

RRHA Update

APRIL 2013



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FROM THE PRESIDENT'S DESK

Winter has gone; Spring has sprung, and with it comes a whole new level of MADNESS! (March Madness for all you college basketball fans)! Yes, it's certainly refreshing to see the trees starting to bud and the grass turning green (be sure and read Danna's great article about spring yard prep), but this time of year also means "busy season" for most, if not all, of you. On top of your normal workload, it's time to start getting all of your tax information together, for those developers out there, it's application season, and at the Association Office, its full speed ahead on training, legislative season, and of course, getting ready for convention!



The Training Committee has been hard at work on its schedule for the year, so be on the lookout for training classes coming to a town near you. These classes are a fantastic way to spruce up on your property management skills, while getting to network with other property management personnel that are usually facing the same issues as you. Get signed up, go to the training, learn a little, compare a few war stories, and come back smarter and energized. You'll be glad you did!

Dan Allgeier, Development Committee Chair, and Ginger McGuire have been working tirelessly on our development and legislative issues. The Texas Legislature is in full swing, so watching and commenting on the active legislative bills and proposals that have an effect on our rural population, and especially our rural housing, is a critical part of what our Association does. We must take every opportunity to tell every Congressman just how important rural housing is to Texas, and especially affordable rural housing! Reach out to your Senators and your Representatives; tell them about what you do and the great people that live in your apartments; invite them over and show them your wonderful properties, and let them know how important it is that they continue to support decent, safe, sanitary and affordable housing in Rural Texas!

continued on page 2

RRHA'S 35TH ANNUAL CONVENTION & TRADE SHOW
HYATT REGENCY ON THE RIVERWALK
SAN ANTONIO
JULY 16-19, 2013



© Ron Niebrugge

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PRESIDENT'S MESSAGE, *continued from page 1*

Back at the Association Office, our lovely and talented Ms. Royce Ann Wiggins has been working nights and weekends prepping for what is certain to be another banner convention in San Antonio. Our Convention Committee (headed up by Jina and Marlon Sullivan) have handed down the marching orders, and now Ms. Royce Ann will work her magic to turn out a jam packed couple of days of great education sessions, informative speakers, round table discussions, food, drinks, and of course, our always impressive entertainment. Make plans now to be in San Antonio on the RiverWalk in July for the 35th Annual RRHA Convention and Trade Show. Hope to see you there.

~ *Ben Farmer*

RRHA OF TEXAS UPCOMING EVENTS**APRIL 17, 2013**

Convention Committee Meeting
Hyatt Regency
San Antonio, Texas

APRIL 18, 2013

Board of Directors Meeting
Hyatt Regency
San Antonio, Texas

APRIL 23, 2013

HTC Compliance Seminar
Hampton Inn
Tyler, Texas

APRIL 24-25, 2013

3560 Seminar
Hampton Inn
Tyler, Texas

MAY 14, 2013

HTC Compliance Seminar
Omni Bayfront Hotel
Corpus Christi, Texas

MAY 15-16, 2013

Fundamentals of Property
Mgmt. Seminar
Omni Bayfront Hotel
Corpus Christi, Texas

JUNE 18-19, 2013

Interactive Property Mgmt.
Seminar
Waxahachie Civic Center
Waxahachie, Texas

JUNE 20-21, 2013

Fundamentals of Property
Mgmt. Seminar
Waxahachie Civic Center
Waxahachie, Texas

JULY 16-19, 2013

Annual Convention & Trade Show
Hyatt Regency on the RiverWalk
San Antonio, Texas

SPOTLIGHT ... NEW BOARD MEMBERS



DAN WINTERS

Dan was elected by the general membership prior to our annual convention held last July in San Antonio.

Dan is a Senior Vice President with Alliant Capital and is responsible for the acquisition of low income tax credit properties in the Southeast, Texas, and part of the Midwest. Dan has over 10 years of affordable housing experience and has been involved in the syndication of over \$200MM in equity in 20 states. Dan received his Bachelor of Science degree from the University of Florida and his Master of Business Administration degree from Duke University. He lives in Tampa, FL with his wife and two sons and enjoys golfing and fishing.

PAUL FARMER

Paul was elected by the general membership prior to our annual convention held last July in San Antonio.

