



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

# Apartment Council of Topeka

Dear ACT Members ~

We have an exciting luncheon scheduled for this month. You won't want to miss the Apartment Guy, Christopher Higgins. He will be presenting two classes and do a short presentation during lunch. He is a very motivating speaker and will share lots of great ideas on closing those contracts and keep the residents once they have moved in. There is more information inside the newsletter. Please send your registrations in no later than Friday, July 15th.

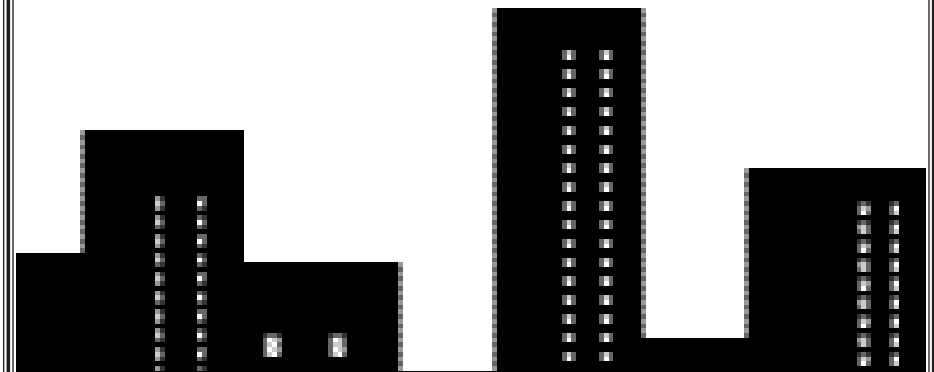
Kelly Monthey at Mt. Vernon Apartments is beginning work on the Christmas party. We are always looking for volunteers to be on the committee. Please contact her or myself if you are interested in helping out.

The directories have been re-done with the corrections; they will be handed out at the luncheon. If you have already gotten one make sure to pick up the revised version.

I look forward to see everyone at the next luncheon.

Sincerely,

Megan Rieman, CAM  
ACT President



The Sign of a True Class

July 2005



## 2005 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** .....Janet Smith - Apartment Home Shopper  
785 862-2997
- Board Position 4** .....Linda Sowards - Sowards Glass  
785 233-4466
- Board Position 5** .....Gary Osborn - Milestone  
785 862-7097
- Board Position 6** .....Kelly Monthey - Mt. Vernon  
785 234-2556

## A.C.T. COMMITTEE CHAIRPERSONS

- Audit** .....Linda Sowards  
785 233-4466
- 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/Kelly Monthey  
785 272-4423/785 234-2556
- Professional Partner Council** .....Linda Sowards  
785 233-4466
- Professional Partner Council** .....Janet Smith  
785 862-2997

