



ACT APARTMENT COUNCIL OF TOPEKA
PO BOX 3845 • TOPEKA, KS 66604

Apartment Council of Topeka

Act Members ~

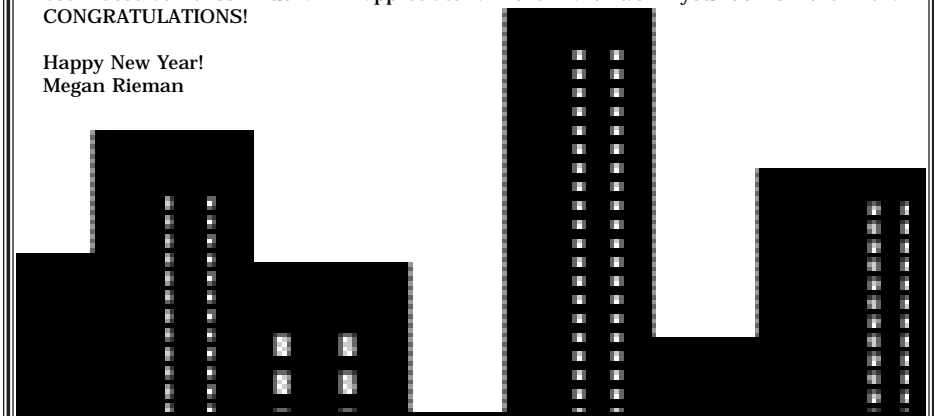
Happy New Year! I hope everyone had a wonderful holiday season and are ready to start out the New Year. We have a lot going on for the next year. Don't miss out on the important events coming up. Take a minute to read over the newsletter and mark your calendars.

January starts us off with an exciting luncheon. We will have a judge and two attorneys cover eviction and housing issues followed by two mock cases. February is election month. If you are interested in a position on the Board let one of the Board members know. We would love to add you to the ballots. March is our Annual Trade Show. This is going to be a fun one. We have a lively speaker full of fun and useful information. We are trying out a new location, and plan to have a great time. We are already taking reservations for booths. Come early and pick the best spot! April Christopher Higgins, The Apartment Guy will be speaking. I know everyone really enjoyed him last year. He is going to do three presentations throughout the day. The ACT will be providing the lunch presentation and one of the other sessions. May will be our Fair Housing month. Lee Anne is working on Fair Housing training for maintenance staff to be held in the morning of the regular luncheon. More information on these events will be in the monthly ACT newsletter.

I personally want to thank Pat Lickiss and the Christmas Party committee for all the hard work they did on getting the party together. It was a wonderful party. I also want to thank all of you that donated prizes for the party. We had so many great prizes and so many winners.

Congratulations Pat Lickiss and Janet Smith for winning the Members Choice Awards. You both deserve it so much. I appreciate all the hard work you do for the ACT. CONGRATULATIONS!

Happy New Year!
Megan Rieman



The Sign of a True Class

January 2005



2004 A.C.T. OFFICERS and BOARD MEMBERS

- President**Megan Rieman - The Pines
785 234-6060
- Vice-President**Lee Anne Skinner - Fox Ridge
785 273-0640
- Secretary**Staci Wedermyer - Mid-Land
785 273-3290 ext. 311
- Treasurer**Sharen Maurath
785 862-1030
- Past President**Linda Jones-Giltner - Cedar Ridge
785 272-0106
- Board Position 1**Pat Lickiss - Summit Woods
785 272-4423
- Board Position 2**David Hibbert - Whispering Pines
785 273-1392
- Board Position 3**Chad Longstaff - Lawn Brigade
785 925-0053
- Board Position 4**Linda Sowards - Sowards Glass
785 233-4466
- Board Position 5**Gary Osborn - Milestone
785 862-7097
- Board Position 6**Farrah Staples - Cohen-Esrey
785 232-1602

A.C.T. COMMITTEE CHAIRPERSONS

- Audit**David Hibbert
785 273-1392
- Education**Lee Anne Skinner
785 273-0640
- Legislative By-Law**Gary Osborn
785 862-7097
- Public Relations / Membership**Jennifer Persing
785 235-9185
- Programs**Maggie Francis
785 273-1626
- Activities**Pat Lickiss
785 272-4423
- Professional Partner Council**Linda Sowards
785 233-4466
- Professional Partner Council**Chad Longstaff
785 357-5000