Paul was born in Austin, Texas. He graduated from Burnet High School in 2001 and Midwestern State University in 2005 with a degree in Criminal Justice and Business Computers. Paul has worked full-time at Hamilton Valley Management, Inc. since 2006, and part-time since 1995. He is the IT Coordinator for the central office and all managed properties. He enjoys the property management business and seeing the positive impact that it has on rural communities.

Paul and his wife, Monica, live in Burnet, Texas and enjoy spending their spare time with family and friends. Paul is a drummer at his local church and also a pilot, currently working on his IFR certification. Paul is a member of the Burnet Tourism Alliance, Rotary Club of Burnet, and The Hill Country 100 Club.



BRENT GULDAHL

Brent was elected by the Board of Directors following our annual retreat held last November in Bastrop.

Brent was born in Dallas, Texas and still makes the Dallas area his home. He holds the Certified Insurance Counselor (CIC) designation for insurance professionals and has specialized in insuring multifamily communities since 2001. Brent is one of the original members of Commercial Insurance Solutions and has been a part of the company since its inception in 2003. In addition to his involvement in the Rural Rental Housing Association of Texas, Brent is also a member of several local apartment associations, CARH, Texas Apartment Association, and the National Apartment Association. Brent graduated with a Bachelor of Business Administration degree from Texas A&M University in 1999. In his free time, Brent likes to spend time with his family, golf, fish and hunt.

SPRING INTO ACTION

By Danna Hoover, Vice President, Hamilton Valley Management, Inc.

The long hard Texas winter is finally over....well that may be slight exaggeration, but the weather is definitely changing in favor of Spring. As a responsible apartment manager, here are some things to think about during this time of year:

FERTILIZING YOUR LAWN: Fertilizer is essentially lawn food....the more you feed the lawn, the more it will grow. The frequency is really dependent upon your budget, but a good rule of thumb is to apply fertilizer in the spring (April) and again in the fall (Oct.). Most Texas lawns will benefit from a fertilizer that provides mostly Nitrogen (like a 16-4-8) applied at a rate of 1.5 lbs. to 3lbs of **nitrogen** per 1000 sq. ft. of turf. So, how much yard will a 40 lb. bag of fertilizer cover? The formulation of the product must be examined to determine the amount of active ingredient in each bag. For example, a 40 pound bag of a 20-5-9 fertilizer contains 8 lbs. of N (40 x .20), 2 lbs. of phosphate (40 x .05) and 3.6 lbs. of potash (40 x 0.09). In any fertilizer formulation the first number represents percent nitrogen (N), the second number represents the percent phosphate (P) and the third number, the percent potash (K). After making this calculation, you can determine the area of lawn to cover with the fertilizer to apply the recommended rate of nitrogen. For example, a 40 pound bag of 20-5-9 fertilizer will cover 5,000 sq. ft. at a rate of 1.5 lbs. N per 1,000 sq. ft.

FILLING IN THE GAPS AND PLANTING SPRING COLOR: Unfortunately, the plants around our properties do not last forever. Each year we will lose a few to disease, drought, pests, weed eaters and little boys looking to tear something up. Spring is a great time to replace those damaged plants and to install a little spring color around the office and project sign. When it comes to choosing what plants to install, you need to choose a plant that will work in your geographical area. A good resource is the website at "aggie-horticulture.tamu.edu". The list below is comprised of fairly drought tolerant plants that should do well in most locations across Texas.

- ✦ Taller Plants: Texas Mountain Laurel, Esperanza or dwarf Crape Myrtle
- ✦ Small Perennial Contrasting Color: Dwarf Mexican Petunia or Blue Daze
- ✦ Mid-size Perennial Contrasting Color: Lantana Gold , Salvia Gregii
- ✦ Seasonal Color: Summer (April - Oct) - Marigolds, Zinnias or Periwinkles;
Winter (Nov - Mar) - Pansies, Flowering cabbage/Kale, Dianthus ("pinks"), Snapdragons
- ✦ Small Shrub for background: Harbour dwarf Nandina or Dwarf Burford Holly or Indian Hawthorn
- ✦ Ground Cover: Creeping (dwarf) Rosemary

TREES: Don't forget about your trees. As they begin to leaf back out, make sure you trim them away from, and off of, your roofs.

