

2015 A.R.M. Meeting Information

2015 Meeting Dates

November 12—Brooklyn
Center Police Department

Where: Brooklyn Center
City Hall—Council
Chambers

When: Second Thursday
every other month starting
in January

Time: 10am -11 am
(unless otherwise noted)

2016 A.R.M. Meeting Information

2016 Meeting Dates

January 14

March 10

May 12

July 14

September 8

November 10

Discussion topics to be
Determined

At This Month's A.R.M Meeting...

Brooklyn Center Crime Prevention Specialist, Becky Boie will present information regarding services offered by the City's police department for single family and multi-family properties. Topics include an overview of Brooklyn Center's police department, explanation of nuisance police calls, information about Minnesota Crime Prevention Association, and discuss the Crime Prevention through Environmental Design (CPTED) inspection.



Owners and managers will learn tips in partnering with the Police Department in order to create a drug free and safe housing.

Combustible Gas Detectors

Have you thought about installing or using a combustible gas alarm for your property?

Combustible gas alarms can alert you to natural gas, propane, methane, and butane odors. Many of these gases are not detected until they have already filled the room, causing headaches, dizziness, nausea, and breathing difficulty.

The code requires smoke and carbon monoxide alarms, but the code does not require a combustible gas alarm. Installing a combustible gas alarm is an additional safeguard for properties that have gas fueled appliances. The cost can range from \$30 to several hundred dollars depending on the sophistication. It may be worth investing in one if your property uses a combustible gas as a source of fuel to prevent health or life safety issues.



For more information go to: www.nfpa.org.

Renter's Insurance



Should tenants have renters' insurance? It is recommended but few have it. A recent survey shows that 6 out of 10 home and apartment renters did not have renters insurance. Tenants assume that renters insurance is too expensive while studies show the average cost of renters insurance is \$187 per year, a cost of \$0.52 per day. Here are a couple of ways property owners can encourage their tenants to purchase renters insurance.

- Work with a your insurance agent or a local agent to provide detailed information about a general policy. Information about coverage limits for specific items such as credit card theft, jewelry, and cash will provide a reason for purchasing renters insurance. When tenants move in a property manager, may provide information about renters insurance. For current tenants you can send out information when the rent is due.
- Be prepared to answer basic questions about renters insurance. Having answers readily available about insurance policy coverage for tenant belongings and the structure offers convenience for renters. If your insurance only covers the building structure, provide this information to your tenant. Understand industry terminology such as actual cash vs. replacement cost and be able to explain what it means. Provide real life examples and direct tenants to a local agent that can answer specific questions.

For more information go to www.mmha.com.

Heating Safety Tips

Winter nights in the Twin Cities can dip as low as minus 40 degrees and we want our furnaces to be operable. In Brooklyn Center, landlords must provide a heating source that is capable of providing temperatures of at least 68 degrees from September 1 to May 31 in the dwelling. The Minnesota Cold Weather Rule provides some added protection to residents during the winter months to prevent the unlawful disconnection of utilities. This is especially important in winter months when heat is required for safety and comfort. A brochure from the Public Utilities Commission is provided under Current News on the City website. This law is effective from October 15 to April 15 and covers both homeowners and renters.



In 2013 heating equipment was the second leading cause of fires, resulting in \$9.5 billion in direct property damages affecting nearly 487,000 home structures. Ranges and ovens should never be used to heat a dwelling unit. If tenants use portable heaters to provide supplementary heat the following precautions should be taken.

- * Keep all paper, clothing ,bedding, rugs, and curtains at least 3 feet away from space heaters, stoves, or fireplaces.
- * Portable heaters should never be left unattended. Use a space heater that automatically shuts off if the heater tips over.
- * The use of portable heaters should be on a level, hard, non-flammable surface such as tile and not on rugs or carpet.