

AASEW

OWNER

Apartment Association of Southeastern Wisconsin, Inc. E-mail: membership@AASEW.com
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Representing the Interests of the Rental Housing Industry in Southeastern Wisconsin

Join us at the AASEW General Membership Meeting

Monday, January 20, 2020

Topic: Legal Update with Tristan Pettit of Petrie + Pettit



Tristan's legal update draws quite the crowd every year! Come hear Tristan speak about important legal information and answer your questions.

Tristan focuses his practice in the area of landlord-tenant law representing landlords and property management companies throughout Wisconsin.

Mr. Pettit handles both commercial and residential evictions and the accompanying damage claims for his clients. He also handles litigation involving lead-based paint, bed bugs, Fair Housing (discrimination) claims, building code orders, public nuisance lawsuits, and the defense of Wisconsin Administrative Code – ATPC 134 violations and investigations.

He assists clients with the drafting and interpretation of commercial leases and residential rental agreements and other rental documents and is the author of the landlord-tenant legal forms sold at Wisconsin Legal Blank, which are used throughout the state. Mr. Pettit also consults with landlords and management companies on best practices in the management of both commercial and residential rental properties.

Mr. Pettit presents seminars on landlord-tenant law and related matters throughout the state and is a past president of the Apartment Association of Southeastern Wisconsin, Inc. and is currently serving on its Board of Directors.

AASEW Mission Statement:

"The Apartment Association of Southeastern Wisconsin is your primary resource for education, mutual support and legislative advocacy for the successful ownership and management of rental property."

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“The more things change the more they stay the same”.

As we enter the new year and decade, I would like to draw upon an old classic “Think and Grow Rich” by Napoleon Hill (1937) . In 1908, a young writer Napoleon Hill is given the opportunity by Andrew Carnegie to study the wealthiest men in the world for 20 years. It was Carnegie’s belief that anyone could be successful if they if they understood the formula for success.

Can you imagine having the opportunity to study the wealthiest people in the world, the CEOs of Microsoft, Amazon, Google, Facebook) for 20 years or even 1 year? How much you could learn? The habits you would observe?

“Think and Grow Rich” has 17 principles of success. For brevity, I will highlight one principle of special importance. The second principle revolves around the importance of networking or mastermind groups. A mastermind group consists of 2 or more people who work in harmony. “No two minds ever come together without thereby creating a third, invisible intangible force, which may be likened to a third mind [the master mind].”

Napoleon Hill describes the Mastermind as a mentoring concept through which individuals can form groups to learn from each other and grow together. These groups can significantly help you in shaping your life, personality, and business. The intention of a Mastermind Group is that peers can help each other solving problems and developing themselves together through input and advice from each other. Their core value is to build a synergy of energy, motivation, and commitment as well as the willingness to learn and grow together - the medium in which one may gain the full benefits of experience, training, education and specialized knowledge or influence of others.

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- ✘ Have you ever asked, "Should I do that?" or "Can they do that?"
- ✘ Do you want an attorney, but don't think you can afford one?
- ✘ Do you have an attorney, but don't call because you hate billable hours?
- ✔ What would you ask, if you had unlimited consultation on unlimited issues?

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The exchange of knowledge is one of the greatest exchanges in the world. It was learned early on that Andrew Carnegie had no knowledge of making or marketing of steel. Mr Carnegie's job was to keep his mastermind group in harmony (chemist, metallurgist, plant manager, CFO, legal advisor).

America's way of life is built upon the Mastermind principle. Perhaps the greatest American document ever conceived is the Declaration of Independence. It was created and signed by a Mastermind group of 56 men.

No matter what the topic and actual theme of a Mastermind group is, they have one thing in common: The peers empower each other to set and crush powerful goals. I like the idea of having a group of like-minded people who support and empower each other.

Reasons to join AASEW

- You will come across ideas and solutions that you would not have found by yourself.
- You will be able to learn from others skills and experiences and expand your own knowledge. You will be much more committed to your goals as you openly share them with your peers.
- You will have a small network of people who are always willing to help you.
- Through daily interaction, your overall attitude can be influenced in a positive way.

I would love to learn from all of your experiences and exchange ideas on how to provide even more value to our members. Along those lines, I would love to hear about your experiences and your ideas on what you would expect from AASEW.

