



City of Brooklyn Center
6301 Shingle Creek Pkwy
Brooklyn Center MN 55430
763-569-3330

www.cityofbrooklyncenter.org

ARM Newsletter

(Association for Responsible Management)

Fulfilling the Need for Quality Housing

Meeting Date: May 12, 2011 at 10 a.m.

Guest Speaker - Nancy Wojcik, City Assessor

Ms. Wojcik will be discussing housing market trends, foreclosure effects on the market, and the property tax valuation process. She has been with the city since 1997 and holds the Senior Accredited Minnesota Assessor license from the MN State Board of Assessors. She has been a member of the MN Association of Assessing Office for 14 years and teaches Mass Appraisal Assessment courses throughout the state representing MAAO.

2011 ARM Meeting Dates

ARM Meetings are held the second Thursday of the month (every other month) starting in January.

Brooklyn Center City Hall
City Council Chambers
6301 Shingle Creek Pkwy
10:00 a.m.

January 13

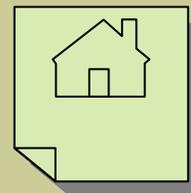
March 10

May 12

July 14

September 8

November 10



If your rental license is a Type III or Type IV, please remember that you or your representative, must attend at least two ARM meetings before the expiration of the license.

Exterior Maintenance Reminders

Along with spring and summer comes exterior maintenance of decks, windows, siding, stucco, and roofing systems. When planning repairs or replacement, it is important to look at the structural parts of these systems as well as the surface condition. Deck failures are often caused by improper or deteriorated connections to the buildings' structural elements.

Ledger boards must be factory pressure treated or naturally rot resistant and anchored to the building's structure with approved, code compliant connections. Likewise, joists and decking material need to be factory pressure treated or naturally rot resistant and code approved brackets and connectors. Deck posts require a positive connection or anchor to footings to prevent movement from uplift, lateral wind load, or impact.

Just as important are the building's drainage systems- siding, stucco and roofing. Flashing and sealing at areas such as deck ledgers and window perimeters is essential to preventing water intrusion.

Roofing systems along with associated gutters and downspouts are a vital part of helping to prevent water damage. However; they only work when in good condition and working properly.

Remember, permits are required for ANY repair, alteration or replacement of these components.

Following these guidelines will keep your property safe for your tenants and help protect your liability.

Proper Care of Animals

Animals can be wonderful companions, but they can also be a nuisance to you and your neighbors if not properly cared for.

Following these guidelines will keep neighborhoods safe and desirable:

- No more than 2 dogs and 3 cats over 6 months are allowed per housing unit.
- Animals must be properly restrained and under control of the owner at all times.
- Animals that attack another person or animal could result in the animal being destroyed.
- Farm animals and wild animals are not allowed in the city.
- Animals may not be slaughtered in the city.
- Pick up after you pet. Animal feces and waste can spread disease and produce nuisance odors.