

RRHA Update

OCTOBER 2009

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

INSIDE THIS ISSUE:

What can a "Smart Phone" do for You?	2
Are You Skipping on Fire Safety?	3
Upcoming Events	3
Image	4
New Members	4
Understanding the Changes to Air Conditioning	4
Accounting for TCAP & Section 1602 Funds	5
Preparing for REAC Inspections	6
Fire Extinguishers Save Lives and Money	6
Energy-Saving Maintenance Tips	7
Are you Tired of Drains That Do Not Flow or Over-Fow?	7
Convention "Thank You's"	8
Convention Photos	9-12
Landlord Property Schedule Program	13

FROM THE EXECUTIVE DIRECTOR'S DESK

This quarter has been very exciting for the members of the Rural Rental Housing Association of Texas. August brought us our hugely successful annual convention and trade show in Corpus Christi, as well as, new developments at Rural Development and TDHCA. In September we rolled out our new website at www.rrhatx.com and early in October it appears that we are very close to completing our new 3560 class which we hope to offer early in December.

I want to thank all of those who attended our 31st Annual Convention and Trade Show held in Corpus Christi. In tough economic times, conference attendance usually declines unless we are able to give a good "bank for the buck" and I would like to thank our Convention Committee under the direction of our in-coming President, Billie Shelburn for putting on a good show. For those of you that couldn't attend this year, we meet in June of 2010 in College Station and it will be a great event as well. This issue includes pictures from the convention, as well as, from all of the fun events we had in addition to the panel discussions. We have also included pictures of our award winners. These are special awards to the members of this organization and the awardees were very deserving.

One of the highlights of this year's event was the participation by Rural Development, the Texas Department of Housing & Community Affairs, and Southwest Housing Compliance Corporation. These are the three organizations that monitor the majority of our member's properties and it was great to see their participation. I would like to give special thanks to Ms. Tammye Trevino, the new RD Administrator in Washington D.C. who took time out of her busy schedule to attend our conference and according to her Chief of Staff; this was the first event she accepted after being appointed to this position. Thank you Tammye.

In other news at RD, the state office in Temple announced that Francisco "Paco" Valentin has been appointed as State Director. This is great news for all of our members as Paco previously worked at the state office and is friends with many of our members and, more importantly, understands the plight that our members face daily. In addition to naming the State Director, the national office also approved an increase in the per unit/per month management fees that management companies are able to collect. Most states received only penny increases, but Texas received over \$10/unit/month. This is outstanding.

So I hope everyone enjoys this issue of the RRHA Update, as well as, all of the pictures from the convention and the great articles that our members took time out of their busy schedules to write. If you have the opportunity, be sure to congratulate the winners of the Site Managers of the Year awards and the W.S. Allen award winner. The people that won these awards were very deserving. Finally, I would like to thank Ms. Alison Hunsicker for providing great leadership as President of the Association this past year. There are a lot of new ideas that have already been instituted and others are soon to come and many of them are directly attributable to Alison. Thank you Alison.

Jeff Crozier

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 903.628.7961
 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
 Johnny Melton 361.758.0250
 Angie Ruddock 361.790.9766
 David Shafer 714.662.5565
 Don Sowell 936.857.3557
 Kyle Stripling 512.756.2988
 Mike Sugrue 903.887.4344
 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
 Mark Trautmann 800.471.6836
 Jeanie Turek 817.446.2600
 Charles Washburn 936.445.2206
 Craig Washburn 281.689.2030
 Jim Washburn 281.689.2030

STAFF

Ex. Director Jeff Crozier
 Admin. Asst. Royce Ann Wiggins

WHAT CAN A "SMART PHONE" DO FOR YOU?

Adam Knezevich, Manager of Affordable Housing, Yardi Systems, Inc.

If you haven't already migrated to a "smart" phone, you may not appreciate the benefits that these phones provide. But before we get too far ahead of ourselves, let's start by defining exactly what a smart phone is. Most phones that are classified as smart phones include their own operating system and the ability to add programs. One other common feature on these phones is the ability to add memory in order to increase storage. This is a huge difference from the popular phone models of only a few years ago which offered few applications other than voice and text, and storage was often very limited.