PESTS: In addition to green grass and flowers, springtime will bring on some unwanted critters like fire ants and termite swarms. To control fire ants apply granular bait according to the label. It is important to note that although baits will do a better job of controlling fire ants in the long run, they take time....if the ants are in a location that requires immediate control, drench the mound with a liquid pesticide. Termites migrate in the Spring by flying from one location to the next.....this migration is called a swarm. If you see an exterior wall that is covered by small winged bugs, it is probably a termite swarm. Do not panic. There is no need to take immediate action and it does not mean that the termites are going to infest your building.....it is however cause for concern and you should keep an eye out for evidence that termites are present. If however, you notice a termite swarm on the inside of a building, you definitely have a problem and should contact a pest control professional for an assessment.

\$12 MILLION FEDERAL GRANT TO HELP TEXAS HOUSE, REDUCE HOMELESSNESS AMONG LOW-INCOME PERSONS WITH DISABILITIES

Submitted by Gordon Anderson, Public Information Officer, TDHCA

(AUSTIN) — The U.S. Department of Housing and Urban Development (HUD) has announced that Texas has been awarded a \$12 million federal grant with the goal of creating affordable integrated housing for as many as 385 extremely low-income persons with disabilities.

This funding will enable the Texas Department of Housing and Community Affairs (TDHCA) to provide a subsidy to rental properties it finances and allow persons with disabilities earning less than 30 percent of area median family income to live in integrated mainstream settings.

The grant to Texas was just one of 13 awarded to state housing agencies nationally through HUD's Section 811 Project Rental Assistance Demonstration (PRA Demo) Program.

"The PRA Demonstration Program offers us a rare opportunity to offer permanent housing coordinated with critically needed supportive services to some of the state's residents most in need of affordable housing," said TDHCA Executive Director Tim Irvine. "It will help us reduce homelessness and provide a greater opportunity for individuals with disabilities to live in an integrated community setting."

TDHCA partnered with the state's Medicaid Agency, the Texas Health and Human Services Commission (HHSC), which delegated lead responsibility to the Department of Aging and Disability Services (DADS). DADS, as lead agency, along with HHSC, Department of State Health Services, Department of Family and Protective Services, and the Department of Assistive and Rehabilitative Services will provide direct services and supports to the populations they serve.

Texas identified three target populations in its application: individuals with disabilities exiting institutions, individuals with serious mental illness, and youth with disabilities transitioning out of the state's care.

TDHCA proposed to focus the Section 811 PRA Demo Program on seven priority areas: Austin-Round Rock-San Marcos; Brownsville-Harlingen; Dallas-Fort Worth-Arlington; El Paso; Houston-Sugar Land-Baytown; McAllen-Edinburg-Mission; and San Antonio-New Braunfels.

TDHCA identified approximately 20,000 units in its portfolio that may qualify for this funding. In the coming months the Department plans to issue a competitive Notice of Funding Availability (NOFA) to select properties to participate in the Section 811 PRA Demo Program. The Health and Human Services agencies that have partnered with TDHCA will refer potential tenants to awarded 811 units.

RRHA of Texas **UPDATE** is a quarterly publication devoted to a variety of topics of interest to our members. The views and analyses presented herein do not necessarily represent the policies or the endorsement of the Rural Rental Housing Association of Texas, Inc. Articles containing legal analyses or opinions are intended only as a discussion and overview of the topics presented. Such articles are not intended to be a comprehensive legal analysis of every aspect of the topics discussed. Due to the general nature of the discussions provided, this information may not apply in each and every fact situation and should not be acted upon without specific legal advice based on the facts in a particular case.

If you have an idea or article for our publication, please forward it to Royce Ann Wiggins at RRHA of Texas, 417-C West Central, Temple, Texas 76501, or via e-mail at office@rrhatx.com.

APRIL IS FAIR HOUSING MONTH

By Gordon Anderson, Public Information Officer, Texas Department of Housing & Community Affairs

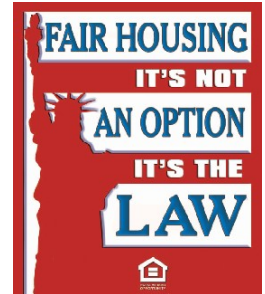
To market, to market but follow the law

Forty-five years ago, Congress enacted Title VIII of the Civil Rights Act of 1968, more commonly referred to as the Fair Housing Act.