One thought I'd like to take into the new year — **Surround yourself with people who are going to lift you higher. — Oprah Winfrey**

Happy New Year and welcome to 2020. The New Year is always a good time to reflect upon the present and future.

Ron Hegwood

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The Benefits of LED

By Dawn Anastasi, AASEW Board Member

Fun Fact: Did you know that the first home in America to be powered by a hydroelectric station (electricity produced from hydropower) was in Appleton Wisconsin in September 1882?

It's hard to imagine a time when something we take for granted, entering a room and simply turning on a switch to gain light, was something still new to people. However, if you think about it, we're still in an age of development.

Light bulbs began their journey all the way back in 1802 when the Electric Arc lamp was invented by Humphry Davy. At that time, carbon was used however it didn't produce light for a long enough period of time to be practical.

Incandescent bulbs were the standard for a long time, however their largest problem is that less than 10% of electrical power supplied to the bulb is converted into visible light. Their low cost and wide application kept them in homes for many, many years.

It may be surprising to learn that the CFL (compact fluorescent light) bulb was invented back in 1976, but were far too expensive to mass produce. Over time, CFLs started to become more common due to the lower cost, and because they use 75% less energy and last 10x longer than incandescents.

Today's newest lighting technology is LED (light emitting diode). If you open an LED bulb (typically made of plastic instead of glass), you'll see several small (<1mm) semiconductors that convert electricity into light.

The average lifespan for an LED bulb is approximately 25,000 hours and uses far less energy than incandescent bulbs or CFL bulbs. The reduction in energy use equates to less cost to operate.

LEDs make the obvious choice for landlords to use to illuminate common areas of apartment buildings.

Have you ever wondered why mid-century houses often did not have ceiling light fixtures in the living room? In the post-war era, many people favored a "living room ambiance" that was created with table lamps and lamp stands. Some homes had a wall switch near the doorway to control a wall outlet for a table lamp when entering a darkened room.

Ultra-slim LED light fixtures make it much easier to add ceiling lights in areas such as this that didn't have them previously, without the need to install a ceiling electrical box. The fixtures contain a built-in LED light, which means no need to ever replace a bulb. The same fixture can have different color temperatures, from warm to cool, and can be dimmable to the user's preference.

Ultra slim LEDs can also be put into basements, replacing ugly fluorescent lights for increased energy savings.

Adding LED fixtures such as these can be a positive and low cost upgrade for your tenants. Imagine in the future never having to change a light bulb anymore!



**“To improve is to change;
to be perfect is to change
often.”**

-- Winston Churchill

Do You Know about the Wisconsin Homestead Tax Credit?

Information from State of WI, Department of Revenue

The homestead credit program is designed to soften the impact of property taxes and rent on persons with lower incomes. The benefit available may take the form of an income tax credit or a direct refund. The credit is based on the relationship of your household income to the amount of your allowable property taxes and/or rent for the calendar year.

Lower income tenants (income at \$24,680 or lower for the year) who paid rent directly to you as the landlord, may qualify for the homestead credit.

As a landlord, you may be asked to provide your tenant a "Rent Certificate" which is a form provided by the Department of Revenue certifying how much rent your tenants paid in 2019.

Landlords can also provide tenants with Rent Certificates for prior years if they qualified, but didn't claim the Homestead Credit. The earliest year that the Credit can currently be claimed for is 2015, and in order to qualify, the credit must be claimed by April 15, 2020.

Rent certificates can be downloaded as PDF files from the State of Wisconsin Department of Revenue's website:

www.revenue.wi.gov/Pages/Form/2019Individual.aspx

If your tenant doesn't know how to claim the Homestead Tax Credit, a local VITA (Volunteer Income Tax Assistance) site can help them out. The VITA program is a cooperative effort by the Internal Revenue Service (IRS) and many individual states, including Wisconsin. Volunteers trained by the IRS and the Wisconsin Department of Revenue (DOR) prepare basic income tax returns for free. Most VITA sites offer free electronic filing.



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10 Must-Check Items on Your Tenanted Property Walkthrough

By Ryan Sajdera, *BiggerPockets.com*

Here is a list of 10 big ticket items you want to lay eyes on when you are inspecting your properties.

