevada Chapter

It's not a promise but .....

Hearing Master Brown plans to attend our final NARPM Chapter meeting for 2016 this coming Thursday, November 17<sup>th</sup>

For the Q & A Session, all of you that responded to the Survey Monkey had a chance to submit questions to the Judge!

Civil Presiding Judge, Las Vegas Justice Court - The Honorable Judge Melissa Saragosa will cover these questions in her **Defenses to Eviction presentation:**

1. What do you consider habitability as tenants think one toilet out of 3 not operable for 3 days is a habitability issue?
2. Define essential service.
3. Home warranty companies take 3 – 7 days to fix AC units, water heaters, etc. – since 118A.380 says we have 48 hours to use our best efforts to get things handled, do you think the court would determine the owner is responsible for putting the tenant up in a hotel or would that fall under the umbrella of the renter's insurance which we require they have?
4. What is acceptable notice to a property manager regarding repairs per the courts? Are text messages considered proper notice?

In the Question & Answer Period (time permitting) these questions will be asked. Can I get a big Yippee!!

1. What is one important item you would like all property managers to do AND how can we be prepared to make your job easier?
2. Why are the judges so different when ruling on the late fees that are written in the lease as they become rent when not paid?
3. Is there any chance in the near future of implementing a Countrywide/statewide database system so that the consumer can verify who the current Property Owner and/or Broker/Designated Property Manager is including their contact information prior to signing a lease?
4. There has been some negative feedback from Property Managers that the D.A.'s office backed off with having Metro pursue the existing Squatter Bill under random circumstances. Is there any truth to this, and if so, what is being done about this counter-productive stance by the D.A.?

**Thursday, November 17, 2016 from 10:30 to 12:00 at GLVAR on classroom B**

NARPM Members Free / Non-Members \$15

Please RSVP to [s300thomas@cox.net](mailto:s300thomas@cox.net)

Not yet a NARPM Member? Email [Bonnie@AvalonOaktree.com](mailto:Bonnie@AvalonOaktree.com) for an application. We'd love to have you!

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## Southern Nevada Chapter



Civil Presiding Judge, Las Vegas Justice Court - The Honorable Judge Melissa Saragosa will speak to us on:

Defenses to evictions, habitability, essential services and retaliation.

There will also be a Question and Answer period!! Awesome!!!!!!

**Thursday, November 17, 2016 from 10:30 to 12:00 at GLVAR on classroom B**

NARPM Members Free / Non-Members \$15

Please RSVP to [s300thomas@cox.net](mailto:s300thomas@cox.net)

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As this years (2018) new Chapter President, I am unaware of how the exact election process occurred for 2017. However, I will present this question at our next board meeting on March 28, 2018 to get an answer.

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