



with celebrating NARPM's 20th year, BPM celebrated receiving multiple designations. Mike Mumford received his RMP, the Residential Management Professional designation. Anne McCawley received her MPM, the Master Property Manager designation.

the local Phoenix Metro Chapter. Mike has served as the local chapter treasurer for the past four years and is president elect for 2009. The major designation received, though, was the CRMC. The Certified Residential Management Company is a prestigious award. BPM is one of only 33 companies nation wide to have received this designation. A NARPM auditor came to our office and completed an extensive two day audit. We were scrutinized for items such as our policies and procedures, our bookkeeping practices, data storage, key storage, facilities and our staff was interviewed. Not only are we one of 33 in the nation, but we are the only CRMC in the state of Arizona!

The 2008 National Association of Residential Property Manager's Annual Convention was held on Kauai, Hawaii September 24-26. Bennett Property Management was well represented by Anne McCawley, Mike Mumford, Karen Homa and Sharon Wilson. Along

Both of these designations require additional continuing education hours, volunteer service to NARPM and points earned by attending local and national events. Anne serves as the National Member Services Committee Chair and is a past president of

Volume 8, Issue 4
December 1, 2008

Broker

Anne McCawley
Katherine Dean
(Licensed Assistant)

Associate Broker

Sharon Wilson

Office Manager

Mike Mumford

Property Managers

Daniel Anderson

Kayla Berry

Ginny Casselman

Jason Casselman

Jackie Mance-Casselmann

Kate Erbe

Hector Felix

Kristina Fogliano

Jodi Brace

Melissa Guerrero

Karen Homa

Ron Lederman

Joe McCawley

Jane McCawley

Sarah Johnson

Mike Noggle

Travis Reich

Sandy Shannon

Luana Sainz-Sheldon

Carolyn Summers

Kim Tracy

Jim Wilson

Bookkeeping & Clerical

Olga Aguirre

Margie Cooley

Rosey Reich

Brittany Smith

Michele Winkles

Owners

Anne McCawley

Frank Bennett, Jr.

Employee News!



it's a girl!

Jason and Jackie Casselman

welcomed their daughter to the world on Monday, November 3rd! **Payton Marie Casselman** weighed 7lbs, 13 oz. Payton has 3 big brothers to protect her, Nolan age 15, Ethan age 14, and Gavin age 6. Congratulations to the happy

family! When Jackie returns to work she will take on a new position of Property Manager assisting Jason part time. We can't wait for her to come back! Have fun spending time with your new Baby girl! **Brittany Smith** is back! We said bye to her in the last newsletter. She decided she can help us AND go to school full time. Thanks for coming back Brittany! We missed you! **Hector Felix**, **Melissa Guerrero's** life partner is teaming up with Melissa as Property Manager so that they can expand their portfolio. Good luck and thanks for being so ambitious! **Kayla Berry** is Sandy Shannon's daughter who just got her Real Estate license this October and is the newest addition to Sharon Wilson's Team! Kayla will be manning the Phoenix office part-time.

NARPM NEWS

National Association of Residential Property Managers

Narpm.org

Phoenix Metro Chapter Meetings at SEVRAR:

February 26th, 2009, 1-4 pm
1363 S. Vineyard
Mesa, AZ 852104

PROMAS users group
12-1pm at SEVRAR.

A Great Idea for your Investment!

Arizona Investment Inspections has completed inspections for several properties managed by BPM. They are ready to expand their list of properties to include all of yours! Talk to your manager today for more information or check out www.arizonaii.com!

Vacancy News

AUG '08

Central locations: 7.1%
Fringe areas*: 8.5%

NOV '08

Central locations: 7.4%
Fringe areas*: 11.4%

*Fringe areas include Queen Creek, Buckeye, Goodyear, El Mirage, Surprise.