1. The Furnace and Air Conditioner

Furnaces and air conditioners are notorious for collecting dust and dirt from tenants not changing out filters. Inspect the filters and furnace to make sure that the tenants are keeping up with the replacements if needed. Don't forget to check the outside A/C compressor units as well. Layers of dust, pollen, and grass can accrue on the units, causing them to run inefficiently. Clean all as needed.

2. Sinks

Sinks are notorious for dripping and leaking, and tenants are notorious for not calling about these issues. Check the functionality of the sinks and all associated equipment like spray attachments and garbage disposals. Take a look under the sink to make sure there is no evidence of mold from past water leaks or water staining.



3. Toilets

Sometimes I think toilets have cost landlords more money over simple fixes than any other water-related appliance in a house. In my previous article, I told you about how we were losing \$30-\$50 per month because of a leaky toilet that nobody bothered to call about.


When you check toilets, take the lid off and inspect the fill valves along with the flapper. If they look old and corroded, you may be better off replacing them preemptively rather than waiting for it to fail. The combination of fill valve and flapper is about \$15 at a hardware store.

4. Doors and Windows

Doors and windows should be checked for any large gaps or cracks that could let unwanted air through. Check the general condition and security of the door and locks.

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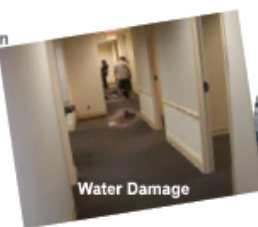
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Man Registers Bees as Emotional Support Animal

By: CNN Newsource, December 7, 2019

PRESCOTT VALLEY, Arizona (CNN) — David Keller and his family don't keep bees but he's still getting quite the buzz after registering a beehive as an emotional support service animal.

The Arizona man said too many people are faking their need for support and he did it to prove a point.

"A lot of people thought it was hilarious and a lot of people were getting upset."

Last month, he saw a service dog that he thought wasn't acting right. "I could very easily tell that it was not a service animal because it was pulling the owner to the parking lot," Keller said.

So he decided to take a stand.

"I was thinking that it's just too easy to get these animals to be service animals," he said.

He went to a website called usaservicedogregistration.com and successfully registered a picture of a beehive as a service animal "to bring awareness to the issue that anyone could do this," Keller said.

"Turns out there's a whole lot of service animal registration websites out there. And with little way to verify a real service animal from a fake one, ya might ask, what's the point?" said Max Gorden, of Prescott Valley, Arizona.

A person who trains real service animals called the sites "silly."

"They're very silly. They don't mean anything. You can go pay for a registry on one of those websites and basically you're just paying for a piece of paper and to put a name on a list," said Jaymie Cardin, a service dog trainer.

Though these sites do highlight a real problem, people passing pets as service animals.

"Training is how you tell whether it's a service animal or not," Cardin said.

There are a few rules: Federal law says only dogs and miniature horses may be used as service animals, so no bees.

"The law is pretty clear that a service animal is an animal that is trained to perform a specific task related to the disability," said Sey In, of the Arizona Center for Disability Law.

As it turns out, the animal doesn't actually need to be registered anywhere.

And Keller hopes he's proven his point.

"It's making people believe all animals are service animals when they're not. And there's a clear difference," Keller said.



**“The forest was shrinking
but the trees kept voting for
the axe as its handle was
made of wood and they
thought it was one of them.”**

-- Turkish Proverb

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It's your responsibility to ensure that you provide the tenant with a functioning door and lock. Not to mention that it gives them a sense of peace and security knowing that someone can't just come blow their door down.

5. The Foundation/Structural Integrity

Checking the outside of your home can tell you a lot about the general condition of the building. Maybe you notice a lean that was not there last year, or maybe there's a large pressure crack in the cement from the frost heaving that's causing a safety concern.

You don't have to bring a structural engineer onboard to do this, just give it a standard look to make sure there is nothing blatantly obvious with the house that needs immediate attention.

6. The Roof

A house roof is an item that is not only expensive to replace, but can also cost a lot of money if not maintained. You don't need to get on the roof, but check for curling or missing shingles from weather or wind damage.

If you do decide to go up on the roof, you might as well take a peek at the gutters to make sure they are free of leaves and debris.

