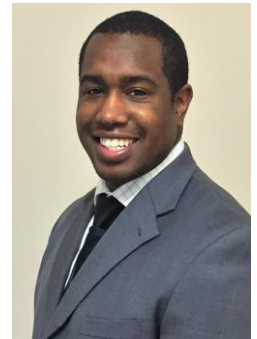


LITTLEJOHN LAW, LLC

“BUILD IT, PROTECT IT, AND PRESERVE IT”

A MONTHLY NEWSLETTER FOR AWESOME CLIENTS LIKE YOU!

June 2018 Volume 4 Issue 1



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Our Goal is to Help Everyone Make Great Decisions about their Legal Issues.

Visit www.elittlejohnlaw.com for our Free E-books and Free Resources addressing your Real Estate, Business, Estate Planning, and Personal Injury concerns.

25 Ways to Wreck your Auto Accident Claim.



Get your Guide Today!

SUMMER SUMMER TIME!

It's the last month in the 2nd Quarter and the last month before we start the 2nd half of the year. *Where did the time go?* It feels like just a few months ago, we were celebrating Christmas and planning New Years Resolutions/ 2018 Goals. And now we're almost half-way done with 2018.

For me the biggest “WOW, time sure does fly fast” moment is that Kyzlee will be one on July 3rd. Hard to believe its only been a year since she was born and changed our lives forever.



Now that we're approaching the 2nd half of the year, we have Two Choices:

- 1. Continue on the pathway that we're on with the results that we have;**
- 2. Make adjustments to the plan and reach the goal.**

OR

Don't give Up. Don't give IN... COMPETE. You CAN DO It!

“America was designed so that you can have whatever you WANT.”– Unknown

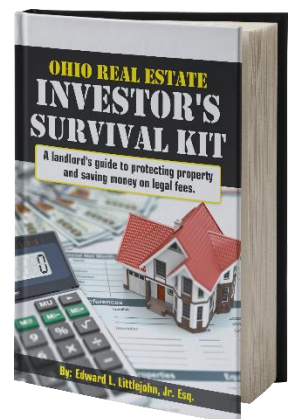
Tip of the Month – Landlords – How to help tackle Summer Turnover.

1. Tenant Accountability – on-time rent payments remain an elusive benefit of being a landlord, but it doesn't have to be this way. As a landlord, you must set the tone with the at the outset.
2. Tenant Screening Policies – it's possible to lose money in a low-vacancy, high rent-growth market. *How?* Rent to one bad Tenant. Make sure you have a screening system in place – look for a lack of financial responsibility. This will help avoid a bad tenant from scamming one landlord after another.
3. Lease Updates – your leases should be reviewed annually to keep up with the changing rental climate. A hot topic will be medical marijuana and its impacts like secondhand smoke.
4. Pets. Vs. Companions – landlords must allow an animal into the rental property, if it is a companion used to treat a disability. I've heard, but not researched, that there is a correlation between responsible pet owners and good tenants. Contemplating the possibility of pets in rental properties, landlords can carve out specific rules for keeping pets, and a more welcoming pet policy can increase tenant retention and satisfaction.
5. Absentee Landlords – yes, rental income is supposed to be a form of passive income; however, someone needs to be managing the property. Best strategy, if you don't want to do it yourself, hire a professional property manager to oversee the property. The property manager will make sure that the property is being cared for and that the tenant is not breaking the rules.
6. Privacy and Quiet Enjoyment - as a landlord you must provide notice before entering into a property. Entering without permission is a big issue regarding privacy and quiet enjoyment. You must be aware of the inherent duty to protect the tenants' privacy and provide a rental property free from unreasonable disturbances, an inadvertent violation can be a costly mistake.

These tips will help minimize Tenant turnover and can help lead to higher overall profitability.

If you're looking to protect against lawsuits and the destruction of your property feel free to contact us about the Ohio Real Estate Investor's Survival Kit, which is a landlord's guide to protecting property and saving on legal fees.

It's perfect for someone who already owns real estate and is looking for the necessary legal documents to Rent and Step-by-Step Eviction Instructions.



RECIPE OF THE MONTH –

ALLEGEDLY THE BEST WAY TO GRILL RIBS

INGREDIENTS:

- 1 tbsp ground cumin
- 1 tbsp chili powder
- 1 tbsp paprika
- 3 lbs. baby back pork ribs
- 1 cup barbeque sauce (*I recommend more sauce, I like them saucy*)

DIRECTIONS:

1. Preheat a gas grill for high heat or arrange charcoal briquettes on one side of the barbeque. Lightly oil the grate.
2. In a small jar, combine cumin, chili powder, paprika, salt, and pepper. Close the lid, and shake to mix.
3. Trim the membrane sheath from the back of each rack. Run a small, sharp knife between the membrane and each rib, and snip off the membrane as much as possible. Sprinkle as much of the rub onto both sides of the ribs as desired. To prevent the ribs from becoming too dark and spicy, do not thoroughly rub the spices into the ribs. Store the unused portion of the spice mix for future use.
4. Place aluminum foil on lower rack to capture drippings and prevent flare-ups. Lay the ribs on the top rack of the grill (away from the coals, if you're using briquettes). Reduce gas heat to low, close lid, and leave undisturbed for 1 hour. Do not lift the lid at all.
5. Brush ribs with barbeque sauce, and grill an additional 5 minutes. Serve ribs as whole rack, or cut between each rib bone and pile individually on a platter.