Housing agencies across the country since have traditionally celebrated the passage of this landmark legislation by designating April as Fair Housing Month. This year is no exception.

Most individuals who show, own, or manage rental housing properties understand not to discriminate based on race, color, national origin, religion, sex, disability, or familial status.

But some in the housing industry may not have a clear understanding of how to market and advertise available properties in the spirit of the Fair Housing Act. So, to mark the occasion of Fair Housing Month 2013, here are six helpful best practice tips:



1. All marketing and advertising material should include the Fair Housing/Equal Opportunity (FHEO) logo. This logo should be visible on all housing-related materials and comparable in size to any other symbols used. Electronic versions of the FHEO logo are available on the US Department of Housing and Urban Development's (HUD) Web site at www.hud.gov. Radio spots should include the Fair Housing slogan: "Equal Housing Opportunity."
2. Distributing housing information through the exclusive use of media catering to the majority population in an area to the exclusion of any available non-English language or other minority media could result in a violation of the Fair Housing Act.
3. The same may be said for the strategic placement of billboards in certain portions of town or brochures distributed only within a limited geographic area.
4. Photographs, drawings, or other graphic elements may not be used to indicate restrictions based on race, color, religion, sex, disability, familial status, or national origin.
5. Models used in display advertising, brochures, or other visual media should be clearly definable as reasonably representing majority and minority groups in the market area, both sexes and, when appropriate, families with children.
6. Always be prepared to provide reasonable accommodations for persons with disabilities and language assistance for persons with limited English proficiency.

This is only a sample of the guidelines real estate professionals and property developers, owners and managers need to follow, especially for properties supported by or receiving any type of government subsidy.

Fair Housing Month is a good time to learn the specifics of the Fair Housing Act and its advertising and marketing regulations. To learn more, visit HUD online at www.hud.gov. Read and follow the letter of the law, and you'll be in good shape. Otherwise, you're just advertising for trouble.

FOOD FOR THOUGHT . . .

"Challenges are what make life interesting and overcoming them is what makes life meaningful." - Joshua J. Marine

"In order to succeed, your desire for success should be greater than your fear of failure." – Bill Cosby

IMPORTANT REAC INSPECTION CHANGES

By HUD Contract Administrator, Southwest Housing Compliance Corporation

REAC Inspection Protocol Changes

Effective January 1, 2013, changes were made to the REAC inspection protocol to include the addition of a point loss cap for certain inspectable areas. These changes limit the amount by which a *single* deficiency in those inspectable areas could reduce the overall property score. The areas, as well as the capped point loss, are listed below:

Site: 7.5 Points	Common Areas: 10 Points
Exterior: 10 Points	Units: 5 Points
Systems: 10 Points	

Details regarding these changes can be found at <http://www.gpo.gov/fdsys/pkg/FR-2012-08-09/pdf/2012-19335.pdf>

REAC Compilation Bulletin Revisions

REAC has completed revisions to the Compilation Bulletin to provide guidance to the inspectors that replaces or expands current protocol. These revisions supersede previous clarifications and are in place for all current inspections. A summary of the four revisions are provided below, however, additional details can be found at http://portal.hud.gov/hudportal/documents/huddoc?id=Comp_Bulletin_Rev2-3.pdf

- When **either one dead roach or only roach droppings is observed** in a unit or in an inspectable area, the inspector is to record this observation and in the comment field write either "One dead roach" or "Roach droppings only."

When **more than one dead roach is observed** in a unit or in an inspectable area, the inspector is to record this observation as "Infestation."

When the inspector observes **one or more live roaches** in a unit or in an inspectable area, the inspector is to record this observation as "Infestation."
- Refrigerators, stoves, and window air conditioners owned by the resident must be inspected and deficiencies recorded, including Health and Safety deficiencies, as if the appliances are owned by the property.

All other resident owned property will be inspected for Health and Safety deficiencies only. Examples of resident owned property are fire extinguishers, mirrors, picture frames, fan covers, play equipment, etc.

Resident owned property, including furniture, appliances or other devices that prohibits access to call-for-aids (pull cords) or creates a blocked egress must be cited as applicable.