DIRECTORY

Aards Trash Service P.O. Box 8037 Topeka, Kansas 66608	Steve Albee 785-233-1688 Fax: 785-233-3751	Kansas Cash Carpet, Inc. 100 S. Kansas Avenue Topeka, KS 66603	Gary R. Stearns 785-232-4080 Fax: 785-232-7227
Advanced Lawn and Landscape 5512 SW 17th Terr. Topeka, KS 66604	Auguie Martinez/ Kerry Bolze 785-383-2302	Labor Pros 1634 A SW Washburn Ave Topeka, KS 66604	Steve Amos 785-234-9555 Fax: 785-234-9666
Allied Paints 2818 Gage Blvd Topeka, KS 66614	Dan McCollum/Leslie Noller 785-272-5644 / 1-800-310-5644 Fax: 785-272-0058	Lawn Brigade 1231 SE Monroe Topeka, KS 66612	Chad Longstaff Phone: 785-925-0053
Apartment Home Shopper 4728 SE Berryton Road Berryton, KS 66409	Janet Smith 785-862-2997 800-840-2019	Midwest Coating 3830 NW 16th Topeka, KS 66618	Chris Starr 785-232-4276 Fax: 785-232-2856
B & Z Services 408 SW Elmwood Topeka, KS 66606	Daniel Zeller/Sean Berry Daniel: 785-249-9275 Sean: 785-640-0063	Mid West Exterminators of Kansas, Inc. 2500 W. 31st, Suite E Lawrence, KS 66047	Lary Trowbridge Lawrence: 785-842-2666 Topeka: 785-232-3993
Bailey Moving & Storage 608 N Quincy Topeka, KS 66608	Carla Bailey 785-232-0521 Fax: 785-232-4125	Orkin Pest Control 112 SE Monroe Topeka, KS 66603	Rod Peterson 785-233-3223 Fax: 785-232-2124
Binswanger Glass 211 SW 37th St. Topeka, KS 66611	George Stutzman 785-267-4090 Fax: 785-267-7045	Richard's Appliance Heating/ Cooling 6030 NW Brickyard Rd. Topeka, KS 66618	Richard Holthaus 785-286-4434
Bob's Janitorial Service & Supply Inc. 5711 SW 21st St. Topeka, KS 66604	Dale Basel 785-271-6600 Fax: 785-271-6722	Savage, Incorporated 608 South Topeka Wichita, KS 67202	Paul Savage 316-264-0800 Fax: 316-264-6104
Catch-It Wildlife Damage Control, Inc. 7211 W 98th Terr Suite 100 Overland Park, KS 66212	Stephen Painter 785-331-6511 Fax: 7913-648-5219	Sherwin-Williams Company 3373 South Topeka Blvd. Topeka, KS 66611	Darrell Pfannonstiel 785-267-1252 Fax: 785-267-1124
CIS-Renter Screening 3127 SW Huntoon, Suite 12 Topeka, KS 66604	Terry Brees 785-232-1515 Fax: 785-232-9170	Simplete Advertising, Inc 1000 SW Sixth Ave Topeka, KS 66606	Jennifer Persing 785-235-9185 / 1-877-235-9185 Fax: 785-235-9189
Cox Communications 701 E. Douglas Ave. • PO Box 3027 Topeka, KS 67201	Howard Boothe 316-260-7288 Fax: 316-858-9016	Simplex Grinnell 1500 SW 41st St Topeka, KS 66609	Brooke Sonntag 785-217-1200 Fax: 785-217-1201
Deffenbaugh Waste Disposal Service 711 NE Highway 24 Topeka, KS 66608	Darl K. Holmes 785-232-1069 Fax: 785-234-2195	Snake N Rooter 4130 NE Port Drive Lee's Summit, MO 64064	Jeff Barefoot/Tim Crosby 785-233-8500 Fax: 816-795-7969
Fastsigns 1570 Wanamaker Road, Suite #140 Topeka, KS 66604	Steven D. Gee 785-271-8899 Fax: 785-271-2324	Sowards Glass 2717 North Topeka Blvd. Topeka, KS 66617	Keith Sowards 785-233-4466 Fax: 785-233-1230
Garner Supply 117 SE 25th St. Topeka, KS 66605	Walt Vannordstrand 785-233-4102 Fax: 785-233-5819	Thompson-Crawley Furniture Leasing 622 Van Buren Topeka, KS 66603	Matt Mahoney 785-233-0519 Fax: 785-233-0510
Guardian Security Services 1310 SW Collins Ave Topeka, KS 66604	Frank Padilla, Jr. 785-276-3968	Topeka Capital Journal 616 SE Jefferson Topeka, KS 66607	Carol Fournier 785-295-1111 Fax: 785 295-1198
Haus Janitorial Services, Inc. PO Box 5142 Topeka, KS 66605	Randy Wheat 785-273-1337 Fax: 785-267-9933	United Building Centers 4501 NW Hwy 24 Topeka, KS 66618	James Tubbs 785-232-7248 Fax: 785-232-3742
Industrial Cleaning & Maintenance 4330 NW Westgate Topeka, KS 66618	Briant Dodds 785-246-9262 Fax: 785-246-2006		
Jetz Service Company, Inc. 901 NE River Road Topeka, KS 66616	Ron Sommers 785-354-7588/800-530-5719 Fax: 785-354-7069		