Although the idea of adding helpful applications to a cell phone has existed since the early 90's, it wasn't until about ten years later that things really took off. It was 2001 when the first BlackBerry was released. The BlackBerry is recognized for efficiently providing e-mail access to its owners. It was also around this time that the full "Qwerty" keyboard design began to circulate. The simplicity of sending and receiving e-mail from a mobile device made these phones very popular in the business world.

The years following have brought dramatic improvements to the smart phone which made way for an easy transition from the business world to the consumer world. Perhaps the peak of interest in smart phones came a few years ago with the release of the Apple iPhone. The iPhone famously claims to have an application to help you with just about anything. While the iPhone does have countless different applications, arguably the best thing that the iPhone has going for it is its strength in marketing.

Here are a few reasonable ways that a smart phone may help you in the real world: With a smart phone, you can find the cheapest gas station in the area and then use GPS technology to receive turn by turn directions. Not going to make it home in time to watch your favorite show? Use your smart phone to set your DVR to record it. Use a "text-to-speech" application to have your smart phone read documents to you while you drive to work. Follow your diet and exercise program by tracking calories and training regiments on your phone. Download and read a new book while on your flight to Spain. Or better yet, use your smart phone as Spanish to English dictionary to help you brush up on your foreign language skills. When you get there, use your smart phone to find reviews and directions to restaurants, hotels and tourist spots.

And what's on the horizon for smart phones? "M-commerce" or "mobile-commerce" is where many experts expect to see the greatest advancements in smart phone technology. Making purchases on smart phones already happens with items such as ring tones, application downloads, and cell phone games. These are easy purchases because our phone bill simply increases based on our purchase. But m-commerce is looking for ways to optimize the buying experience for smart phone users so they will make purchases for anything from books, to clothing to electronics. Many websites are concentrating on improving their content for your phone to increase their sales. For instance, mobile retailers are making sure their most popular items are seen quickly when users access their site through a mobile device. They also keep track of recently purchased items and suggest the same or similar items when the buyer returns to the site. Much of the world is ahead of the U.S. with regards to using their smart phones for making purchases. This is because in many parts of the world, smart phones are prevalent, but computers are not found in every household.

continued on page 3

WHAT CAN A "SMART PHONE" DO FOR YOU? ... *continued from page 2*

While m-commerce continues to grow, it faces some difficult hurdles such as consumer concerns with security and privacy and inconvenient payment capabilities. As these obstacles are removed, expect to see smart phone purchases increase.

Listening to music, paying your bills, making stock trades, the list just goes on and on. Smart phones are starting to look more like mini computers with the ability to make phone calls. But for all the wonderful uses these remarkable devices can do today, just don't forget to use that thing in your hand to call your mom on her birthday!

ARE YOU SKIMPING ON FIRE SAFETY?

Smoke Detectors & Fire Extinguishers Alone May Not be Enough to Protect Your Property From Fires

By Kelli Edwards, Account Manager, StoveTop FireStop

In apartment buildings, the accidents of others, like a fire on a neighbor's stove, can destroy your property and take lives. Kitchens are, in fact, the leading area of origin for home structure fires, and a fire starts in an apartment building every six minutes. While your apartment likely has a smoke detector or a fire extinguisher, they alone may not be enough to stop a fire from spreading.



From 2003 through 2006, more than one-third of residential fire deaths occurred in homes with smoke detectors. And while working smoke detectors will alert you to a fire, they will not stop it; even fire extinguishers may require you to get dangerously close to the flames. Your apartment may be overlooking one of the most important fire safety devices: an automatic stovetop fire suppression system.

What every apartment needs—but rarely has—an automatic stovetop fire suppression system puts out unattended cooking fires before they have a chance to spread. Several options exist, but the most accessible and affordable is the StoveTop FireStop. StoveTop FireStop, about the size of a tuna can, attaches to the underside of the venthood via a magnet and releases a fire suppressing powder when flame activated. If a resident walks away from the kitchen and accidentally starts a fire, it won't spread past the cooktop. StoveTop FireStop will stop it in its tracks.