Frank Bennett Realty

Frank Bennett Jr.
Residential Sales
Investment Property

Office (480) 969-1818
Direct (480) 344-2818
Toll Free (888)-845-9529
Mobile (480) 688-1818

info@frankbennettrealty.com

101 E. 1st Ave. #105
Mesa, AZ 85210

Checks and Balances

The collective wisdom of the inspired men who organized our Country and our government recognized the need for checks and balances. They knew that the human animal, left unchecked, would surrender to all 7 of the deadly sins and that government would collapse.

Their solution was not a brand-new idea, and was borrowed from some of the most advanced thinkers in the world. Our system of constitutional government, with built-in checks and balances has worked wonderfully for well over 200 years. The designers realized that power in one area had to be balanced by power in another area, so we find the three-corner system of executive, legislative and judicial (powers), each checking and balancing the other.

Why the civics lesson? I think that

much of the melt-down of the financial markets can be traced to unchecked, unregulated activity. The law allowing bankers to enter the securities markets, for example.



We learned from the Depression that banks and securities dealers had to be separate, that one acted as a check on the other. When the law was changed banks no

longer acted as a check on the securities dealers and the system ran amok.

Savings

From a Ben Stein column where he was asked what people did during a recession when jobs and income disappeared:

["They find other work or live off their savings," I said. "They certainly cut back on their spending." "What if they don't have any sav-

ings? She asked. "I don't have any savings she said. "No one I know except you has any savings." She looked extremely worried. This is perhaps the main lesson of this whole experience. It is basic but still unlearned: human beings must have savings. This is not just a good idea. It's the difference between life and death, terror and calm. So start saving right now, and don't stop until you die.]

My mother taught me to save. Barbara's parents taught her. We passed it on to our own children, and feel like it is the best inheritance we could give them.

Ride the Yo-Yo

The Arizona Republic has updated its review of Valley home values. There aren't many changes from when we last reported on it, but the numbers are worth repeating.

Generally speaking, from '03 to '08 housing values increased 30—50 percent. During '07 to '08, housing values decreased 20-50 percent. The best year for gains was 2005. If you bought in 2006 or later you may be on the wrong side of the curve.

Our advice (as always): hang on.

(Housing data appeared in the Sunday, October 26th, 2008 edition of the Arizona Republic)

GrandKids

We announced it previously, but good news always bears repeating—Cindy and Frank Jr. adopted a brand new baby boy in January.

Malcolm Jeffrey Bennett will soon celebrate his first birthday. He is a happy growing, active boy with parents who love him dearly.

Barbara loves having another small grandchild to boss around.

Distress

We all know about the 3 most important factors in real estate — location, location, location....

Forbes' Magazine reports on the five "D's" - Death, divorce, diapers, distress and dislocation.

Distress is leading the pack lately.

Foreclosure workouts

Chase Bank and Bank of America have both announced plans to stop foreclosures temporarily. The huge banks (who bought Washington Mutual and Countrywide, major sources of problem loans) are going to review the problem loans on a case-by-case basis with an eye toward changing interest rates and terms to allow homeowners to stay in their homes. As far as I know there is no plan for investor-owned properties that may be in trouble.

This is great news. These institutions have a large stake in preventing foreclosures and have finally realized that they lose more by foreclosing than by adjusting terms, maybe even principal balances on loans.

The private sector can take care of these problems far better, than any government designed programs. The profit motive is always the best motivator!

Fiesta Chorus Proudly presents:

"A Lifetime of Christmases"

Please join us
December 6th at 3:00 p.m.

Where: Highland High School,
Gilbert, AZ

Cost: \$15.00

Come and enjoy a couple of hours of joyful singing AND the popular Singing for Scholarships. Fiesta Chorus will be joined by five very talented young singers vying for musical scholarships! Hope to see you there! Please call Anne McCawley @ 480-363-4826 with any questions.

Sing with us!

OPEN REHEARSALS

are held Monday nights
7:00 pm—10:00 pm

Please join Fiesta Chorus
of Sweet Adeline's
International,

The world's largest women's
singing organization.

Call Gayle at 602-410-2770
for more information.

www.harmonize.com/fiesta

