

RRHA Update

MAY 2010

Rural Rental Housing
 Association of Texas
 417-C West Central
 Temple, Texas 76501
 254.778.6111
 254.778.6110 [fax]
 office@rrhatx.com

FROM THE PRESIDENT'S DESK

"HOUSING 2010 . . . HEAD 'EM UP, MOVE 'EM OUT, MOVIN' FORWARD" will be our theme for our 2010 Annual Convention and Trade Show in College Station, June 22-25. I want to give special thanks to the truly dedicated committee members who are working to make this a very successful convention. The Convention Committee met in January in College Station to finalize the plans for this year's convention, and as usual, the preparations are right on schedule. I feel our convention provides us with the opportunity to celebrate our accomplishments of the past year and regroup for the future.



The Convention Committee, along with the help of our Training Committee, is doing an excellent job in scheduling our training for the convention. We hope everyone will take advantage of the training that will be offered. Do not miss our featured speaker, Ms. Tiffany Yelverton, whose seminar will re-enforce some of the most tried and true dynamic marketing efforts. In today's economic times, we need to maximize every phone call, every Internet lead, and every piece of traffic that enters our office. **Guaranteed to have a positive impact on your management skills!**

As I begin my last month and a half as the Association's President, I want to personally thank each and every one of you for your support and contribution to the Association.

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**RRHA OF TEXAS
 ANNUAL CONVENTION
 &
 TRADE SHOW
 JUNE 22-25, 2010
 HILTON COLLEGE STATION
 COLLEGE STATION, TEXAS**

OFFICERS

President
 Billie Shelburn..... 512.756.4745

Vice President
 Warren Maupin 254.982.4243

Secretary
 Murray Calhoun..... 504.561.1172

Treasurer
 Brenda McElwee..... 361.758.1745

Immediate Past President
 Alison Hunsicker 214.521.0300

DIRECTORS

Dan Allgeier 972.573.3411

Patrick Barbolla 817.732.1055

Joe Chamy 817.285.6315

Michael Chamy 817.285.6315

Mike Clark..... 972.643.3205

Cal Davis 903.628.2951

Ben Farmer 512.756.6809

Jim Fieser 281.347.8189

Rudy Flores, Jr. 830.278.1922

Sheila Flynn..... 281.689.2030

Emanuel Glockzin 979.846.8878

Tom Green..... 918.543.3400

Richard Hampton 512.249.9887

Ronn Hill 979.830.8318

Danna Hoover..... 512.756.6809

Dennis Hoover 512.756.6809

Ed Ipser 817.927.2838

Gary Kersch 512.331.5173

Mary Kite 254.947.0342

Angie Ruddock..... 361.790.9766

David Shafer 714.662.5565

Don Sowell..... 936.857.3557

Kyle Stripling..... 512.756.2988

Jina Sullivan-Hamm .. 903.756.5554

Marlon Sullivan..... 903.756.5554

Winston Sullivan..... 903.756.5554

Bill Swan 940.592.5114

Charles Tidmore 903.675.5704

Jeanie Turek..... 817.446.2600

Charles Washburn 936.445.2206

Craig Washburn 281.689.2030

Jim Washburn..... 281.689.2030

STAFF

Admin. Asst..... Royce Ann Wiggins

THE SMARTEST INVESTMENT YOU'RE OVERLOOKING

StoveTop FireStop® Saves You Money - And Your Property

By Kelli Edwards, Account Manager, StoveTop FireStop

This morning, while you were brewing coffee, checking emails, or frying bacon, an apartment erupted in flames. Every six minutes an apartment catches on fire, according to the NFPA. What's more, crispy bacon may be the culprit: the majority of these fires start in the kitchen.

Cooking fires are the leading cause of residential structure fires, with unattended cooking the number one cause of culinary infernos. For every second fire spreads, the damage doubles: in 2008, home structure fires caused \$8.2 billion in property damage.

The question then becomes: how can you save your renters from themselves? You can't prevent the careless cooking or unattended kitchens that cause grease fires to spread out of control. But you can be prepared. There's a device that combats cooking fires by putting them out automatically: the StoveTop FireStop®.

For over thirty-five years, StoveTop FireStop has smothered kitchen fires and saved millions of dollars in property damage. An automatic stovetop fire suppressor, StoveTop FireStop is:

» **Flame-Activated:** it rests above the cooking surface and suppresses stovetop grease fires by releasing a fire-suppressing powder when flame activated (smoke or high temperatures will not set it off).