For approximately \$56.95 (or less) per kitchen, StoveTop FireStop is sensible, and certainly more affordable than the cost of a fire. Visit www.stovetopfirestop.com for more information. Don't skimp on protecting your properties from the number one cause of residential fires. For more information, contact StoveTop FireStop in Fort Worth at 817.870.8043.



RRHA OF TEXAS UPCOMING EVENTS

November 3, 2009
Committee Meeting(s)
Hyatt Regency Hill Country Resort
San Antonio, Texas
1:00 p.m.

November 4, 2009
Board of Directors Meeting
Hyatt Regency Hill Country Resort
San Antonio, Texas
9:00 a.m.

IMAGE . . .

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

Have you ever heard anyone refer to the property you manage as "the projects", or "the government subsidized place"? When you tell people what you do for a living; do you say "I manage the low-income project here in town"? Why did you qualify that the property was low-income? I think it's an image thing.

By image, I am of course talking about your apartment property's professional façade, the mental picture that your community has developed of your apartment property.

What does your property's appearance (physically and operationally) say to the public? Every one of you that manages an apartment property sends out a message to your residents, and your community, every day. Do you have any idea what that message is? Whether you like it or not, for most of us, that old saying, "You are what you appear to be", is a truism.

I suppose the next question would be, why do we care? I think the first and most basic answer would be pride, i.e. "If I do a good job, I want you to know it". But, aside from that, the truth of the matter is that the image that your community has of your property makes a tremendous difference upon your ability to lease to quality residents. As anyone that has been in this business knows, our job is not simply to offer a cheap apartment to anyone that completes an application. Our goal as apartment managers is to offer a quality product at an affordable price to qualified applicants. Basically, we rent good homes to good people. So, we have the good home, how do we find the good people? The answer is marketing. We have to sell ourselves. We have to convince the public that our property is a good place to call home. Advertising may get people's attention, but it's your community image that will enable you to sell your property.

NEW MEMBERS

Carl R. Thornton
O'Connor & Associates
2200 N. Loop W., Suite 200
Houston, Texas 77018
713.375.4251, Fax 713.686.8336
cth Thornton@poconnor.com
... Appraisals/Market Studies/Rent
Compliance Studies ...

Karl Lauritzen
National Lloyds Insurance Company
P. O. Box 2650
Waco, Texas 76702
254.399.0626, Fax 254.399.0937
klauritzen@natlloyds.com
... Insurance ...

Rick Clements
Upshaw Insurance Agency, Inc.
1801 Gateway, Suite 200
Richardson, Texas 75080
214.349.6067, Fax 214.343.8184
rickc@upshaw-insurance.com
... Insurance ...

**UNDERSTANDING THE CHANGES TO AIR
CONDITIONING R22 REFRIGERANT (Freon™)**

By Linda Farral, Hamilton Properties

The U. S. government has enacted a policy requiring all air conditioners and heat pumps to no longer use the ozone - depleting R22 refrigerant, which has been the HVAC industry standard for central air conditioning systems.

What does this mean for the average apartment community?

1. If your system develops a leak or requires service, replacement refrigerant may be necessary. If your existing A/C system has R22 refrigerant it can serviced and, if necessary, recharged up to January 1, 2020. However, after January 1, 2020 refrigerant manufacturers must cease all production of R22 refrigerant completely.
2. There is currently no EPA requirement on the servicing or usage of existing R22 A/C units. R22 A/C equipment may continue to be used indefinitely, as long as parts and R22 are available.
3. If you purchase a new air conditioning or heat pump system after January 1, 2010, it may or may not utilize R22 refrigerant. It will most likely use the more environmentally friendly R410A. Most manufacturers are already manufacturing air conditioning and heat pump units with the environmentally friendly R410A refrigerant. These units are widely available today and should be strongly considered if you are looking to replace your outside air conditioning unit.
4. If you replace the outside A/C unit with the type that uses R410A it may also be necessary to replace the inside air handler unit also to keep them compatible.

continued on page 6

ACCOUNTING FOR TCAP AND SECTION 1602 FUNDS

By Diane Rubin, CPA, Novogradac & Company LLP

Under the American Recovery and Reinvestment Act of 2009, two programs were created to provide funds for capital investments in low-income housing tax credit (LIHTC) projects: the Tax Credit Assistance Program (TCAP) and the Section 1602 Grants to States for Low-Income Housing Projects in Lieu of Low-Income Housing Credits for 2009, commonly referred to as the exchange program. A question arises as to the appropriate accounting treatment for these funds. Under generally accepted accounting principles (GAAP) the recognition and timing of income will be different between the two types of programs and may be different for not-for-profit organizations and for-profit organizations.