2005 CALENDAR OF EVENTS

We've Got You Covered 

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- January 12th, 2005Board Meeting (11:30)
- January 20thLuncheon-About's (11:30-1:00)
- February 9thBoard Meeting (11:30)
- February 17thLuncheon-About's (11:30-1:00)
- March 9thBoard Meeting (11:30)
- March 18thTRADE SHOW
- April 13thBoard Meeting (11:30)
- April 21stLuncheon-About's (11:30-1:00)

*Dates are subject to change

HELPFUL NUMBERS:

Kansas Fair Housing Enforcement Center U.S. Department of Housing
 and Urban Development
 Gateway Tower II
 400 State Ave. Room 200, 4th Floor
 Kansas City, KS 66101

P. 913-551-6958 or 800 743-5323 **F. 913-551-6856**

HELPFUL WEBSITES:

www.hud.gov

www.topeka.org
 Christina Valdivia
 services-city departments-human relations
 commission



AND THE WINNER IS.....

A SPECIAL Thank You to everyone who attended and volunteered their time and effort to the Holiday Mixer and Dance! Congratulations to Janet Smith from The Apartment Home Shopper and Pat Lickiss from Weigand-Omega Management for winning the 2004 Outstanding Member and Professional Partner Award. Keep up the hard work!

Past Winners:

OUTSTANDING MEMBER

Maggie Francis - 2003
Sharen Maurath - 2002
Linda Jones-Giltner - 2001

OUTSTANDING PROFESSIONAL PARTNER

Chad Longstaff - 2003
Terry Breese - 2002
Linda Sowards - 2001

Community Calendar of Events:

www.topekametroneews.com/calendar.html
www.washburn.edu/cas/musical/calendar.html
www.topeka.org/events.ihtml
www.topekacommunityfoundation.org/
www.smetopeka.com/calendar.htm



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Terry Breese, CPP
President

(785) 232-1515
Fax • (785) 232-9170

The Apartment Home Shopper

JANET SMITH - Marketing Consultant

Phone/Fax:
785.862.2997
800.840-2019

janet@maxcat.net
www.AptHomes.COM

The Sherwin-Williams Company

3373 South Topeka Boulevard
Topeka, Kansas 66611
(785) 267-1252
(785) 271-9048
Pager: (785) 354-3107

Darrell Pfannonstiel
Sales Representative



Thank You to Maggie Francis at Regency Park Apartment Homes for her endless dedication to the Apartment Council! Maggie has been calling month after month to coordinate the monthly luncheon attendance and order reservations. Help Maggie by using our new reservation by fax form, available at our monthly luncheons.
FAX MAGGIE BEFORE SHE CALLS YOU!

PROFIT AND LOSS PAGE



SAVE THE DATE!

JUNE 9-11, 2005

*The Gaylord Palms Resort &
Convention Center
Orlando, Florida*

You can have it all! Don't miss the largest National Show in the Apartment industry! 30+ Education Sessions, Over 500 Exhibitors, exciting keynotes, and prize giveaways.

Friday, June 10 Keynote Speaker Frank Abagnale Jr. from the movie "Catch Me If You Can". Tom Hanks says: "It may be the best one-man show you will ever see."

Saturday, June 11 Closing Gala World Classic Rockers. Featuring former Members of: Journey, Lynryd Skynrd, Santana, Steppenwolf, The Eagles, and Toto.

Register by March 23 and save
\$100 on a full conference registration

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BAILEY MOVING AND STORAGE CO., INC.

Bailey Moving and Storage Co., Inc. is an exclusive agent for Allied Van Lines. Mr. Lambert Bailey started Bailey Moving in 1889 with a horse drawn wagon.

My how things have changed. Today, we drive across the country pulling a 53-foot trailer on a four-lane highway.

Bailey Moving has always been owned and operated by the "Bailey" family. Carla Bailey is currently the President of our entire company. Stacey Bailey-Murphy is the Vice President/Secretary Treasurer of our Topeka office and her brother Tim Bailey is the Vice President/Safety Manager of our branch office in Manhattan.