Improperly stored flammable materials will be recorded as Health and Safety regardless of ownership.
- All fire extinguishers observed must be inspected, whether resident owned or property owned.
 - Fire extinguishers owned and supplied by the property that are missing, expired, discharged, or otherwise damaged will be cited as a deficiency regardless of whether or not the extinguisher is required by local code.
 - Fire extinguishers owned and supplied by the residents will be cited only for Health and Safety deficiencies.
- Inspectors are required to visit all of the locations in a scattered site property to visually verify all buildings and unit counts prior to sample generation. After generating the sample and selecting the buildings and units, inspectors are only required to re-visit and inspect the sample buildings and units and the sites associated with the sample buildings. If a building that is selected as part of the sample is on a multiple building location, the entire site for that location must be inspected.

WELCOME . . . NEW ASSOCIATE MEMBERS

TANYA EASTWOOD | WILL ECKSTEIN | GREG WRIGHT

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 weckstein@greystoneahi.com
 . . . Transaction Manager . . .

JOHN YANG | MICHAEL GARCIA

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 San Gabriel, CA 91776
 626.390.8163
 john@rentalhousingdeals.com
 . . . Advertising | Internet Listing Service . . .

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 jbowser@csgfirst.com
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 Houston, Texas 77281-1084
 713.725.0309 | Fax 713.725.7802
 arrie@swbell.net
 . . . Floor Covering . . .

WELCOME . . . NEW PROJECT MEMBERS

ROCKWALL HOUSING DEVELOPMENT CORPORATION

787 Hail Drive
 Rockwall, Texas 75032
 972.772.9856 | Fax 972.772.6194
 39 units | Rockwall County
 Contact: Sandy Douthey

REGISTRATION FORM



NAME: _____

PROJECT/COMPANY NAME: _____

ADDRESS: _____ PHONE: _____

CITY: _____ STATE: _____ ZIP: _____

These courses may be subject to cancellation, with full refunds, if we do not preregister a minimum of 20 course participants 2 weeks prior to scheduled seminar. Substitution of persons will be permitted. In the event of an individual's cancellation, a full refund will be made if written notification is received in the Association Office, at least one day prior to the event.

<u>DATE</u>	<u>TRAINING</u>	<u>LOCATION</u>	<u>CITY</u>
April 23	HTC Compliance Training (TDHCA) <input type="checkbox"/> \$80 [Member of RRHA of Texas]	Hampton Inn <input type="checkbox"/> \$100 [Non Member]	Tyler, Texas
April 24-25	Rental Occupancy 3560 Training <input type="checkbox"/> \$195 [Member of RRHA of Texas]	Hampton Inn <input type="checkbox"/> \$225 [Non Member]	Tyler, Texas
May 14	HTC Compliance Training (TDHCA) <input type="checkbox"/> \$80 [Member of RRHA of Texas]	Omni Bayfront Hotel <input type="checkbox"/> \$100 [Non Member]	Corpus Christi
May 15-16	Fundamentals of Property Mgmt. Training <input type="checkbox"/> \$195 [Member of RRHA of Texas]	Omni Bayfront Hotel <input type="checkbox"/> \$225 [Non Member]	Corpus Christi
June 18-19	Interactive Property Management Training <input type="checkbox"/> \$195 [Member of RRHA of Texas]	Waxahachie Civic Center <input type="checkbox"/> \$225 [Non Member]	Waxahachie
June 20-21	Fundamentals of Property Mgmt. Training <input type="checkbox"/> \$195 [Member of RRHA of Texas]	Waxahachie Civic Center <input type="checkbox"/> \$225 [Non Member]	Waxahachie

Payment Information *(Please check one)*
 BILL MY ACCT. CHECK MASTERCARD VISA AMERICAN EXPRESS