For both not-for-profit and for-profit entities, amounts received as loans under TCAP will be reported as a loan on the balance sheet and there will be no revenue recognized upon receipt. The funds will be reflected as a source of financing on the statement of cash flows and details of the loan will be reflected in the notes to the financial statements. The TCAP written agreement, which is the legally binding written agreement between the state housing credit agency and the project owner, should be reviewed to determine proper accrual of interest expense and proper reporting of the loan as a long term or short term obligation.

For Section 1602 grants the accounting treatment is more complicated. First, it will depend on whether the subrecipient is a tax-exempt organization or a for-profit entity. If the entity is a tax-exempt organization, then the grant will be recognized in full on the statement of activities as grant revenue and will be reported as part of cash from operations on the statement of cash flows. If the entity is a for-profit organization, it must be determined if the grant received should be recorded as income, and if so, over what period.

U.S. GAAP currently does not have guidance directly on point for government grants. Most practitioners look to International Accounting Standard (IAS) 20, *Accounting for Government Grants and Disclosure of Government Assistance*. The overarching principle in IAS 20, paragraph 12, is that government grants should be recognized in profit or loss on a systematic basis over the periods in which the entity recognizes as expenses the related costs for which the grants are intended to compensate. IAS 20 offers two distinct alternatives for recognition of the grant. Namely, it allows income recognition for the grant proceeds, or a reduction in the cost basis of the assets.

Paragraphs 16 - 19 discuss the determination of the appropriate period for income recognition. Paragraph 16 notes that grants related to depreciable assets are usually recognized in profit or loss over the periods and in the proportions in which depreciation expense on those assets is recognized. Paragraphs 18 and 19 cover non-depreciable assets that require the fulfillment of certain obligations or those that are part of a package in which a number of conditions are attached. In such cases, IAS 20 notes that care is needed in identifying the conditions giving rise to costs and expenses that determine the periods over which the grant will be earned. The exchange agreement should be reviewed carefully to determine the appropriate period over which to recognize the income.

While income recognition might seem to be the preferred method for investors looking to generate GAAP income, the timing of income recognition is intended to be spread evenly over the useful life of the assets or the period that is required to fulfill the obligations of the grant. As a result, both options should result in an amortized effect to net income, either through grant income recognized over the life of the asset/obligation, or through reduced depreciation expense, which would generally also be spread ratably over the life of the asset.

This article originally appeared in the October 2009 issue of the Novogradac Journal of Tax Credit Housing and is reprinted here with permission. For more information, please go to www.novoco.com.

RRHA'S 31ST ANNUAL CONVENTION A SUCCESS

"Housing 2009...Shake, Rattle & Roll", the theme for our 31st Annual Convention and Trade Show in Corpus Christi was a huge success. We had 300+ participants. A golf tournament, skeet shoot, bay fishing trip, two days of well participated training sessions, and other networking special events ended on Wednesday night with our Beach Bash. We will now proceed to make plans for our 2010 convention and trade show to be held at the Hilton in College Station, Texas, June 22-25, 2010.

A SPECIAL "THANK YOU" TO ALL OF OUR ATTENDEES, SPONSORS, EXHIBITORS, SPEAKERS, VOLUNTEERS, AND EVERYONE ELSE THAT HELPED MAKE THIS CONVENTION A SUCCESS.

PREPARING FOR REAC INSPECTIONS

By Suzanne Cowper, Operations Director, Southwest Housing Compliance Corporation

Here are some helpful tips on preparing for a REAC Inspection.

