

# Bennett

Your Property Management Family

SINCE 1972

## The Spirit of Community Award

Our own Frank Bennett, Jr. has received The Spirit of Community Award from SEVRAR (South East Valley Association of Realtors). The Community Outreach Committee started the Spirit of Community Award in 2013 and has provided the opportunity to highlight some special people. The Spirit of Community Award recognizes SEVRAR members who go above and beyond their call of duty as a Realtor and still find time to give back to the community.



Frank has been involved with *A New Leaf* since he was a young boy. Frank also volunteers and serves on the Board of Directors at the Mesa YMCA and mentored as a Big Brother to 4 young men. *A New Leaf* is a non-profit organization established by Frank's grandmother in 1970, rooted in Mesa, which now reaches the whole valley.

*A New Leaf* has numerous services they provide to empower people for the past 40 years. The services they provide and the hope they have as an organization is that their clients can obtain self-sufficiency once again. They support those in need by offering Domestic Violence Shelters and Services, Homeless Shelters and Services, Affordable Supportive Housing, Foster Care Services, and Outpatient Counseling. Frank's involvement with them includes volunteer time and monetary donations.

Once a year Frank's company and his team also pick a service project in Mesa and go out and volunteer to help better the community.

Thank you Frank for all that you do for our local community members in need! See the full article at SEVRAR News Magazine April 2014-May 2014 [www.SEVRAR.com](http://www.SEVRAR.com).

**Did you know...** that BPM will pay a current client a \$100 reimbursement of a management fee for the referral of a new property management account? If you have friends, family or colleagues with rental property looking for a property management company and you refer us, we will credit you with \$100 after a property management agreement is signed. Please tell your friends and neighbors that they can contact Anne or Susan at 480-969-1818, [anne@bennett2rentit.com](mailto:anne@bennett2rentit.com) or [susan@bennett2rentit.com](mailto:susan@bennett2rentit.com) for information regarding our property management services. In their communication with us, please ask them to mention your name so that we know you are the referral source. Thank you! Happy 4th of July!!



[www.bennett2rentit.com](http://www.bennett2rentit.com)  
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### Designated Broker

Anne McCawley,  
RMP®,MPM®

### Broker's Assistant

Susan Reeves, AB

### Associate Broker

Sharon Wilson, AB

### Office Manager

Mike Mumford,  
AB,RMP®,MPM®

### Property Managers

Daniel Anderson, AB

Jodi Brace

Lance Brace,AB

Ginny Casselman

Kate Erbe

Kristina Fogliano

Laurie Frame

Melissa Guerrero, AB

Sarah Johnson

Joe McCawley

Jane McCawley

Megan McCawley

Terry Mendoza

Mike Noggle

Luana Patterson

Travis Reich,AB

Sandy Shannon

Kim Tracy

Jim Wilson

### Bookkeeping

### & Clerical

Eileen Atkiss

Margie Cooley

Sarah McCawley

Irene Ruiz

Michele Winkles

### General Factotum

Frank Bennett, Sr.

### Owners

Anne McCawley

Frank Bennett, Jr.

# FRANK'S FORUM

## Fifty Years!!

As many of you know, Barbara and I just celebrated our 50th anniversary. Where the heck does the time go? The last thing I remember, I was a fresh-caught Navy Ensign looking for a good time. Suddenly we have 4 kids and 9 grand-kids running around. Well, I guess that's as good a definition of a good time as any.

The kids gave us a great party. We took over part of the Mesa Arts Center and our friends from all these years and the various groups we are part of came and had good food and lots of memories.

Special thanks are due to Anne, Frank, Kate, Miyo, Megan and Sarah for putting in time and money to make a wonderful evening for us.

## Maui

Almost every year I write a love letter to Maui. We come over for the first part of the summer and just beach-bum it for several weeks. Maui is one of the world's magical places, with beautiful scenery and a laid back atmosphere we treasure.

Commercial message: We can do this every year because we started buying rental real estate 40 years ago and have held on to most of it. We have it managed by a professional property management company, Bennett Property Management.. I just re-read that sentence and there are three pieces of great investment advice contained therein. Maybe I should write a book.

First, find an investment you think will appreciate over time, hopefully as fast as inflation, and buy as much as you can as early as possible. Second, hold on to that investment and let the magic of appreciation and compounding work for you. Third, get professional help where needed to maximize return.

The nice folks at Bennett Property Management (disclaimer: we may have had a small part in starting this, but have been dis-owned) manage our rentals and deposit our proceeds each month. We never worry that repairs are not necessary or that we may be charged too much, or that our money may be diverted to other uses. We know that the managers are trustworthy and that their bosses have structure in place to ensure that all is above board.

I say all this because I remember calls from clients who did not have my faith in the process, and know that Anne, Frank, Sharon and Mike still get those calls. I understand the fears of turning over control of a property to a third party. But believe me, this process works. Our (your) property and our money are looked after with great competence and diligence.

Back to Maui-let these wise investments we make pay for the life we want to live in these golden years.

## The Bad Guys

The Arizona Department of Real Estate has been auditing and shutting down property management companies like crazy. We say, good on ya'!