7. Major Appliances

If you supply the main appliances to the home, you want to check on their condition and security. Now, I personally don't open the tenants fridge, etc., but I do a pretty good look-over of the appliances to ensure there are no water leaks present and that the appliances are being properly maintained.

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Building a roof has two phases. The first, roof construction, deals with the structure of the roof. Building the rafters, installing the fascia and more are all considered roof construction. The second, roof installation, deals with the "exterior" of the roof. Things like laying felt and shingles or rolling TPO sheets are considered roof installation. Lucky for you, Overhead Solutions employs experts in roof installation and construction.

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Check the dryer screen too. This will tell you if the tenant is neglecting to care for the dryer, which can ultimately end up costing you in the long run—like a fire starting from a full lint trap. A simple reminder usually helps with the issue.

8. Yard Care and General Cleanliness

Checking the general cleanliness of the house and appearance of the yard work will tell you a lot about the tenant. Maybe they would rake the leaves if you provided them a rake? And maybe they would be more willing to clean up pet messes if they were provided a cheap scoop? Just a thought!

9. Evidence of Undocumented Guests or Pets

Tenants are usually terrible at hiding the fact that they may or may not have an undocumented pet when the landlord shows up. The best place to look for evidence is animal poop in the yard. Another is left out food dishes and toys. Just keep an eye out for these things.

Pets aren't the only things tenants sneak into a home either. Undocumented guests can be a liability for owners, so ensure that everyone that resides there is annotated on the lease.

10. Pest Damage

Gophers, groundhogs, bats, spiders, snakes, bugs, you name it. Check for the things that might not always be so obvious. Our company spent \$1,600 on the removal of a protected species of bat that had inhabited the home all because we didn't fill one small gap with spray foam.

The apparent danger with the bats' presence was the potential "bat-bug" infestation. Bat bugs are spread by bats and multiply quickly in residences, causing problems for tenants and costing big dollars to remove.

In Conclusion...

Check your properties, and make sure they are free and clear of things that shouldn't be around for the safety and well-being of all tenants and guests.

Ask a Landlord

Q: I purchased a house with an existing tenant but I don't like the terms of the lease that the tenant had with the prior landlord. The lease runs until October 31, 2020. Did the existing lease become void when I purchased the property?

A: When you buy a property and inherit a tenant, you inherit the existing lease and its terms and must adhere to them until the lease term ends.

However, you and the tenant can decide to **mutually** terminate the lease. I purchased a duplex once, and had the same scenario -- the lease from the prior landlord was something photocopied from 10 years prior from who knows where.

I told the tenant I'd like to lower their rent by \$5/month and wanted to know if they were okay with that. I went over my new lease with them and they agreed to that. People will be more agreeable if you give them something they want.

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Should I Allow Vaping in My Rental Property?

By Kathy Adams, *Landlordology.com*, a service of Cozy



You might not allow smoking within your rental units, but what about vaping with e-cigarettes?

About 15 percent of adults under 40 vape, so you might want to allow vaping in your rental property to attract more tenants. But you should learn all you can about e-cigarettes before you do.

Like regular cigarettes and cigars, e-cigarette emissions leave behind a residue that could build up on the walls and floors over time. Even if you decide to allow vaping indoors, it's worth considering the extra cleanup work that could result when that vaping tenant moves out. So even if your state permits vaping in many public areas, you might want to restrict their use within your rental units.

Cigarettes versus e-cigarettes: the vapors

E-cigarettes: The vapors emitted from an e-cigarette contain far less nicotine than the smoke blown from a regular cigarette.

Cigarettes: Cigarettes leave behind a nicotine-stained film that discolors everything from walls to furniture. And then there's that stale cigarette stench that's notoriously hard to remove from a chain-smoker's home.

E-cigarettes: The vapors emitted from an e-cigarette contain just a fraction of the amount of nicotine found in cigarette smoke.

Cigarettes: Cigarette smoke contains a laundry list of harmful chemicals such as lead, arsenic, and formaldehyde.

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E-cigarettes: Vapors in e-cigarettes typically contain less harmful chemicals, although they're still packed full of chemicals.