- Review the last REAC Inspection Report for deficiencies noted at the time. Check these areas to determine if the deficiencies were corrected. Also, use the deficiencies from the last REAC Report as a guide to conducting a "pre-inspection" at your property.
- Obtain a copy of the REAC list of "Top 20 Deficiencies." Use this list as a guide to conducting a "pre-inspection" at your property. You can obtain a copy of the REAC "Top 20 Deficiencies at HUD's website, <http://www.hud.gov/offices/reac/products/pass/materials.cfm>.
- Download the public version of the software that REAC inspectors use during the REAC inspection. The software will allow you to review the same categories of items that the REAC inspector will review. The public version of the software in electronic form is available at <http://www.hud.gov/offices/reac/products/pass/software.cfm>.
- A hard copy of the REAC inspection form can be downloaded and printed from HUD's website, <http://www.hud.gov/offices/reac/products/pass/materials.cfm>
- HUD suggests you pay special attention to any possible "Exigent Health & Safety" deficiencies:
 - ✦ Propane, natural, or methane gas leaks
 - ✦ Exposed wires or open electrical panels
 - ✦ Water leaks on or near electrical equipment
 - ✦ Blocked or unusable emergency or fire exits
 - ✦ Missing or misaligned chimney for gas-fired water heater or HVAC unit
 - ✦ Window security bars preventing exit
 - ✦ Expired fire extinguishers
 - ✦ Inoperative or missing smoke detectors

Other helpful tips and useful information is available at HUD's REAC website, including copies of previous presentations, photographs of REAC physical condition deficiencies, and a video. We encourage you to visit the website, <http://www.hud.gov/offices/reac/products/pass/materials.cfm>.

FIRE EXTINGUISHERS SAVE LIVES AND MONEY

By Angie Ruddock and Larry Davis, Commercial Insurance Solutions

Three hundred apartment fires occur everyday (most are tenant-related).

ARE YOU PREPARED?

A fire extinguisher in every unit, operated by a knowledgeable tenant, is the best "insurance" an owner can buy. Fires double every 30 seconds. A kitchen fire put out by a resident may save his/her unit, the entire building, and even lives.

Fire departments often don't arrive in less than 15 minutes. This amount of time is too long to contain a fire. The only way to stop large apartment fires is to furnish and train tenants on how to operate a fire extinguisher.

Management should purchase an all-metal disposable, 2.5 lb. extinguisher for each unit. This can be done for about \$15 each if purchased in volume. Mount the extinguisher on the wall just outside the kitchen. Next, have a short training session with your tenants on how to properly operate the fire extinguisher, as well as, information to reduce fires. These tips include such things as: do not leave food cooking on the stove unattended, do not smoke in bed, no candles, keep matches in a safe place where children cannot reach them, etc. These tips will help you reduce fire losses ... and insurance premiums.

UNDERSTANDING THE CHANGES TO AIR CONDITIONING R22 REFRIGERANT... *continued from page 4*

4. Prices of R22 refrigerant are very likely to increase as the 2010 deadline approaches, as R22 manufacturing slows and supplies dwindle from now through 2020.

Basically, if you need to replace one of your air conditioner units, consult with a licensed A/C contractor about the refrigerant it uses. Also understand that most air conditioners have a life span of 10-20 years. Your apartment community should decide which type of A/C units to purchase now.

ENERGY-SAVING MAINTENANCE TIPS

Submitted by Sheila Flynn, General Manager, Rural Development Division, LCJ Management, Inc.

Here are some tips I wanted to share to help lower energy bills, as well as, prolong the life of your appliances. Some are a landlord's responsibility to initiate, and others are useful to pass along to your tenants.

