

Letter from the Editor's Desk
by Kathy Lautz

"Commendation and Merger"

It's great when you receive recognition for something, isn't it? The Apartment Owners Association News has just received a big pat on the back for all the work we've been doing to educate property owners about the hazard of lead, and lead abatement practices. The Alameda County Lead Poisoning Prevention Program (ACLPPP) has recognized and commended the magazine for our articles and promotion of the ACLPPP classes to the group of people that probably need to hear about it most, our rental property owning readers. You can come into our office at 1128 Lincoln Avenue, in Alameda, to actually see the plaque we're so proud of!

We're also reprinting an article about lead and how to abate the hazard it can be for our renters. We'd like to stress to you that it is not terribly difficult to remediate most lead hazards. It's also not difficult to find all sorts of good resources to help you make your buildings safe for your renters and their children, should you happen to own rental property built before 1978, the year that all lead was finally phased out of paint.

The sooner we can remediate any lead hazards in our properties, the more we can avoid the seemingly inevitable activist response to lead hazard, which is to enact proactive lead inspection programs for pre-1978 construction rental units. Although the numbers of children that are being lead poisoned is declining dramatically, the blood lead level that is of concern is becoming lower and lower. It turns out that there is no safe level of lead exposure, especially for children.

In San Diego, for instance, the passage by the City Council of a lead inspection program for older rental properties appears imminent. The passage of this ordinance will only embolden other activist groups. If you own a pre-1978 building, keep your ears to the ground for local political attempts to encroach on your property rights in the name of lead poisoning.

The Alameda County Lead Poisoning Prevention Program is offering two classes in Lead Safe Work Practices during the month of September at the College of Alameda. For details, please see the box on Page XX. The Apartment Owners Association News is particularly proud to sponsor the evening class on Thursday, September 24, from 6:00 to 8:00 pm at the College of Alameda. See you there!

Synergy, that wonderful buzzword, is happening right in our office, and right before our very eyes. We are extremely pleased even now with the results of our merger with the largest rental property owners association in California, the Apartment Owners Association, or AOA. The AOA offers to property owners exactly what you need, for an excellent price, resources, referrals, forms and advice. Please see the Membership Application Form on Page XX for details about how to join in on this phenomenal opportunity now being offered to Northern California rental property owners.

You'll be very interested to attend our first Northern California event, the "Million Dollar" Apartment Owners Conference, scheduled for Saturday, October 2 at the Oakland Hilton Hotel. Please see Page XX for further information about how to RSVP for this sure to be fascinating event.

The magazine that is now in your hands is, we're confident, the best resource you can have for the business of running your rental property. Join AOA and join in keeping up with the trends in rental housing.