## DIRECTORY

Advanced Lawn & Landscape 5512 SW 17th Terr. Topeka, KS 66604	Augie Martinez 785-292-2302	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	Orkin Pest Control 112 SE Monroe Topeka, KS 66603	John Howard 785-233-3223 Fax: 785-232-2124
Bailey Moving & Storage 608 N Quincy Topeka, KS 66608	Luella Fieldman 785-232-0521 Fax: 785-232-4125	Rental Management Services 209 SW 6th Ave Topeka, KS 66603	Travis Maurath 785-266-3499
Bob's Janitorial Service & Supply Inc. 5711 SW 21st St. Topeka, KS 66604	Dale Basel 785-271-6600 Fax: 785-271-6722	Richard's Appliance Heating/ Cooling 6030 NW Brickyard Rd. Topeka, KS 66618	Richard Holthaus 785-286-4434
Catch-It Wildlife Damage Control, Inc. 7211 W 98th Terr. Suite 100 Overland Park, KS 66212	Stephen Painter 785-331-6511 Fax: 913-648-5214	Savage, Incorporated 608 South Topeka Wichita, KS 67202	Paul Savage 316-264-0800 Fax: 316-264-6104
CIS-Renter Screening 3127 SW Huntoon, Suite 12 Topeka, KS 66604	Terry Breese 785-232-1515 Fax: 785-232-9170	Sherwin-Williams Company 3373 South Topeka Blvd. Topeka, KS 66611	Darrell Pfannonstiel 785-267-1252 Fax: 785-267-1124
Cox Communications 701 E. Douglas Ave. • PO Box 3027 Wichita, KS 67201	Howard Boothe 316-260-7288 Fax: 316-858-9016	Simplete Advertising, Inc 1000 SW Sixth Ave Topeka, KS 66606	Jennifer Persing 785-235-9185 / 1-877-235-9185 Fax: 785-235-9189
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
Glass Doctor of NE Kansas 2010 SW Ashworth Pl. Topeka, KS 66604	Jeff Allen 785-228-0050 Fax: 785-228-0060	United Building Centers 4501 NW Hwy 24 Topeka, KS 66618	James Tubbs 785-232-7248 Fax: 785-232-3742
Guardian Security Services 1310 SW Collins Ave Topeka, KS 66604	Frank Padilla, Jr. 785-276-3968		
Haus Janitorial Services, Inc. PO Box 5142 Topeka, KS 66605	Randy Wheat 785-273-1337 Fax: 785-267-9933		
Heritage Roofing Co. 3508 SE 21st St. Topeka, KS 66607	Tara Tooley 785-817-3082 785-286-2002		
Jetz Service Company, Inc. 901 NE River Road Topeka, KS 66616	Ron Sommers 785-354-7588/800-530-5719 Fax: 785-354-7069		
Kansas Cash Carpet, Inc. 100 S. Kansas Avenue Topeka, KS 66603	Gary R. Stearns 785-232-4080 Fax: 785-232-7227		



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 Topeka, KS 66618  
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 Fax: (785) 232-2856

Duro-Last Roofing, Inc.  
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- July 13th . . . . .Board Meeting- Mandeno's (5:15)
- July 21st . . . . .Luncheon~Aboud's (11:30-1:00)
- August 10th . . . . .Board Meeting (11:30)
- August 18th . . . . .Luncheon~Aboud's (11:30-1:00)
- September 8th . . . . .Board Meeting (11:30)
- September 16th . . . .Luncheon~Aboud's (11:30-1:00)
- October 13th . . . . .Board Meeting (11:30)
- October 21st . . . . .Luncheon~Aboud's (11:30-1:00)
- November 10th . . . . .Board Meeting (11:30)
- November 18th . . . .Luncheon~Aboud'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](http://www.hud.gov)

[www.topeka.org](http://www.topeka.org)  
 Christina Valdivia  
 services-city departments-human relations  
 commission



**THE WINNERS OF THE JUNE LUNCHEON  
PRIZE DRAWINGS WERE:**

Back Massager  
Whitelakes Plaza

Book "The Art of the Steal"  
Dave Hibbert

Telephone Cue Card  
Mid-West Coating

Free July Luncheon Registration  
Rosie Ottermat

**Community Calendar of Events:**

[www.topekametroneews.com/calendar.html](http://www.topekametroneews.com/calendar.html)  
[www.washburn.edu/cas/musical/calendar.html](http://www.washburn.edu/cas/musical/calendar.html)  
[www.topeka.org/events.ihtml](http://www.topeka.org/events.ihtml)  
[www.topekacommunityfoundation.org/](http://www.topekacommunityfoundation.org/)  
[www.smetopeka.com/calendar.htm](http://www.smetopeka.com/calendar.htm)



**CIS, Inc.**

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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

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785.862.2997  
800.840-2019

[janet@maxcat.net](mailto:janet@maxcat.net)  
[www.AptHomes.COM](http://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

THE NEW

## Highland Park Town Homes

Welcome to "the new" Highland Park Town Homes.

As of May 31, 2002, Highland Park has new owners and new management. The Yarco Company from Kansas City, Missouri is the new Managing Agent. Yarco has been in the multi-family business for 80 years and manages this community in such a manner that you will be proud to call Highland Park your home.

*Highland Park Town Homes is affordability with style!* While providing a quality living environment, we at Highland Park believe that conventional living should not come with expensive fees. We will continue to offer subsidized housing to specific units. There will be new income restrictions as dictated by Section 42 of the IRS code.

Highland Park has undergone extensive remodeling both inside and out!