- ☑ Clean your evaporator, condenser, and blower regularly to decrease air conditioning electrical usage by 50 percent or more.
- ☑ Clean or replace furnace filters once a month, or as needed.
- ☑ Clean warm-air registers, baseboard heaters, and radiators, as needed, and make sure they are not blocked by furniture, carpeting or drapes.
- ☑ Up to 80 percent of all air conditioning and heat pump compressor failures could be eliminated with proper maintenance.
- ☑ Check air ducts for leaks. Look for separated sections and obvious holes.
- ☑ Seal ducts with heat-approved tapes such as mastic, butyl, or foil. Avoid cloth-backed rubber-adhesive duct tape—it fails quickly.
- ☑ Insulate both the ducts and basement walls.
- ☑ Clean or change heat pump filters once a month, or as needed.
- ☑ Do not set the thermostat at a colder setting than the desired temperature when you turn on the air conditioner. Doing so will not cool the space any faster.
- ☑ Keep heat-generating appliances away from the air-conditioning thermostat.
- ☑ Plant trees or shrubs to shade air-conditioning units and place them on the north side of a property, if possible. Shaded units use about 10 percent less electricity than their counterparts in the sun.



ARE YOU TIRED OF DRAINS THAT DO NOT FLOW OR OVER-FLOW?

Submitted by Sheila Flynn, General Manager, Rural Development Division, LCJ Management, Inc.

To head off problems before they start, please read the following information to prevent clogged drains. Here are tips to avoid becoming the cause for the overflow:

- ➔ Avoid pouring grease down the kitchen sink—it collects along the sides of the pipe and food particles stick to it, clogging the drain. Instead of putting it down the drain, pour grease into cans and throw them in the garbage.
- ➔ Put coffee grounds in the garbage, not down the drain.
- ➔ Pour a kettle of boiling water down the drain once a week to melt any fat or grease that has collected.
- ➔ Run cold water while grinding food in the disposal to flush food particles down the pipe.
- ➔ Periodically, pour a half-cup of baking soda and half a cup of white vinegar down the drain. Cover the drain and let the mixture sit for a few minutes, then flush it down with a kettle of hot water.
- ➔ Never pour hot wax or chemicals, such as paint, down the drain.
- ➔ Never flush heavy paper products, such as paper towels, down the toilet.
- ➔ Never flush feminine products down the toilet.
- ➔ Periodically clean, sink stoppers in all sinks and tubs to keep hair and other drain cloggers out of the pipes.
- ➔ Never use fragrance hangers on the inside or side of the toilet, they will come off and clog your toilet.

Note: Plumbers costs are expensive and take away from the property.

SPECIAL THANKS

To the following financial sponsors of RRHA of Texas' 2009 Annual Convention & Trade Show

FINANCIAL SPONSORS

Alpha-Barnes Real Estate Services
 CenterPoint Energy
 Coinmach Corporation
 Commercial Insurance Solutions
 Fountainhead Management, Inc.
 Galloway Insurance
 Grace Hill, Inc.
 Integra-Peak Management
 JPMorgan Chase Bank
 L&R Management
 LCJ Management
 MAC-RE, LLC
 MJS Management
 Novogradac & Company
 Phoenix Blinds, Inc.
 Simply Computer Software
 Steve Catlin Insurance Agency
 Sullivan Companies
 Tidmore Management
 TXU Energy
 Yardi Systems, Inc.

SPECIAL THANKS

To the following companies that exhibited at the RRHA of Texas Annual Convention & Trade Show

EXHIBITORS

Brenda McElwee, CPA
 CDE Services, LLC
 CenterPoint Energy
 Coinmach Corporation
 Commercial Insurance Solutions
 Galloway Insurance
 GrindAll Concrete Grinding
 HD Supply
 Lancaster Pollard
 Maintenance USA
 Phoenix Blinds, Inc.
 Professional Insurors
 RealPage, Inc.
 Simply Computer Software
 Tenant PI
 Tenant Tracker Inc.
 Top Wall Construction
 TXU Energy
 Wilmar
 Yardi Systems
 Zeffert & Associates

SPECIAL THANKS

To the following companies for their door prize donations at the RRHA of Texas Annual Convention & Trade Show

DOOR PRIZE DONORS

Brenda McElwee, CPA	LCJ Management
Burnet Housing Authority	Mark-Dana Corporation
CenterPoint Energy	Maupin Development
Colony IV, Inc.	Mid-Coast Property Mgmt.
Commercial Insurance Solutions	Phoenix Blinds, Inc.
Grace Hill Inc.	Pinnacle Homestead Mgmt.
Green Development	Town & Country Management
Integra-Peak Management	Yardi Systems, Inc.