» **Inexpensive:** price is about \$50 per cooktop, and it never has to be inspected.

» **Invaluable:** customers report an overall 99% reduction in average fire claims.

» **Suitable for all stovetops:** it works for cooktops with vent hoods or microwaves above them.

With America in an economic slump, many of you may face budget cutbacks. The aftermath of apartment fires—loss of rental space, rising insurance claims, cleanup and property damage, injury and death—is too costly. StoveTop FireStop is a wise investment and what every apartment needs but rarely has.

For testimonials and more information on where to purchase StoveTop FireStop, contact Kelli Edwards or visit www.stovetopfirestop.com or www.facebook.com/StoveTopFireStop.

**CONVENTION SPONSORS & DOOR PRIZES SOLICITED**

We'd like to offer our supporters an opportunity to have a high profile spot in our activities. Your sponsorship of an event and/or door prize can make you an important part of this year's activity. We will be recognizing our event sponsors, door prize contributors, and exhibitors by verbal announcement, event placard signs, listing in our convention program, and acknowledgment in our Update-Newsletter. Your additional support will assist us in keeping the registration fees affordable to participants, for a quality convention and trade show.

Please contact the RRHA of Texas office at 254.778.6111 or via e-mail at office@rrhatx.com for additional information. We await your call, fax, or e-mail to let us know the amount and type of support. We need your early commitment [by May 31st], so we can list you as a special supporter in our convention program. Any and all donations are greatly appreciated.

RRHA OF TEXAS CONVENTION PLANS

The 2010 RRHA of Texas Annual Convention & Trade show will be held June 22-25, 2010 at the Hilton in College Station. Plans for the convention are shaping up to be another great meeting. Without a doubt, RRHA's Annual Convention and Trade Show will be...

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

INFORMATIVE . . . with a 25-booth exhibition of products, supplies and services important to apartment owners and managers.

AFFORDABLE . . . only \$225 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.

RRHA's Annual Convention and Trade Show has everything you need to enhance your professional skills and sharpen your techniques to maintain your edge in housing development and management. I encourage your participation and challenge your personal goals with this wonderful career bargain. There will definitely be something for everyone.

TUESDAY

- **GOLF** | Golfers will be excited to know that we will be playing at Pebble Creek Country Club. This championship golf course is designed for both challenge and enjoyment, and brings out the best in players of all skill levels. Lakes, creeks and woodlands provide a beautiful backdrop and blend with the course design to produce a unique golf experience. The design measures between 5,000 and 6,900 yards from the four tee locations at each hole. This flexibility provides a challenge for every golfer from novice to professional.
- **SPORTING CLAYS HUNT** | Shooters will be shooting at Tonkaway Ranch. We vow to create an atmosphere of healthy competition and meaningful fellowship within our shooters. Tonkaway Ranch is the home of the area's most challenging ten-station sporting clays walk through course.
- **MESSINA HOF WINERY TOUR** | Discover the beauty of a central Texas vineyard at Messina Hof Winery & Resort. In a community already filled with many traditions, Messina Hof Winery & Resort brings these traditions together with their own unique atmosphere. Messina Hof has had a rich wine heritage for over 200 years and is the most award winning winery in the state of Texas. You will begin your journey of Texas wines by taking a tour of the beautiful vineyard and winery. See how Messina Hof's award-winning wines are made, from the vineyard, to the barrel, to the bottle. You will experience a sampling of the tastes of the Brazos Valley in the wine tasting room. Messina Hof encompasses an extraordinary atmosphere with the scenic view of the vineyard and a country feel.
- **OPENING RECEPTION | FISH FRY | "WHO AM I?"** RRHA kicks-off its Opening Reception "Brazos Valley" style. What better way to kick off our convention and mingle with friends and acquaintances? Our Opening Reception will begin with a fish fry [fried catfish, hushpuppies, cole slaw, French fries, and dessert]. During dinner we will enjoy the new game in town — "Who Am I?" It's the opening night party that **NOBODY** misses! Unwind, spend some quality time with your associates, and make invaluable networking connections.