The main difference, when it comes to residue left behind from smoke or vapor, is that cigarette-smoke residue builds up faster and reeks. It's also visibly noticeable, since nicotine discolors some surfaces. Even though vaping doesn't cause nicotine stains, the vapor still creates a messy buildup. One substance in the vapor is vegetable glycerin, which leaves behind an oily residue. Oils attract dust and small particles, so a home exposed to frequent vaping ends up with a dirty, greasy buildup.

Cleaning concerns

Cleaning up after a smoker typically involves steam-cleaning carpets and curtains, washing non-porous surfaces thoroughly, and repainting the

walls. Removing odors could be extremely difficult, depending upon the amount of smoking done indoors.

Cleaning up vaping residue means deep-cleaning carpets, fabrics, and upholstery; washing non-porous surfaces with equal parts water and vinegar; and potentially repainting walls after wiping them down with the vinegar solution. All surfaces could be harder to clean than similar surfaces in a non-smoker's unit, thanks to the oily vaping residue.

Fire hazard is real

Vaping doesn't carry the same fire hazard as falling asleep with a lit cigarette, but it still has its risks. In an eight-year period ending with the close of 2016, 195 vaping-related fires or explosions were reported in the United States.

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P&C Insurance
Bob Dummer
405 N Calhoun Rd #203
Brookfield, WI 53005
bdummer@pc-insurance.net
t: (262) 784-0990
www.pc-insurance.net

JUNK REMOVAL

JDog Junk Removal
Andrew Zell
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Troy Bauer
Director of Business Development
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Suamico, WI 54173
troy@overheadsolutionsinc.com
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f: (920) 490-9101
www.overheadsolutionsinc.com

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SJS Roofing & Construction, Inc.
Steven J. Swenson
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Oak Creek, WI 53154
SteveS@SJS-Construct.com
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t: 414-304-5089 (office)
www.SJS-Construct.com

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Milwaukee, WI 53204
generaltradecorp@gmail.com
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SEWER & DRAIN CLEANING

ABC Sewer & Drain
Bill Peretz/Tammy Hammond
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Milwaukee, WI 53207
bill@abcsewer.com
t: (414) 744-6060

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Milwaukee, WI 53227
info@reliablewater247.com
t: (800) 356-1444
www.reliablewater247.com

WINDOWS & DOORS

Advanced Window Systems
Stephen Smith, President
7470 Forest Hills Rd.
Loves Park, IL 61111
stephen@usaadvancedwindowsystems.com
t: (815) 654-4200
f: (815) 654-4211
www.advancedwindowsrockford.com

AASEW Business Member Directory

WINDOWS & DOORS

Lisbon Storm—Screen and Door

5006 W Lisbon Ave
Milwaukee, WI 53210
t: (414) 445-8899
www.lisbonstorm.com

Milwaukee Windows

Ihsan Atta
PO Box 638
Milwaukee, WI 53201
t: (414) 375-2020



AASEW CLASSIFIEDS

Do you have a property for sale?

Are you looking to buy rental properties?

Do you have equipment to sell, or something you are looking for?

Do you have a job opportunity to offer?

AASEW Classifieds can help!

Bring a quarter page ad to the next meeting and post it on our board or use one of the forms provided at the meeting.

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Affordable Rentals

Tim Ballering
Wauwatosa, WI 53212
tim@apartmentsmilwaukee.com
t: (414) 643-5635

Bartsch Management LLC

Brian Bartsch
PO Box 26915
Milwaukee, WI 53226
info@bartschmanagement.com
t: (414) 763-7160

The Buckler Apartments

Tracy Reichert
401 W. Michigan St.
Milwaukee, WI 53203
t: (414) 224-1011
www.Thebuckler.com

Fiduciary Real Estate Development, Inc

Steve Ciesielski
789 N Water St, Ste 200
Milwaukee, WI 53202
sciesielski@fred-inc.com
t: (414) 226-4535

Forest Green Realty & Management

Sarah Auer
Greenfield, WI 53228
sauer@forestgreenrealty.com
t: (414) 425-3134

Horizon Management Services, Inc.

Becky Hildebrandt
5201 E. Terrace Dr., Suite 300
Madison, WI 53718
B.hildebrandt@horizondbm.com
t: (608) 354-0908
www.horizondbm.com

Meridian Group, Inc.