*If you haven't seen us lately . . . you haven't seen us!*

We offer conventional 1, 2, and 3 bedroom town homes ranging from 840 sq feet to 1425 sq feet. Just some of the amenities include: full basement with washer and dryer connections, central air refinished oak hardwood floors, refrigerator, gas stove, dishwasher, new kitchen cabinets, 1 1/2 baths (in 2 & 3 bedroom only), patrol service, four playgrounds, one large playground and a picnic area with lots of playground equipment that will offer many hours of fun for any child.

Our professional management staff invites you to come out to take a look at the many changes taking place in our community.

*HIGHLAND PARK TOWN HOMES*

*2351 SE BELLVIEW AVENUE*

*TOPEKA, KS 666605*

*785-266-6963*



**WHEN:** *Thursday, July 21, 2005*

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

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

**SPEAKER:** *CHRISTOPHER HIGGINS*

**MENU:**

- *Fried Chicken*
- *Mashed Potatoes & Gravy*
- *Seasoned Corn*
- *Rolls & Butter*
- *Homemade 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.*





## Jetz Service Company, Inc

CORPORATE OFFICE • 901 NE RIVER ROAD • TOPEKA KS 66616  
785-354-7588 • 1-800-530-5719 • Fax: 785-354-7069

**2005 marks 39 years of successful business for Jetz Service Company, Inc. Founded in 1966 through the ideas and dreams of two Washburn University students. Jetz Service Company, Inc., is now a growing and prosperous closely held corporation that today employs 130 people and serves fifteen states.**

**The tornado of 1966 created a market for commercial coin-operated laundry service for the new apartment communities of Topeka.**

**Jetz provides coin-operated and domestic laundry services to multifamily communities, senior citizen housing, university housing, institutional leasing and laundromat. Jetz also has domestic non-coin operated rentals available to apartment residents. Jetz Service Company, serves Kansas, Missouri, Colorado, Iowa, Nebraska, Oklahoma, New Mexico, Illinois, South Dakota, Arkansas, Indiana, Ohio, Kentucky, Tennessee and West Virginia.**

**Jetz Service Company wishes to thank the apartment industry of Topeka for their loyalty and support. Call Ronald Sommers at Jetz Service Company, Inc. today for more information.**

### MIKE SCHNEIDER



2818 Gage Blvd. • Topeka, KS 66614  
785.272.5644 • 1.800.310.5644  
Fax: 785.272.0058



### Susie Thompson

Director of Counseling  
785 234-0217, EXT. 306  
email: sthompson@hcci-ks.org

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Jetz Online: www.jetzservice.com

### Ronald W. Sommers

Vice President  
General Manager



JUNE 2005 LUNCHEON  
BOARD MEMBERS REPORT ON  
NATIONAL APARTMENT ASSOCIATION  
CONVENTION

**Linda Jones-Giltner - Past President**

Served as our National Representative

Spoke On:

- National Membership benefits
- National Vendor Booths
- Recommended everyone go to the national website NAA.com
- CAM; CAMT; NNLP National Designations
- Building Better relationships between maintenance and leasing professionals
- Writing detailed work orders to save time

**Lee Anne Skinner- Vice President**

Spoke on:

- Speaker Frank Abagnale, Tulsa Oklahoma  
Author of “The Art of the Steal”  
True life story about movie  
“Catch Me If You Can”  
Con artist who ended up in jail overseas and  
bailed out by U.S. Government to work with FBI
- NFL Steve Young



**Tuesday, July 19, 2005**  
**8:00 a.m. to 5:00 p.m.**

Lunch will be provided. Please RSVP by February 8th to Jamie with Safe Streets at 266-4606 if you are planning to attend. \*Seating is limited so make sure you contact us asap if you are unable to attend.



## ACT Speakers for 2005

JULY 21, 2005

CHRISTOPHER HIGGINS  
THE APARTMENT GUY

AUGUST 18, 2005

TOPEKA POLICE  
DEPARTMENT ON  
COMMUNITY POLICING

SEPTEMBER 16, 2005

VENDOR APPRECIATION  
MONTH

OCTOBER 2005

TROLLEY TOUR

NOVEMBER 2005

OPEN

DECEMBER 2005

HOLIDAY PARTY



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Dale Basel, President

785-271-6600

### 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](http://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