 PO # (if applicable) _____ *(Make checks payable to: RRHA of Texas)*

Card Number _____ Exp. Date _____ Code: _____

 Cardholder Name *(as it appears on card)* _____

Cardholder Signature _____

Return to: RRHA of Texas | 417-C West Central | Temple, Texas 76501

Phone: 254.778.6111 | Fax: 254.778.6110

office@rrhatx.com
FOR MORE INFORMATION AND LINKS TO THESE TRAINING SEMINARS, PLEASE VISIT OUR WEBSITE AT WWW.RRHATX.COM

RRHA's Annual Convention & Trade Show

July 16-19, 2013

Hyatt Regency on the RiverWalk | 123 Losoya Street | San Antonio, Texas 78205

Hotel direct phone number: 210.222.1234

Hotel Reservations: 1.888.421.1442 or

via website at <https://resweb.passkey.com/go/RuralRentalHousing2013>

For those needing 10 or more rooms, please call Katy Davies at 210.510.4425

REGISTRATION POLICIES

Your 2013 dues must be paid to enroll at the member rate. If your Project is not a current member of Rural Rental Housing Association of Texas and you are not an Associate member, please enroll at the non-member rate. Your registration fee must be received by June 24, 2013 to take advantage of the early registration rate. After June 24th, you must pay the full fee. All registration forms must be accompanied by payment in full, or approved billing. RRHA of Texas also accepts MasterCard, Visa, and American Express for payment of services and products. See page 12 for convention registration form.

HOTEL ACCOMMODATIONS

Reservations must be made directly with the Hyatt Regency on the RiverWalk by June 24th at 888.421.1442. To receive the special room rate, \$129 for single or double occupancy, you must be enrolled in RRHA's convention and trade show. After June 24th, reservations will be accepted on a space available basis and prices may vary. Hotel will extend the discounted group rate 3 days pre and 3 days post, based on hotel availability. Changes and cancellations should also be made directly with the hotel.

A SPECIAL THANK YOU . . . to John Kirchhoff, TxRD Acting Housing Program Director, and Kathy Smith, TxRD Housing Technician for their time in attending our Mid-Management|Sr. Supervisor|Small Owner Training and Education Forum recently held in Temple. Approximately 40 people attended this first time training designed to better serve the professional interests of property supervisors, regional managers, and small owners that supervise their own apartment properties. This new track of training provides a forum to receive training that is relevant to a property supervisor and exchange questions, answers and ideas with their peers.



exchange questions, answers and ideas with their peers.

During this meeting, topics such as budgets, rent increases, property classifications, and MINC issues were discussed with TxRD personnel. After lunch, Kimberly Williams and Michael Rose, attorneys with Locke Lord LLP presented a session pertaining to labor law, employment practices, and employee hiring and firing issues.

Rural Rental Housing Association of Texas wishes to thank all these special guests for taking their time to share their knowledge and expertise with our group. Their involvement helped make our meeting a great success and a worthwhile experience for those in attendance.



RRHA OF TEXAS CONVENTION PLANS

The 2013 RRHA of Texas Annual Convention & Trade show will be held July 16-19, 2013 at the Hyatt Regency on the RiverWalk in San Antonio. Plans for the convention are shaping up to be another great meeting. Without a doubt, RRHA's Annual Convention and Trade Show will be...

AFFORDABLE . . . only \$250 for 2 full days of educational opportunities to give you a professional edge; a unique trade show to heighten your awareness of products/services available; and social functions to allow networking among peers and relaxing with friends.

EDUCATIONAL . . . with personally enriching, informative sessions presented by professionals in our industry.

INFORMATIVE . . . with exhibit booths of products, supplies and services important to apartment owners and managers.

TUESDAY | JULY 16

➤ **GOLF | La Cantera Golf Club—Resort Course** | Nestled in the beautiful Texas Hill Country just north of San Antonio, Texas, the 7,001-yard par-72 features five sets of tees on each hole to accommodate every player skill level. It offers six holes with breathtaking views of San Antonio, Six Flags Fiesta Texas, and the scenic Texas Hill Country. Many boast natural water features, swift running streams, magnificent live oak trees, limestone rock outcroppings and 75 dramatic, white sand bunkers. Ranked among the "Top 50 Golf Resorts in the U.S." by Conde Nast Traveler.

➤ **SPORTING CLAYS HUNT | A Place to Shoot** | This 9th year event is being held at "A Place to Shoot". We vow to create an atmosphere of healthy competition and meaningful fellowship within our shooters. So check your ego at the door—fill your pockets with shotshells—and come join the fun!

➤ **REGISTRATION** | 2:00 p.m.—4:00 p.m. | This year—in order to allow individuals to take advantage of the things to do and see in San Antonio, we do not have any structured activity planned for after 4:00 p.m. on this day.