WEDNESDAY

After a long day of educational seminars, Wednesday night's activity will be just what the doctor ordered. Our party will be held at the largest dance hall in central Texas — the Texas Hall of Fame. Food, refreshments, games, and music will be provided. For those people that want to "cowboy up", we will have a mechanical bull, or if you just want to boogie down, a DJ will be available to play your all-time favorites. Food provided by Royer's Roundtop Café [featured on CBS and in Texas Monthly magazine]. Buses will shuttle between the Hilton and the Texas Hall of Fame throughout the evening.

THURSDAY

On the last 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.

We fully expect that 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. Today's property management industry is changing. We are expected to do more, with less. Our expenses are skyrocketing, yet our rental income's not. In order to meet the challenges of our marketplace, we have to get smarter, not tougher. The important thing to remember is that you are not alone. Together we have the resources and the experience to guide us through difficult times. So, come on down to College Station, join us for some fun and education, and I promise you will be glad you did.

CHANGE . . .

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

What are you going to do differently in 2010? Let's face it, sometimes this job can get a little repetitive, maybe even dull. Have you ever felt like you wanted to change something, but just didn't know what to change? You can do something about that. It's not expensive and it's not hard. The idea is to create four seasons at your property. Four distinct themes that offer YOU and your residents a new look and feel. You can start with decorating your office, laundry and common areas. Four times a year you can change the way your office looks and feels. Move your furniture, change pictures, change stationary, add or remove curtains, etc. Later on you might expand that idea to some landscaping. I'll let you decide what is best for you and your property, but the point is do something to spice up your property. Remember, it's the little things that separate the winners from the losers.

DEALING WITH DEBT . . .

By Danielle King, Property Manager, Cedar Ridge Apartments

As your apartment manager I would like to think of "low-income" housing as a bridge you need to cross on your way to self improvement and/or success. I realize that assumption may not always be the case. After all, we live in the real world with reality factors at every turn. It would be a fantasy (a Disney movie none the less) to say that none of us have never had, nor will have, or are not currently suffering some type of debt. Yes, I said it, DEBT and someone needed to. Simply choosing to ignore the phone or pretending to be someone else is not a solution to a financial burden. Your debt technically is not going to go away on its own. Now, I will not guarantee, nor will I promise you an outcome of riches, total relief of debt obligation, and certainly not worry free debt—it's just not that easy. However, I will give you some FACTS to help you understand how to deal with debt.

For starters, you need to know what your debt looks like (what's on your credit report). This information is readily available to you according to the Federal Trade Commission. Under the Free File Disclosure Rule of the Fair and Accurate Credit Transactions Act (FACT Act) each of the nationwide consumer reporting companies (Equifax, Experian, and TransUnion) are required to provide you with a FREE copy of your credit report once every 12 months, if you ask for it. (Call 1-877-322-8228). Once you've received your credit report, the Fair Credit Reporting Act (FCRA) allows inaccurate information to be disputed (in writing and with supportive documents of your claim), then investigated, and finally corrected depending on the findings. All negative information shown will remain on your credit report for 7 years and bankruptcy will remain for 10 years. In both instances, the term begins from the date that event took place. If you are dealing with debt, there are some self-help options or tools you should know about. Creating a budget is the first step towards taking control. Secondly, you can always contact your creditors. Explain to them your financial situations and hardships and "try" to work out a more manageable payback by reducing payments with a modified payment agreement or contract. Don't wait till it is turned over to a debt collector. However, if that is the case, deal with the collectors, but always know your rights. A collector can NOT call before 8am, after 9pm, or while you are at work (as long as your employer doesn't allow it). They may not harass, lie, or use unfair practices when trying to collect a debt. And most important, they must honor a written request from you to stop all further contact. Assuming none of the above has worked for you, another tool you may want or need to seek is credit counseling. Many counseling organizations are non-profit, but be aware that that does not always mean their services are free or even inexpensive . . . do your homework and make sure they are legitimate. Many universities, military bases, credit unions, housing authorities, and churches offer non-profit services.

It is my interpretation that building a better credit for yourself is essential in building a better life. It is the foundation that supports you. And so, this year I challenge you to begin mixing the concrete to pour your foundation of support.

ACCOUNTING FOR OVERPAYMENTS OF ASSISTANCE

By HUD Contract Administrator, Southwest Housing Compliance Corporation

In the event that a resident must reimburse HUD for overpayment of assistance by entering into a repayment agreement with the O/A, the following policies will ensure accurate accounting measures for both the property and SHCC. Chapter 8, Paragraph 8-17 of HUD Handbook 4350.3 REV-1, Change 3 provides specific guidance in regards to the procedures an O/A should use to address discrepancies and errors, as well as the resident's obligation to repay.

