

YOUR MANAGERS' REPORT

March/April
2004



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How To Recognize a Drug House

It is very important for Real Estate agents, property managers, owners, maintenance personnel, or anyone else, to be able to recognize a rental used as a drug house. Unfortunately, they are now part of our society. In particular, "methamphetamine labs" or "clandestine drug labs" are very dangerous, and exposure is normally hazardous. Additionally, drug houses can be located in all economic areas of housing, not just low income.

Agents, managers and/or property owners can be liable for ignoring the signs of a drug house and *not* taking action. Fines and legal fees can be extensive. However, managers and/or owners must be careful to avoid discrimination or legal action by wrongfully accusing a tenant of drug activity. Nevertheless, if signs of drug dealing are evident, it is more perilous to avoid them.

Any combination of the following may be an indicator of a drug house:

- Constant pedestrian traffic, such as many people coming and going at all different hours and staying short periods, are a definite warning sign.
- There is usually constant vehicle traffic, coming and going, parking out front, engines left running, or one or more persons waiting while another goes into the property.
- Any heavy traffic, coming and going during late hours, is another sign because drug dealers feel people coming after dark reduce attention.
- Extreme security precautions become obvious, such as surveillance equipment, extra motion lights, security cameras,

large locks, bars on windows, and dangerous dogs such as a Pit Bull or Rottweiler.

- Heavy chemical or suspicious odors are coming from the residence.
- The tenant exhibits suspicious activities, such as never coming outside, looking out windows when people leave, avoiding other neighbors, lack of upkeep of yard or house, and a lot of activity in the garage area even though the door never opens.

If any of the above activity is noted, there are steps to *take or not to take*, if drug dealing is suspect. Here are a few:

- Do not attempt to handle the problem without professional help from law enforcement.
- Do not enter the property if you suspect a drug house or lab. Instead, seek advice and assistance from local law enforcement, the local Narcotics division, or narcotics detectives.
- If a problem is occurring right at the moment, call the police or sheriff and make a report.
- Do not call 911 unless there is a life-threatening situation, but definitely call 911 if you suspect personal exposure to toxic chemicals.
- Contact the neighbors or a neighborhood watch leader if available.

Above all, beware of activities surrounding the property, be careful, document everything, and do not attempt to solve this on your own. Awareness of drug activity is very important to your success and that of your investors.

WORTH ROSS MANAGEMENT CO., INC., PROPERTY MANAGEMENT AT ITS BEST
WE PAY YOU REFERRALS AND YOU KEEP YOUR CLIENT!

Worth Ross Management Co., Inc. specializes in residential property management in the greater Dallas area. We have years of experience in single family homes, duplexes, triplexes, fourplexes and apartments. A full-service Property Management company, we pride ourselves on “*professional Property Management*” and attention to our clientele. In our commitment to landlords that we constantly update within our company regarding legislation, rental market trends, maintenance issues, and have a commitment to keep our clients “*informed.*” The Worth Ross staff are proud members of NARPM®, the National Association of Residential Property Managers and NAR®, and the Greater Dallas Association of Realtors. Memberships in these organizations keep us in tune with all markets, which means greater assistance to landlords and real estate agents.

To you, the professional Real Estate Agent, we make a commitment to serve your client and guarantee that when they are ready to sell, we will NOT compete for your sales business. You Lease, we Manage, and send you a referral fee - or - we Lease, we Manage, and send you a referral fee for both. You decide, but when the owner wants sales comps or tells us their thinking about selling, we will send your client back to you.

This newsletter is intended to assist you with your client’s needs and to pass on to you important information in the rental industry, and therefore, benefits you and your clients. *Give us a call today and let us know how we can assist YOU!*



4145 Travis St., #204
 Dallas, TX 75204

\$\$ We Pay Referrals \$\$

WORTH ROSS & ASSOCIATES SUPPORT TEAM!



**“THE”
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