WEDNESDAY | JULY 17

After a long day of educational seminars, Wednesday night's activity is back by popular demand . . . **CASINO NIGHT**. . . We're **ALL IN** for our members . . . On the first night of the convention, following dinner, we will host Casino Night, with more tables available, so all can have more playing time. Professional dealers, equipment, and décor will set you in the mood for this lively event. Come and take your chance at some wonderful prizes. This is the place to be as the convention 'kicks off'. ***You won't want to miss this event—now that's a SURE BET!!***

THURSDAY | JULY 18

On the last night of the convention, following our dinner, we will welcome "**THE GEORGE'S**". The George's are a Rockabilly group from San Marcos, Texas. You will be taken aback by their classic sound, high energy performance, and Dancin' Shufflin' beats. They are also known for their tight harmonies and killer retro-cool visual image. There will definitely be something for everyone. This is the place to be as the convention comes to a close—***don't miss this grand finale party!***

We fully expect this year's convention will be one of the most entertaining and educationally beneficial presentations that we have ever had available, but in order to make it truly special, we need you. You make RRHA what it is. So, come on to San Antonio, join us for some fun and education, and I promise you will be glad you did.

More details coming soon.

CONVENTION TRAINING SEMINARS

- MOTIVATIONAL SPEAKER — Jackie Ramstedt
- LANDLORD RIGHTS
- RURAL DEVELOPMENT PANEL
- TDHCA PANEL
- MARKETING
- MANAGEMENT OF MAINTENANCE
- MID-MANAGEMENT FORUM
- LOSS CONTROL | SAFETY
- COMPLIANCE | REAC
- NPR PROGRAM | PRESERVATION OF AGING PORTFOLIO
- FINANCIAL ROUNDTABLE
- SHOP TALK

- OTHER SPECIAL EVENTS**
- ANNUAL SITE MANAGER OF THE YEAR AWARDS
- CERTIFIED RURAL HOUSING MANAGER AWARD CEREMONY
- CASINO NIGHT
- THE GEORGE'S BAND
- THE CASH MACHINE

35th ANNUAL CONVENTION & TRADE SHOW | JULY 16-19, 2013

Hyatt Regency on the RiverWalk | 123 Losoya Street | San Antonio, Texas 78205
210.222.1234

REGISTRATION INFORMATION *[Please use one form per registrant.]*

Name: _____

Project or Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

First Time Attendee Please check here if you require a special accommodation to fully participate. Attach a description of your needs.

REGISTRATION for Spouse | Significant Other | Child

Name: _____

REGISTRATION FEES: Mark the appropriate category for each activity. Full registration includes seminars, refreshment breaks, trade show, lunches, dinners, and other networking events. The Golf Scramble and Sporting Clays Hunt are **NOT** included in the registration price.

	Postmarked by 06/24/13	After 06/24/13
REGISTRATION <i>[Educational Seminars, Convention & Trade Show]</i>		
___ Member	250.00	275.00
___ Member Spouse Significant Other Child.....	175.00	200.00
___ USDA HUD TDHCA SHCC ORCA	98.00	120.00
___ Non-Member	350.00	375.00
___ Non-Member Spouse Significant Other Child.....	275.00	300.00

EXTRA ACTIVITIES | THESE ARE IN ADDITION TO THE REGISTRATION FEE

___ Golf — Handicap: _____ [La Contera—Resort Course]	125.00	150.00
___ Sporting Clays Hunt..... [A Place to Shoot]	50.00	

EXTRA TICKETS *(For NON-REGISTERED participants ONLY)*

___ Wednesday Night [Dinner & Entertainment].....	40.00
___ Thursday Night [Dinner & Entertainment].....	40.00

TOTAL DUE \$ _____

CONFERENCE T-SHIRT - COMPLIMENTARY to all paying registered participants, if registration form is received by 06/24/13 | T-Shirt is 100% preshrunk cotton | please mark your appropriate size

Small Medium Large X-Large 2 XL Other _____

BILL MY ACCOUNT MASTERCARD VISA AMERICAN EXPRESS CHECK

Card Number: _____ Exp. Date: _____ Code: _____

Cardholder Name: _____

Signature: _____