



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

Apartment Council of Topeka

ACT Members ~

I hope everyone had a safe and spooky Halloween! It is hard to believe that Thanksgiving is just around the corner and then Christmas will shortly follow. The Christmas party committee has been in full swing and the party is coming together. Please fill out the enclosed registration for the party and mail it in as soon as possible.

Our speaker this month is Albert Newman from the Housing Authority for Fort Riley. He is going to share some information regarding military housing and the great demand there will be for it. They are looking at stationing military personnel here in Topeka. He will be sharing how we can be involved in this.

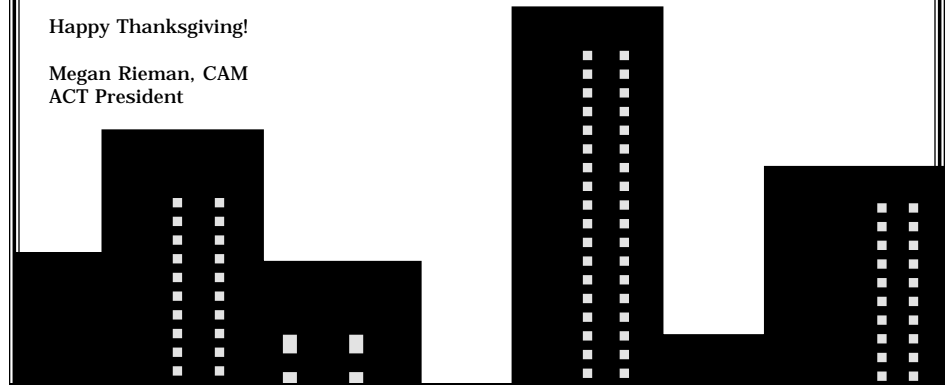
I want to especially THANK Kerry Bolze from Advanced Lawn and Landscape for providing all the drinks and snacks at Cedar Ridge for the trolley ride and Janet Smith with The Apartment Home Shopper for providing Sheridan's treats at Crown Colony. I also want to thank all the properties that we were able to tour. I hope everyone had as much fun as I did. We hope to do another Trolley Tour in the spring; you will want to sign up early.

I'm looking for help with the Trade Show. We have a lot started but I would love some more input. We will have a committee meeting on November 16th at 11:30am to discuss what we have so far and what still needs to be done. This is an important event for vendors; I hope you will take advantage of having some input on how it all goes.

Our next ACT luncheon is on Thursday, November 18th at 11:30. I look forward to seeing you there. If you have any questions regarding ACT activities, please feel free to call me.

Happy Thanksgiving!

Megan Rieman, CAM
ACT President



The Sign of a True Class

November 2004



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
785 357-5000
- 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

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- Education**Lee Anne Skinner
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785 862-7097
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- Programs**Maggie Francis
785 273-1626
- Activities**Pat Lickiss
785 272-4423
- Vendor Council**Linda Sowards
785 233-4466
- Vendor 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: 785-357-5000 Cell: 785-925-2572
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
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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
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Cox Communications 701 E. Douglas Ave. • PO Box 3027 Topeka, KS 67201	Mike Pharis 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		

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- November 10thChristmas Party Committee Meeting (11:00)
- November 10thBoard Meeting - Pranzo's (11:30)
- November 16thTrade Show Committee Meeting - Annie's Place (11:30)
- November 18thLuncheon-About's (11:30-1:00)
- Dec. 3rd . . .CHRISTMAS PARTY Holiday Inn Holidome (7:00)
- December 8thBoard Meeting (11:30)
- January 12thBoard 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)

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



4800 NW Fielding Place
Topeka, KS 66618
Phone: (785) 246-1997
Fax: (785) 246-1957

Northrock Apartments and Townhomes are conveniently located one block NE of HWY 75 North Bypass and 46th Street, adjacent to the Hunter's Ridge commercial development.

Northrock Apartments and Townhomes began construction in 1999 and recently finished with the construction of 32 additional units in late 2003. The property includes 1,2 and 3-bedroom apartments and 2-bedroom townhomes. The apartments and townhomes feature fully-equipped kitchens, washer/dryer connections, spacious closets and storage. All units have a private entrance. Garages are available upon request.

Northrock Apartments and Townhomes have amenities that set them apart from the average apartment community. Northrock is surrounded by a community walking path and pond. Within the property, there are two playgrounds, basketball court, picnic/shelter areas, bus shelter for school children and an onsite laundry facility.

Debbie Harshaw is the Property Manager and Robin Rhoads is the Leasing Coordinator. The Maintenance Technician is Tom Peters. The property is professionally managed by Mid-Land Management, Inc.

With its amenities, spacious floor plans, convenient location and access to the Seaman school district, Northrock Apartments and Townhomes is an impressive location to call home.

CIS, Inc.

Investigations • Process Service • Guard Service • Renter Screening

3127 S.W. Huntoon, Suite 12, Topeka, KS 66604-1600

Terry Breese, CPP
President

(785) 232-1515
Fax • (785) 232-9170

The Apartment Home Shopper

JANET SMITH - Marketing Consultant

Phone/Fax:
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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

Consider This:

• An apartment unit (partnered with a Housing Authority) had a waiting list of individuals interested in renting their properties. A woman of Russian national origin was hired by the resident manager to conduct translation between Russian tenants and applicants since the resident manager spoke only English. During her employment, the tenant/employee Russian national witnessed a pattern and practice of the resident manager charging extra fees to persons of Russian national origin and excluding them from the waiting list. All non-Russian nationals were put on the usual waiting list and not charged the extra fees. When the woman of Russian national origin/tenant/employee reported these practices to the property management company, she was fired and soon after evicted from her apartment.