Once a resident and the O/A have entered into a repayment agreement, please take the following steps to reimburse HUD:

1. Get a repayment agreement signed and dated by both the resident and O/A. Transmit the signed repayment agreement to SHCC with the submission of the voucher. This agreement should be specific and include:
 - Property name and contract number
 - Unit number and resident name
 - Timeframe that assistance was overpaid
 - Total amount overpaid
 - Explanation of how much the resident will owe each month
 - Per HUD Notice 09-20, "The repayment agreement must reference the paragraphs in the lease whereby the tenant is in non-compliance and may be subject to termination of their lease."
2. Transmit updated certifications retroactive to when the change occurred via iMAX with the voucher following the discovery of the overpayment of assistance. This should include corrections for any certifications that were originally submitted with the incorrect HAP amount during the time of overpayment. Chapter 9, Paragraph 9-5 of the 4350.3 REV-1 requires that owners transmit all tenant certifications and subsidy billings through iMAX. If the resident refuses to sign the certifications, or has moved out, contact your SHCC TRACS Data Analyst. You cannot submit certifications through TRACS since you will be unable to obtain the resident signature, so a different process must be taken to address the RHIP error.
3. The next voucher submission should include adjustments to take back the overpaid HAP subsidy. Chapter 8 Paragraph 8-20 of the HUD 4350.3 says "the owner is not required to reimburse HUD immediately for overpayments of assistance where the overpayment was caused by the resident's submission of incorrect information." For this reason, you should submit a positive OARQ adjustment to offset the amount deducted from the voucher due to the submission of the corrected certifications. Talk to your software provider if you are unsure as to how to create the positive OARQ. The OARQ amount generally should equal the total dollar amount owed by the resident on the repayment agreement.
4. If the resident has made a payment, please add that amount to your voucher as a separate, negative OARQ. This adjustment should equal the amount on the updated repayment ledger. As the resident continues to repay, each month there should be another negative OARQ on the voucher.
5. Submit a repayment ledger with each voucher. It must include:
 - Date(s) and amount(s) received
 - Voucher date(s) reimbursement was made to HUD
 - Amount(s) retained to cover costs; and
 - Costs incurred to pursue the repayment

Example

James Smith in unit 103 received an overpayment of subsidy that was discovered by the O/A. It was determined that Mr. Smith had a job that he did not report. He had been receiving subsidy of \$600 dollars for January 2009 through March 2009, and when a new certification is created to reflect his employment income it takes his subsidy payment down to \$100 between January 2009 and March 2009.

Original certification – 1/1/09 Annual Recertification HAP \$600

Corrected certification – 1/1/09 Annual Recertification HAP \$100 (reported on the 4/2009 voucher)

Regular adjustments that should be on the paper voucher for Mr. Smith in Unit 103:

Smith, A Unit 103	AR	1/1/09	HAP \$600	From 1/1/09-3/31/09	\$ (1,800)
Smith, A Unit 103	AR-C	1/1/09	HAP \$100	From 1/1/09-3/31/09	\$ 300

continued on page 7

CONVENTION HEADLINER . . .



CONTRARY TO THE ORDINARY . . . Tiffany Yelverton is the President of Creative Apartment Marketing, LLC, and specializes in Sales and Marketing Evaluations, Competitive Market Studies and Analyses, Marketing Plans, Front-line Training, and offers enthusiastic seminars based on tried and true strategies stemming from years of experience.

Tiffany has over twenty years in multifamily housing, enjoys, and readily embraces new challenges with enthusiasm. With an emphasis on strategic planning, her expertise complements current client cultures by providing solutions to refine existing workflow processes resulting in immediate profitable results. She has participated in development, lease up and repositioning for: mixed use projects, new construction developments, high-rise to garden style properties including conventional, student housing, senior housing, and tax credit property types.

Tiffany is a highly sought-after consultant and a dynamic speaker who has trained thousands of multi-family professionals. Her expertise in assessing a property's potential has increased the net operating income for numerous properties with her key ingredients of facilitating and training the on-site and supervisor teams with customized 'how to' steps in achieving profitable goals.