Amy Stein — Regional Manager/Broker
624 Lake Ave
Racine, WI 53403-1206
astein@zmeridian.com
t: (262) 632-9304
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PROPERTY MANAGEMENT

MPI Property Management, LLC

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Milwaukee, WI 53213
t: (414) 933-2700
www.mpiwi.com

Nimius LLC

Dennis Schramer
815 S. 9th St
Milwaukee, WI 53204
dennis@nimiusllc.com
t: (844) 464-6487
www.nimiusllc.com

Performance Asset Management

Gino Passante
2658 S. Kinnickinnic Ave
Milwaukee, WI 53207
gino@pammke.com
t: (414) 622.1296
www.pammke.com

Porch Light Property Management

info@porchlightproperty.com
t: (414) 678-1088

Prospect Management Company

224 N. 76th Street
Milwaukee, WI 53213
help@pmcwi.com
t: (414) 540-0004
www.pmcwi.com

Wisconsin Lakefront Property Management LLC

Eileen Robarge
info@windwardcovellc.com
t: (866)542-5851
www.lakefrontpropertyllc.com

Wisconsin Management Company, Inc.

Andi Simmons, Director of Business Development
4801 Tradewinds Parkway
Madison, WI 53718
Andi.Simmons@wimci.com
t: (608) 308-4236
www.wisconsinmanagement.com

Please note:

All Business Members listed in this directory are current business members in good standing with the AASEW and are offered only as such.

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Continued from page 11

Many of these incidents happened when the device or spare lithium-ion batteries were in the user's pocket. Other incidents happened while charging the e-cigarette's batteries. All of the reported problems related specifically to lithium-ion batteries.

The charging incidents in particular are worth noting, as fires could occur while the tenant is away or asleep. Even so, the number of reported incidents is relatively small, considering that more than 3 percent of all U.S. adults vape, according to 2016 statistics.

Ultimately, it's up to you whether allowing e-cigarettes is worth the extra cleanup effort or the potential fire hazards. If you decide to allow vaping, it may be worthwhile to note an extra cleaning charge in the rental agreement.

Make sure your tenants are well aware of your vaping and smoking rules before renting to them. A questionnaire asking potential tenants about smoking and vaping habits could help protect your property from careless tenants.

They'll be responsible for any excessive repair or cleanup issues that result during or after their tenancy.

AASEW **OWNER**

Apartment Association of Southeastern WI

Would you like to submit an article for publication in the AASEW monthly newsletter?

Here are the current submission guidelines:

- Deadline for all submissions is the first of each month.
- The newsletter will be delivered electronically to the membership on the 10th of the month.
- Limited print copies of the newsletter will be available at the General Membership Meeting following its publication.
- We are happy to accept one article per author per newsletter.
- Please keep article to approximately 500 words in length.
- Any edits made to an article (generally for length) will be approved by the contributor before it is published.
- All articles must be properly attributed
- The Editorial Staff reserves the right to select articles that serve the membership, are timely and appropriate.

**“What the New Year
brings to you will
depend a great deal
on what you bring to
the New Year”
-- Vern McLellan**

Some General Life Tips ...

Helpful hints to make landlording and life in general just a little bit easier:

For those landlords who drive around to their properties quite often, when you are putting air in your tires, put some air in your spare tire as well. Some spare tires will lose air over time and you never know when you'll need to use it.

X percent of Y is equal to Y percent of X. So, if you want to find out what 7% of 50 is, you could instead find out what 50% of 7 is, which is 3.5. This means that 7% of 50 is also equal to 3.5.

If you have employees, give praise in public and discipline in private. In cases where you side with the tenant, tell them with the employee present, "My employee was correct but I'm going to make an exception today." Then reinforce your policy so the tenant understands it was an exception, and the employee doesn't feel wrong for enforcing the policy.

Peel off the painter's tape when you are done painting and the paint is still wet. If you wait for it to dry, the clean lines will be ruined.

Getting angry with tenants for making mistakes doesn't teach them not to make mistakes, it just teaches them to hide them.

After getting new tenants, add their birthdays into your calendar as a repeating event. Every year, send them a simple "Happy Birthday" text. They will appreciate that you remembered.