All property managers know there is constant movement in the apartment business. At Bailey/Allied we provided a wide variety of services to best meet the needs of individual customers. Whether someone is moving unit to unit or across the country, we are there to help.

We offer free estimates for all types of moves. We will protect your home and possessions as if they were our own. There are a wide variety of services available to meet any customer budget. We work very

closely with every potential customer to get him or her the most value for his or her money.

You may choose to sit back, relax and let us do all the work. We can pack it, load it, transport it and place it in your new home. If it fits into your moving budget, we will gladly unpack your possessions as well. Or, you may decide to pack everything yourself. If that works best for you, we have all types of packing material for sale.

It is reassuring to know that you would be dealing with a reputable company that has been around awhile. Allied Van Lines is the number 1 mover in the world. As an agent, Bailey Moving and Storage has earned a customer rating of "EXCELLENT". Bailey Moving also has a satisfactory record with the Better Business Bureau with no complaints in the last 3 years.

Luella Flieder is a Certified Moving Consultant and is the primary contact.

Bailey Moving and Storage Co., Inc. is a member of the Topeka Better Business Bureau, The Grater Topeka Chamber of Commerce, North Topeka Business Alliance and The Kansas Motor Carriers.



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Ronald W. Sommers

Vice President
General Manager

CEDAR RIDGE APARTMENTS

PHONE: 272-0106 • FAX: 272-0236

Cedar Ridge cordially invites you to view our beautiful and spacious one and two bedroom apartments. The right combination of price and location makes living at Cedar Ridge a wise move. Enjoy the lifestyle you expect. Linda Jones-Giltner has been the manager at Cedar Ridge Apartments for the last 8 years and wants you to feel right at home.

Cedar Ridge Apartments has seven buildings which house 312 apartments. Cedar Ridge has four floor plans that consist of a studio apartment, one bedroom/ one bath, two bedroom/one bath, and a two bedroom/two bath. All apartments have fully equipped kitchens with GE appliances, wall-to-wall carpet, ceiling fans and mini- blinds. Cedar Ridge Apartments also offers covered parking, two

pools, playground, and a large clubhouse with windows that overlook the swimming pool.

Cedar Ridge is currently under renovation. Much landscaping and sidewalk replacement have been completed. Exterior building improvements are in progress. Cedar Ridge has a complete in-house maintenance staff. We invite you to visit us and see the exciting new changes!

**Cedar Ridge Management
Team:**

**Linda Jones-Giltner - Manager
Heather Ossiander - Asst.
Mgr.
Aubrey Waters - Leasing
Olivia Lopez - Leasing
Frank, Vic, Norman, Shaun
and Mark - Maintenance
Brandon - Painter
Dennis & Gary - Carpenter
Doug - Yard
Orlando - Housekeeping**

3216 SW Eveningside Drive • Topeka, KS 66614



MOCK TRIALS

At January's meeting we will have District Judge Andrews covering basic issues for housing and evictions. Then he will preside over two mock trials. Attorney Ed Collazo will be the attorney representing the prosecution and Attorney Jennifer Osborn will be representing the defendant. The trials will be "The Roommate from Hell" and "The Pet That Doesn't Exist". I'm sure most of you can relate to one or both of these situations. Come see how it all turns out.

January 20th, 2005 11:45 Aboud's Western Hills

Trade Show 2005 Guest Speaker Linda Larsen

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ACT Speakers for 2005

JANUARY 20, 2005	MOCK TRIAL
FEBRUARY 17, 2005	SALLY ZELLERS SAFE STREETS ACT OFFICER & BOARD MEMBER ELECTIONS
MARCH 18, 2005	ANNUAL TRADE SHOW & CONVENTION LINDA LARSON
APRIL 14, 2005	CHRISTOPHER HIGGINS THE APARTMENT GUY
MAY 19, 2005	FAIR HOUSING MAINTENANCE FAIR HOUSING TRAINING
JUNE 16, 2005	TENTATIVE TROLLEY TOUR



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Important Numbers:

<ul style="list-style-type: none"> •Free Mediation Services Safe Solutions 785-266-4981 Tenant - Landlord disputes in reference to fair housing •Community Watch Information Line: 785-232-7594 •Animal Control: 785-368-9484 	<ul style="list-style-type: none"> •Code Compliance Services 785-368-3161 •LULAC Senior Center 1502 NE Seward 785-234-5809 <p><i>The agency offers van transportation to the elderly and the persons with disabilities regardless of age.</i></p>
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The Topeka Apartment Guide

THE APARTMENT GUIDE

- The most economical media for leasing apartments
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www.apartmentdirectory.com
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SAVAGE

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