SESSION: MARKETING WITH LITTLE OR NO MONEY . . . "IT'S NOT MISSION IMPOSSIBLE, BUT MISSION POSSIBLE"

WEDNESDAY, JUNE 23, 2010 | 3:15 P.M. TO 5:00 P.M.

This seminar is packed with tried and true ideas that can work within anyone's budget!

- | | |
|--|--|
| <input checked="" type="checkbox"/> Marketing on a Shoe String Budget | <input checked="" type="checkbox"/> Marketing Budget—What SHOULD you have? |
| <input checked="" type="checkbox"/> Marketing & Advertising Ideas | <input checked="" type="checkbox"/> Marketing at the Property |
| <input checked="" type="checkbox"/> Marketing Offsite | <input checked="" type="checkbox"/> Marketing Online |
| <input checked="" type="checkbox"/> The Importance of Tracking Marketing Sources | |

This seminar enforces one of the most tried and true dynamic marketing efforts. In today's economic times, we need to maximize every phone call, every Internet lead, and every piece of traffic that enters our office. ***Guaranteed to have a positive impact on your management skills! A session you don't want to miss.***

HOUSING HARASSMENT—WHAT IS YOUR POLICY?

By Scott Moore and Mark English, Fair Housing Solutions, LLC

Claims for sexual and other forms of harassment filed under the Fair Housing Act are on the rise. Indeed, juries have awarded tenants hundreds of thousands of dollars for harassment claims. Federal agencies have stated that harassment is an enforcement priority and the United States Department of Housing and Urban Development ("HUD") issued guidance to its Fair Housing and Equal Opportunity staff on how to address harassment complaints. HUD and courts have concluded that owners and managers may be liable for harassment of tenants by their employees, agents, contractors, and even other tenants. For this reason, owners and managers cannot simply sit on the sidelines, but should adopt anti-harassment policies and take swift action to stop any suspected harassment.

A sound harassment policy should inform tenants that they must report any suspected harassment on the basis of race, color, religion, sex, familial status, national origin, disability, or any other protected class recognized by state or local law. The policy should give tenant multiple avenues to report suspected harassment. For example, if the policy only allows tenants to report suspected harassment to the property manager, they have no recourse if the property manager is also the harasser. The policy should allow tenants to report to the property manager, as well as, another person in the organization such as the corporate Human Resources Manager. The policy must also include a strongly worded provision informing tenants that retaliation for reporting suspected harassment is strictly prohibited. Managers should provide tenants a copy of the policy when they move into the property and post the policy in the rental office.

Property owners and managers must also aggressively enforce the harassment policy. If a tenant reports harassment, the owner and/or manager should immediately conduct an investigation and, if the complaint is legitimate, take swift action commensurate with the findings. This may include termination of harassing employee, agent, or contractor or eviction of a harassing tenant. Finally, all steps taken during the investigation and any adverse action taken against the alleged harasser should be carefully documented. For more information, visit www.FairHousingSolutions.com.

ACCOUNTING FOR OVERPAYMENT OF ASSISTANCE. . . *continued from page 5*

The total amount of these adjustments comes to \$-1,500, reported on the April 2009 voucher. The property submitted a repayment agreement signed and dated by Mr. Smith stating that he owes the property \$1,500 and that he will repay that amount with equal payments of \$100 over the next 15 months. This amount will be separate, and in addition to his new rent payment.

In order to recoup the \$1,500 in the meantime while Mr. Smith is repaying HUD, the property requested a positive \$1,500 OARQ on the April 2009 voucher to "wash" the balance out.

The property also must submit a repayment ledger with the April 2009 voucher showing the first payment made by Mr. Smith of \$100 on April 1, 2009. It should include the amount and date paid, voucher date reimbursement to HUD will be made, amount retained to cover costs (up to 20% of repayment amount), and costs incurred. It should also include the current balance owed by the resident. In order to repay HUD, the property made a \$-100 OARQ on the April 2009 voucher.

Southwest Housing Compliance Corporation has found that the steps outlined above provide accurate record keeping and ensure that the property maintains an adequate TRACS compliance percentage with no undue financial burden. In the event of data loss or staff turnover, properties are well protected because SHCC will have accurate data indicating when corrections and income changes occurred. If you have any questions regarding overpayment of assistance, please contact your TRACS Data Analyst for more information.