When stressing over something, use the 10-10-10 rule. Will it matter in 10 days? 10 months? 10 years? After getting some perspective, you'll notice how very few things end up worth stressing over.

One of the first things you should do after a tenant moves out is to change the locks. You never know who might have a key to the house in their possession.



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2020 Census FAQ

Source: U.S. Bureau of the Census

The census is a count of every person who lives in the United States and its territories. It happens every 10 years. In early 2020, you will be asked to count everyone who lives in your home as of April 1.

Your responses inform where over \$675 billion is distributed each year to communities nationwide for clinics, schools, roads, and more.

Census data gives community leaders vital information to make decisions about building community centers, opening businesses, and planning for the future.

Responding also fulfills your civic duty because its mandated by the U.S. Constitution. The United States has counted its population every 10 years since 1790.

Your responses are used to redraw legislative districts and determine the number of seats your state has in the U.S. House of Representatives.

Is my information safe?

Your responses to the 2020 Census are safe, secure, and protected by federal law. Your answers cannot be used against you by any government agency or court in any way -- not by the FBI, CIA, DHS, and not by ICE.

When can I respond to the Census?

In early 2020, every household in America will receive a notice to complete the census online, by phone, or by mail. In May, the U.S. Census Bureau will begin following up in person with households that have yet to respond.

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"HAD ENOUGH?"

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Continued from page 17

What will I be asked?

You will be asked a few simple questions, like age, sex, and the number of people in your home, including children.

An estimated 5% of kids under the age of 5 weren't counted in the 2010 Census. That's about 1 million young children, the highest of any age group.

What won't be asked?

The Census will never ask for Social Security numbers, bank or credit card numbers, money or donations, or anything related to political parties.

How does the Census help Wisconsin?

In fiscal year 2016, Wisconsin received over \$12 billion through 55 federal spending programs guided by data derived from the 2010 Census.

The 4 uses of census-derived datasets to geographically allocate funding are:

- Identify which organizations or individuals can receive funds.
- Compute formulas that geographically allocate funds to eligible recipients.
- Rank project applications based on priorities (e.g. smaller towns, poorer neighborhoods).
- Set interest rates for federal loan programs.

Most areas of the country are likely to respond online, so most households will receive a letter asking you to go online to complete the census questionnaire. The Census Bureau will work with the USPS to stagger the delivery of these invitations over several days in case people need help over the phone.

For more information, visit:

2020census.gov

Reminder: Information Available on the AASEW Website

<http://www.aasew.org/>

If you haven't visited the AASEW website in a while, here is a list of information you will find there:

- Ability to join or renew your membership.
- Information on membership levels and the benefits included in your membership.
- The date and time of the next general membership meeting and for future meetings.
- A recap of the prior membership meetings, including links to download any handouts or notes you may have missed.
- A copy of the business members directory, so you can pull it up on your phone from wherever you are (especially if you need a contractor on the spot).
- Information on the next upcoming Trade Show as well as pictures of prior trade shows
- Links to historical copies of the AASEW newsletter.
- A list of "landlord links" -- helpful websites for landlords such as CCAP and others.
- A recap of the legislative efforts the AASEW has worked for on your behalf.
- A list of your AASEW board members and bios for each one.
- Information on how to contact the AASEW.


The AASEW website is updated every month, so be sure to check frequently for more information!

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In December's edition of The Owner, there was an article about the Bagster collection service. Through 3/31/2020, you can save \$20 on your next Bagster Bag Collection by using this coupon code:

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Apartment Association of Southeastern Wisconsin, Inc.

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(414) 276-7378
<http://www.aasew.org>

Upcoming Events ...

AASEW General Meeting

Monday, January 20, 2020

Crowne Plaza Hotel
10499 W Innovation Dr
Wauwatosa, WI 53226

Topic: Legal Update with Tristan Pettit of
Petrie + Pettit

AASEW General Meeting

Monday, February 17, 2020

Crowne Plaza Hotel
10499 W Innovation Dr
Wauwatosa, WI 53226

Landlord Bootcamp

Saturday, April 25, 2020

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“

**We will open
the book. Its pages are
blank. We are
going to put words on
them ourselves.
The book is called
Opportunity and its
first chapter is
New Year's Day.**

EDITH LOVEJOY PIERCE