SEE CONVENTION PHOTOS ON THE FOLLOWING PAGES

Certified Rural Housing Manager Recipients



Left to Right: Shirley Sims, Hamilton Valley Mgmt. | Bobbye Stewart, Hamilton Valley Mgmt. | Lynn Jackson, Hamilton Valley Mgmt. | Alma Jones, Hamilton Valley Mgmt. | Donna Meskimen, Integra-Peak Mgmt. | Jeannie Prazak, Integra-Peak Mgmt.



Left to Right: Carolyn Bengé, MAC-RE, LLC | Rosie Bennight, Maupin Development | Karen Brummett, Hamilton Valley Mgmt. | Carla Cazares, Hidalgo County Housing Authority | Mary Jo Hux, Maupin Development

RRHA of Texas Annual Award Winners

Alison Hunsicker Receives LEADERSHIP AWARD from Incoming President Billie Shelburn



Ed Ipser Receives W.S. Allen Memorial Service Award

President's Award Recipients: Cathey Dials, Peggy Petty, Rachael Embry, and Candice George



**SITE MANAGER OF THE YEAR—FAMILY PROPERTY
Vicky Wade, MAC-RE, LLC**



**SITE MANAGER OF THE YEAR—TEXAS RENTAL PROPERTY
Patricia Pacini, Hamilton Valley Management**

**SITE MANAGER OF THE YEAR—ELDERLY PROPERTY
Kimberly Hobbins, JEMCO, Inc.**



Scavenger Hunt



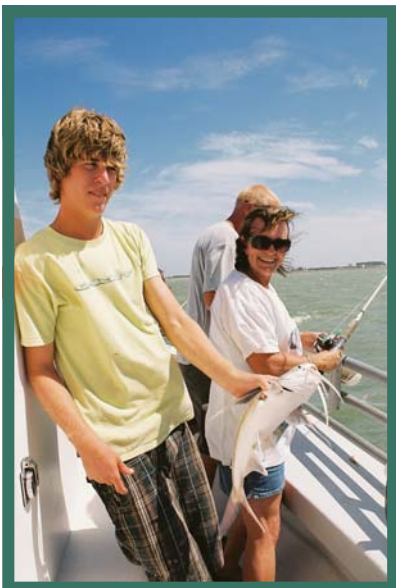
Beach Bash



Ortiz Center



Bay Fishing



“Fun in the Sun” Winners

1ST PLACE GOLF



Left to Right: Danna Hoover, Hamilton Valley Mgmt. | Randal Dahl, Galloway Insurance Agency | Murray Calhoun, MAC-RE, LLC | Warren Maupin, Maupin Development

BAY FISHING



Largest Fish — Stephanie Cass, Tidmore Management

Largest Stringer by Weight — Peggy Petty, Gladwin Management

SKEET SHOOT



1st Place — Charles Tidmore, Tidmore Management

2nd Place [Tie] - Angie Ruddock, Commercial Insurance Solutions | Paul Farmer, Hamilton Valley Management

“Shop Talk”



Best Idea Winner—Linda Tingle, Hamilton Valley Management



Special Invited Guests



Tammye Trevino, Administrator, Rural Housing Service—USDA, Washington, DC



John Branyan, Motivational Speaker Kokoma, IN

LANDLORD PROPERTY SCHEDULE PROGRAM

By Billy Page, Business Development, National Lloyds/American Summit Insurance Co.

National Lloyds Insurance Company is pleased to announce the introduction of our new Landlord Property Schedule Program or LPS. Our LPS program has been specially designed for property owners or property management groups who require insurance on their rental property. The LPS program allows for multiple homes to be placed on the same policy. We can insure up to 1,000 units per policy. The LPS program offers a wide range of coverage options, as well as, competitive rate.

We offer the options of monthly billing, billing to your mortgage company and online payments. We process all our claims in-house, which ensures for your fast and reliable claims processing.

We make the process easy. Contact your local National Lloyds Agent today or call us toll free at 800.749.6419, extension 5200 to find an agent near you.

National Lloyds Insurance Company - Serving Texas since 1948.



RRHA
OF TEXAS

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.