Is this for real?! Does this violate the Fair Housing Act? You bet! Look up:
<http://www.usdoj.gov/crt/housing/documents/westfallcomp.htm>

from The Civil Voice - The City of Topeka Human Relations Commission; Vol 1, Issue 1; October, 2004

HRC Monthly Meetings

HRC Monthly Meetings are held the 1st Monday of the month (unless the Monday is a designated holiday.) These meetings are held at 5:30PM-7PM and generally are held in the Executive Conference Room on the 3rd Floor of City Hall.* These meetings are open to the public. You can read the minutes of the monthly Commission meetings on the web:
www.topeka.org

* The HRC may begin holding their meetings in different neighborhoods each month. If you would like to host the HRC monthly meeting in your neighborhood, please call the Human Relations Commission office.
785-368-3606

The Fair Housing Act prohibits discrimination in housing because of:

- Race or color
- National Origin
- Religion
- Sex
- Familial Status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)
- Disability

EQUAL HOUSING OPPORTUNITY

WHEN: *Thursday, November 18 , 2004*

WHERE: *Aboud's @ Western Hills
8533 SW 21st, Topeka, Kansas*

TIME: *11:45 a.m. (lunch served)*

SPEAKER: *ALBERT NEWMAN / HOUSING AUTHORITY FOR FORT RILEY*

MENU:

- *Tossed Salad w/ Dressing*
- *Pot Roast (w/Potatoes & Carrots)*
- *Parsley New Potatoes*
- *Buttered Corn*
- *Dinner Rolls & Butter*
- *Apple Crisp*
- *Coffee, Tea & Water*

COST: *\$11.00*

RSVP: *Maggie at Regency Park [785-273-1626]*

Cancellations must be made to Maggie personally (No Messages Please) by 10:00 am Wednesday prior. It is the policy of ACT to bill members for reservations made and not cancelled by deadline.



608 South Topeka
Wichita, KS 67202

Phone: 316.264.0800
Fax: 316.264.6104

The Topeka Apartment Guide

TOPEKA AND LAWRENCE APARTMENT GUIDES

Savage, Inc., the publisher of the Topeka and Lawrence Apartment Guides is in its 30th year of serving the apartment industry. The first edition was published in 1973, in black and white. Now printed with full color photos. The Apartment Guides purpose is to provide readers with useful information about living in the Topeka and Lawrence communities. It contains facts newcomers and local residents want to know in helping them obtain the right apartment or townhome.

Paul Savage is the President of Savage for more information call today at 316-264-0800.

The Topeka Apartment Guide



MIKE SCHNEIDER

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HELP WANTED


VOLUNTEERS ARE NEEDED AND WELCOME TO SERVE ON THE TRADE SHOW COMMITTEE. WE ARE ALSO LOOKING FOR DONATIONS FOR THE CHRISTMAS PARTY. IF YOU ARE INTERESTED IN DONATING TO THIS EVENT PLEASE CALL MEGAN AT THE PINES, 234-6060, TO SIGN UP!



Holiday Party Preparation

Holiday Party preparations are underway! Please plan to attend and enjoy the fun, festivities and games. Win cash and prizes all night. The Grand Prize will be given away at midnight. Free beer and wine, Hors d'oeuvres, carving stations and great food! The band will be returning for their fourth ACT Holiday Party. Make your reservations early!! The party will begin at 7:00 pm on December 3rd at the Holiday Inn West. Tickets for the Holiday Party will be \$15.00 per person. Anyone interested in donating or volunteering at the party, please call Megan at The Pines to sign up!

234-6060



Community Calendar of Events:

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



Professional Laundry Systems

Corporate Office
901 NE River Road
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1•800•530•5719
E-mail : ron@jetzservice.com
Jetz Online: www.jetzservice.com

Ronald W. Sommers
Vice President
General Manager

WELCOME

The Apartment Council of Topeka would like to welcome new member Carla Bailey with Bailey Moving & Storage. Bailey Moving & Storage is a moving business located at 608 N Quincy in Topeka.

ACT SPEAKERS FOR 2004 & 2005

NOVEMBER 18, 2004

ALBERT NEWMAN
HOUSING AUTHORITY FOR
FORT RILEY

DECEMBER 3, 2004

HOLIDAY PARTY

JANUARY 20, 2005

MOCK TRIAL

FEBRUARY 17, 2005

SALLY ZELLERS
SAFE STREETS
/ ELECTIONS

MARCH 18, 2005

ANNUAL TRADE SHOW & CONVENTION
LINDA LARSON

APRIL 14, 2005

CHRISTOPHER HIGGINS
THE APARTMENT GUY

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Dale Basel, President

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Important Numbers:

•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

•Code Compliance Services
785-368-3161

•LULAC Senior Center
1502 NE Seward
785-234-5809

*The agency offers van transportation to
the elderly and the persons with
disabilities regardless of age.*

The
Topeka
Apartment
Guide

THE APARTMENT GUIDE

- The most economical media for leasing apartments
- Continuous distribution
- Prospective residents are pre-sold
- Apartment Directory ONLINE:
www.apartmentdirectory.com
- "Reader Service" introduces your community to
prospective residents before they arrive

SAVAGE

608 S. Topeka, Wichita, KS 67202
(316) 264-0800 Fax: (316) 264-6104