We found this month's recipe online with a google search of "best way to grill baby back ribs". If you know the best way to get perfect tender baby back ribs, please let us know.

WHAT'S NEW WITH ME AND MY OWN

May was a busy month with Mother's Day, Memorial Day, and planning for Kyzlee's 1st Birthday. Oh, and did I mention yard work? Yes, this time of year I'm always outside doing something with the yard.

Cassandra's busy with projects, baseball games, and celebrating her son's academic success. Great Job Cross!

This Mother's Day was a special one for me and Kellee since it is her first Mother's Day. We were able to spend it with my side of the family... Check it 3 generations of the Awesome Women in my life.





Pictured: Both of my Grandmas, two of my aunts, my mom, mother-in-law, wife, and daughter.

Jeff put the Smoker to good use in May. Jeff and Ally had a Cinco de Mayo Celebration. And I tasted Jeff's Beef Brisket it was juicy and tasty. Fun Fact... *Cinco de Mayo* is not Mexico's Independence Day. Mexico's Independence Day is September 16th. The 5th of May represents a battle that the Mexican Army was supposed to lose but won.

Edward's planning Kyzlee's Birthday and spending time outside with the family.



CALENDAR OF EVENTS – UPCOMING LJ LAW VIP EVENTS

June 13th 2018 – Conference Call – To answer some Basic Estate Planning Questions including ... What goes in a Will? What are the duties of an Executor? What's the difference between a Power of Attorney and an Executor? Why would I to set up an Estate Plan, if I'm not going to get to use it?

July 11th 2018 – Conference Call – Ins/Outs of Real Estate for Construction Purposes. How to interview/screen contractors.

August 11th 2018 – Live Estate Planning Seminar on Trusts, Taxes, and IRA's. Learn how to protect your money, help it grow, and minimize the taxes.

If you see a seminar that's interesting for you or your family be sure to pre-register by calling 740.314.4829. We'll send you more information as we get closer to the meeting, but only to those who have pre-registered.

Also, if you have a Topic that you would like to learn more about, be sure to attend one of our seminars or teleconferences. Send your Email requests to Office@elittlejohnlaw.com.

CONTACT INFO & ADMINISTRATIVE ANNOUNCEMENTS

#1 Our promise to you is that while we are working on your case, we don't take inbound phone calls, emails, or pop-ups **Edward and Jeff take no inbound unscheduled phone calls or appointments, unless it's an emergency.** It makes them much more productive and helps get your case resolved faster. You can always call the office at 740.314.4829 and schedule an in-person or phone appointment, usually within 24-48 hours. This is a lot better than the endless game of "phone tag" played by most businesses today. Remember, too, that email is "quick," but is checked no more than twice a day. Replies are then scheduled into the calendar. So, if it's really important, don't email – call the office instead.

#2 Referrals are much appreciated and welcomed. If you know anyone who might benefit from our services, please pass along their name and we'll get our Free Resources out to them immediately. We would be grateful for the opportunity to work with some of your friends, co-workers, colleagues, and associates. And we promise to give them the special care and attention they deserve.

#3 This newsletter is for informational purposes only and no legal advice is intended. Be sure to consult with this law firm if you have a specific question about your situation.

I sincerely hope that you enjoy reading this as much as I enjoyed writing it.

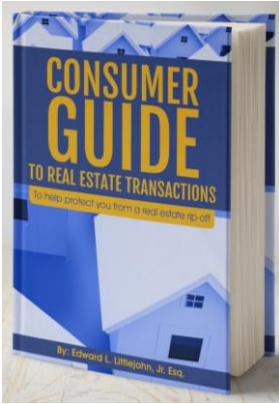
Yours Truly,

Edward L. Littlejohn, Jr.

Edward L. Littlejohn, Jr.

P.S. Happy Father's Day. Enjoy some hotdogs and brauts, with your family and friends.





Inside this Issue ...

- *Topic of the Month – How to tackle summer turnover for Landlords*
- *Recipe of the Month – Babyback BBQ Ribs*
- *Happy Father's Day!*
- *And more ...*

Check us out at www.littlejohnlawllc.com. If you know anyone who may be in need of legal advice feel free to give them our telephone number or visit our website to get their legal questions answered.

740.314.4829

Littlejohn Law, LLC

Happy Birthday to all the June Birthdays!

Enjoy your special day!

LITTLEJOHN LAW, LLC

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