

SANTA MONICA NEWS

Dewey Defeats Truman, Liston Levels Clay, and Pigs Fly?

And add Santa Monica landlord Robert Kronovet to that list of the unlikely, but there's one little difference. He is the first candidate in 30 years to be opposed by the powerful Santa Monicans for Renters' Rights (SMRR) group, and win election to the Santa Monica Rent Control Board. And he's also a Republican. It's a miracle on the scale of the U.S. defeating the Soviet Union in the 1980 Winter Olympic Hockey final.

On the serious side, Kronovet beat SMRR-backed

candidate Chris Braun by 62 votes, 15,186 to 15,124, due in large part to the many absentee ballots that remained uncounted until after election day. Kronovet was behind Braun by 576 votes before the absentee ballots were counted.

Joel Khoury, the Board Chairman and other SMRR-backed candidate, comfortably won a seat with 22,601 votes.

SMRR leadership checked with the L.A. County Registrar of Voters to make sure the votes were correctly counted and pro-

cessed, and then said it would not contest the election as nothing seemed amiss.

Kronovet said he was prepared for a recount, but was not

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Meeting Announcement

Lainy Parry / Bill Dawson - Meeting Moderator
Legal Questions Answered
State Legislative Report
Rent Control/Owner Education

AAGLA Past President Irma Vargas,
Attorney Craig Mordoh & Everything You Ever Wanted
to Know About Tenant Screening

Mon., Jan. 26, 2009 • 7:00 P.M.
Feb. Meeting • Feb. 23, 2009

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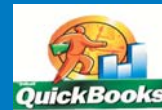
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Under the Dome **Getting Started – New** **Year, New Legislature**

*By Steve Carlson,
Sacramento Lobbyist*

As you are reading this article, we are gearing up for the 2009-10 Legislative Session. In early December, the Legislature met for a few days to be sworn in, begin choosing staff, and organize offices.

The first few months of the session will be spent meeting the 38 newly-elected members, putting together ideas for bills, choosing authors, and organizing committee memberships.

the final analysis, the Assembly Democrats gained three seats, for a 51D-29R advantage, including a late upset victory by Alysson Huber (D-El Dorado Hills) over Republican Jack Sieglock for an open and traditionally Republican seat in the Sacramento area.

On the Senate side, the composition will remain the same. Republican Tony Strickland eked out a close victory over Democrat Hannah Beth Jackson for a Ventura/Santa Barbara seat.

There are 24D and 15R in the Senate. A vacancy in the 26th District in Los Angeles, Mark Ridley Thomas was elected to the L. A. County Board of Supervisors, has set

ciary Committee, which handles most landlord-tenant issues, will be chaired by Mike Feuer (D-Los Angeles). The Housing and Community Development Committee will be chaired by Tony Mendoza (D-Artesia).

It is far too early, and there is not enough information, to make educated predictions on what we will be facing this year. Certainly, we will be challenged if there is an onslaught of bills targeting our industry. That is why we are using our time effectively in meeting and developing relationships with the new legislators as well as solidifying our already strong relationships with existing ones.

Events like our successful Legislative Breakfast last July, Trade Show in October, and our recent and well attended Installation Dinner last month show that our outreach is having a very positive impact.

Much of the focus is, and will be, on the growing budget deficit, estimated by some to be nearly \$28 billion over the next 18 months. A rare joint legislative session on the budget was held on December 8. There, the Treasurer, Controller, Finance Director and Legislative Analyst made presentations and predictions on the effect of failing to reach a budget compromise. It was an unusual interactive session as legislators were given the opportunity to pose questions to the presenters. It was a lively session.

In other news, the closeness of many of the recent legislative races led to several recounts. In

off a lively race as L. A. Assemblymembers Curren Price and Mike Davis have announced they are running for this safe Democratic seat in a special election to be held in the spring.

So, what does all this mean? Clearly, the election of so many new legislators can pose challenges. Although some new committee chairs have been appointed in both houses, the composition of committees, a key factor, has not yet been completed.

For our key committees, there have been no changes in the Senate Judiciary and Housing Committee Chairs.

In the Assembly, the Judi-

Events like our successful Legislative Breakfast last July, Trade Show in October, and our recent and well attended Installation Dinner last month show that our outreach is having a very positive impact.

You can also do your part by once again being generous and contributing to AAGLA PAC both through dues contributions and the occasional direct mail fundraising campaigns we do each year. Thanks for all your support of our state and local legislative efforts. I am privileged to represent such a fine organization and will again do everything in my power to reward your trust in me.

Mona's Musings Tenant Screening Extravaganza & More

By Mona Begum,
Westside Office Manager

We hope you all had a wonderful holiday season and we wish you a Happy New Year.

Don't miss our inaugural 2009 meeting on Monday, January 26. We are going to start the year off with a tenant screening extravaganza. We will show you how easy it is to get credit reports on-line, and then show you how to read them. We will also discuss tenant screening scams, and how for long you should keep rejected applications.

Our program will also feature no-mow lawns that save water and maintenance costs, we will have an overview of new state laws, and a new rent survey conducted in a softening

rental market.

When you attend our Santa Monica meetings, you also have a chance to win a \$300 gift certificate, generously donated by Carlson's Appliances, located at 1342 5th Street in Santa Monica. So, in addition to all the information you can gather at the meeting, you have a chance to win something nice.

After the January 26 meeting, our next Santa Monica meeting will be held on Monday, February 23, 2009, at 7:00 p.m.

The Santa Monica Meeting is held in the Colorado Center Community Room, located at 2500 Broadway Avenue in Santa Monica. The meeting room is just across the street from Helen's Cycle Shop. Street and validated parking in the building are available.

And don't forget that we are here to help, so please give us a call at 310-820-7651, or just drop by the Westside office. We

can provide all the AAGLA forms and low-cost tenant screening that you need.

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Dewey Defeats Truman?

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surprised the group did not call for one as it would have cost SMRR between \$50,000 and \$60,000 to recount the votes.

"We're going to establish checks and balances the Rent Control Board hasn't had," said Kronovet, a self-described fiscal conservative and social liberal. "There's going to be more of a balance between the needs of tenants and landlords. It's not going to be a one-sided committee."

It's an amazing feat be-

cause only SMRR-backed candidates have won seats on the five-member board since rent control was adopted in 1978.

"I'm going to work with all of them," said the 51-year-

old Kronovet about the four SMRR-backed Commissioners on the Board. "The taxpayers don't want us bickering. They want results, and we're going to give it to them."

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