Closings reduce competition to some degree, but that's not the most beneficial result. The actions by ADRE are getting rid of the bad apples. The infractions are almost laughably bad and incompetent-the ADRE website has details-but pretty much boil down to disregard for any fiduciary responsibility.

Sometimes there has been outright theft, but usually that is not the intention. Many times money is left in a trust account for whatever reason and the manager decides to "borrow" it for some purpose of his own. When the ADRE audit discovers the shortage the fun and the stories begin.

At Bennett Property Management managers do not directly collect, deposit or disburse the rents and proceeds. These functions are separated and audited internally. We like to think we don't have any bad guys working here, but we're all human. The structure we have is designed to reduce temptation and identify wrong-doing. I'm proud that we've never had a serious ding from ADRE and we have never had an unresolved money dispute with an owner.

**Did you know**...that the City of Phoenix has passed an ordinance that all expired smoke alarms MUST be replaced with new smoke alarms. The new smoke alarms have 10 year lithium batteries which are contained within the unit-they cannot be removed. The cost is more expensive than the typical smoke alarm found at Home Depot or Lowes, but they will last 10 years. The fire department states that there must be an alarm in each in sleeping



room, hallway and common areas like kitchens and living rooms. Also, they recommend CO2 detectors in every home with any type of gas appliances.

## **NARPM NEWS**

*National Association of Residential Property Managers*

Teaching Professional Property Managers

**The Foundation of Property Management**

**Narpm.org**

**June 26—Chapter Meeting**  
Legal Panel-get advice from experts

**July 24-Chapter Meeting/  
CE Class**  
Denise Holliday –Disclosures

**August 28-Chapter Meeting**  
HOA Panel

**Sept 25-Chapter Meeting/  
CE Class**  
Trust Accounting

To join our mailing list,  
please email us at:

susan@bennett2rentit.com

## Responsibility

One of the “fun” parts of being the Designated Broker for a real estate company is the absolute responsibility the broker has for everything his agents do and don’t do; say and don’t say. I always thought it was a little like being the Captain of a ship. Even if the Captain is asleep and without capacity to take action, when the ship runs aground he (or she) is the one that gets the axe.

This is on my mind because of a story in the Sunday Arizona Republic. A local stock broker is trying to clear his record of a pile of complaints filed against him since the collapse of 2008. It seems that he, and many others, sold products with “100 percent principal protection”. The investments were backed by Lehman Brothers.

It turns out that there was nothing backing the investment except Lehman’s name; there was no insurance, no escrow accounts, no nothin’? When Lehman collapsed, the protection disappeared and investors lost it all. At least at first. Litigation has restored about 80% of the principal.

But still...somebody, somewhere lied, committed fraud, took money under false pretenses. I understand and agree with the protection of the bankruptcy laws, but they don’t (shouldn’t) apply when a crime has been committed.

Send the bums to jail!

## Antiquated

The New York Times just had a story on the record-keeping for condo construction in NYC. There they are in the greatest city in the world (so they say), and all the details of the untold thousands of units are kept on index cards in cardboard file

boxes in an obscure room in a municipal building. What a nightmare! Can you imagine trying to find information in such a system? The guys that know where stuff is have the best job security possible.

Contrast this with the offices of the Maricopa County Assessor, Treasurer and Recorder. Their records are on line, transparent and readily available even to the technologically impaired, like me. We gripe all the time about the inefficiencies of government but this is one time they really got it right.

Just one more reason to be grateful that we live in the West, without the ancient infrastructure of years of “tradition”. We have almost no graft and less corruption. Except maybe over at the Legislature. I’m not sure what those guys are doing.



## Politics

There’s just no way for me to let an issue go by without some kind of political talk. This time I just want to say that our good friend, neighbor and landlord law attorney, John Giles, is running for Mayor of Mesa. John was on the City Council several years ago and left to raise his family and make a better living than politics promised. We are happy and grateful that he is coming back to lead our city.



### La Mesita Apartments Grand Opening demonstrates A New Leaf’s largest project to date.

June/July

Back to School Supplies and Cases of Bottled Water

Please consider coordinating a Drive in your neighborhood, church, club, etc.

**IT’S FUN, EASY, REWARDING**  
**Call us at 480-464-4648**  
[www.turnanewleaf.org](http://www.turnanewleaf.org)

**Did you know...**that a tenant may be entitled to one month’s rent for each unauthorized access to their rental home? If someone goes into the property without the required written 2 days notice or written consent (can be verbal too, but written is better) from the tenant the tenant may demand one month’s free rent per occurrence. Some examples of this would be an Owner or maintenance worker entering the home or premises (yard counts), Realtors showing an occupied property (sometimes they don’t make an appointment, which is why we typically do not put occupied rentals in the MLS). This could be a costly mistake to the Owner. The best case scenario is for the Owner, Realtor or maintenance provider to coordinate everything through the property manager.

### **Southwest Vocal Project**

**Sing with us!**

#### OPEN REHEARSALS

Thursday evenings  
7:00 pm-10:00 pm

#### **The Southwest Vocal Project of Sweet Adeline's International.**

is part of the world's largest women's singing organization.

**For more information**  
Call Leslie at  
480-225-5406

[www.svpchorus.org](http://www.svpchorus.org)  
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