RRHA's Annual Convention & Trade Show

June 22-25, 2010

Hilton College Station

801 University Drive East

College Station, Texas 77840

Hotel phone number: 979.693.7500

REGISTRATION POLICIES

Your 2010 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 May 31, 2010 to take advantage of the early registration rate. After May 31st, 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 8 for convention registration form.**

HOTEL ACCOMMODATIONS

Reservations must be made directly with the Hilton Hotel in College Station by May 31st at 979.693.7500, or for anyone needing to book more than 10 rooms, you may call Ms. Lydia Godfrey at 979.694.4903. To receive the special room rate, \$119 for single or double occupancy, you must be enrolled in RRHA's convention and trade show. After May 31st, reservations will be accepted on a space available basis and prices may vary. Changes and cancellations should also be made directly with the hotel.

For more details on our convention, please visit our website at www.rrhatx.com.

WELCOME NEW MEMBERS

Larry Walls

Texarkana Door & Window Inc.

6509 Farmers Lane

Texarkana, Texas 75503

800.945.1963, Fax 903.793.5096

Larry.Texdoorwin@windstream.net

* Window & Door Distributor *

.....

Mark Mayfield

Texas Housing Foundation

1110 Broadway

Marble Falls, Texas 78654

830.693.4521, Fax 830.693.5128

mmayfield@txhf.org

* Public Housing Authority *

CONVENTION TRAINING SEMINARS

- SHCC—HUD’s “FINAL RULE” UPDATE [EIV | Social Security # Requirements | Repayment Agreements | Special Claims]
- LOSS CONTROL
- FAIR HOUSING
- CHANGES TO LEASE | AUTOMATION
- DRUG AWARENESS | REASONS FOR EVICTIONS
- APPLICATIONS & WAITING LISTS
- RURAL DEVELOPMENT PRESERVATION
- MARKETING WITH LITTLE OR NO MONEY
- UNIFORM PHYSICAL CONDITION STANDARDS
- EXIT STRATEGIES & THEIR IMPACT ON MARKETABILITY OF PROPERTIES
- MEET OUR EXHIBITORS
- TxDOT | TDHCA | HUD [Changes in Handbook | Compliance | Income Verification]
- TDHCA NITTY GRITTY
- SHOP TALK

32nd ANNUAL CONVENTION & TRADE SHOW | JUNE 22-25, 2010

Hilton College Station | 801 University Drive East | College Station, Texas 77840 | 979.693.7500

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 Fish Fry, Golf Scramble, Skeet Shoot, and Messina Hof Winery Tour are **NOT** included in the registration price.

	Postmarked by 05/31/10	After 05/31/10
TRACK I & II REGISTRATION <i>[Educational Seminars, Convention & Trade Show]</i>		
_____ Member	225.00	250.00
_____ Member Spouse Significant Other Child.....	150.00	175.00
_____ USDA HUD TDHCA SHCC ORCA	98.00	120.00
_____ Non-Member	275.00	300.00
_____ Non-Member Spouse Significant Other Child.....	225.00	250.00
TRACK III REGISTRATION <i>[RRHA of Texas Certified Rural Housing Manager Certification Program, Convention & Trade Show]</i>		
_____ Fair Housing and Accessibility - 104	50.00	[ADDITIONAL]

EXTRA ACTIVITIES | THESE ARE IN ADDITION TO THE REGISTRATION FEE

_____ Fish Fry	18.00	20.00
_____ Golf Scramble.....	150.00	175.00
_____ Sporting Clays Hunt	50.00	
_____ Winery Tour	12.00	

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

_____ Fish Fry.....	18.00
_____ Winery Tour	12.00
_____ Hall of Fame [Dinner & Entertainment]	40.00
_____ Casino Night [Dinner & Entertainment]	40.00

TOTAL DUE \$ _____

CONFERENCE T-SHIRT - COMPLIMENTARY to all paying registered participants, if registration form is received by 05/31/10 | 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: _____

Cardholder Name: _____

Signature: _____

RRHA OF TEXAS UPCOMING EVENTS

May 18-19, 2010
Interactive Property Mgmt. Seminar
Hilton Garden Inn
Temple, Texas
9:00 a.m. to 5:00 p.m.

June 22-25, 2010
Annual Convention & Trade Show
Hilton College Station
801 University Drive East
College Station, Texas 77840
979.693.7500

May 20-21, 2010
Fundamentals of Property Mgmt. Seminar
Hilton Garden Inn
Temple, Texas
9:00 a.m. to 5:00 p.m.



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.