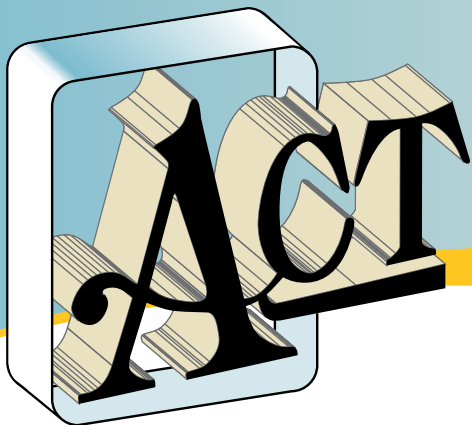




APARTMENT COUNCIL OF TOPEKA

May 2011

Dear Members,

Our Spring is half over and Summer time is approaching quickly. I'm sure work loads for many of us has increased with the change of seasons and time of year. We have all those air conditioners to service, yards to mow, swimming pools to open, new apartments to be made ready, and all the other projects that have been on hold until the weather has allowed. Maybe all this is what I like most about our business. It is always something different, something changing, something new, it's never boring.

At last month's meeting our speaker Christine Lee pointed out some of the benefits that go with our membership with the National Apartment Association. Take the time to go on line to <http://www.naa.org/> and find information and resources that are available to us. We have just recently again updated our Membership Roster with NAA so if anyone has difficulty signing in to the website please let us know. Also everyone should be receiving the monthly issue of the Units magazine that is published by NAA. Units is another great source of information, updates and trends concerning our industry.

Please make plans to attend our coming luncheon on Thursday May 19th. Reservations can be made by contacting us at whisperingpines@bristol-properties.com or phoning to 785-273-1392 or fax 785-273-3319. Thank you and I hope to see you there.

Spotlights

We offer a free spotlight to one vendor and one apartment community in our newsletter each month. Would you enjoy free advertising? Send Megan Rieman a one column article about your property. We can even include pictures. Send articles to MeganPines@aol.com. This is a first come first serve basis, so the sooner you get your article in the sooner it will be in the newsletter.

New Members

Welcome to all of our New Members for 2011! Know someone in the apartment business on either the property or vendor side? Tell them about the ACT! We are currently accepting new members!

Vendor Spotlight

SOWARDS GLASS, INC.

Keith Sowards started the glass business back in 1992 working out of his garage servicing the residential and apartment communities in the Topeka area. The business has since grown and expanded to servicing commercial and contract businesses in NE Kansas and beyond.

In 2006, Sowards Glass moved to their new location at 2011 NW Topeka Boulevard; a new 7,000 square foot building. Currently, Sowards Glass employees 19 staff members.

Sowards Glass has been an active member of The Apartment Council of Topeka for over 10 years. Both Keith and Linda have served on the Board of Directors.

Some of the services Sowards Glass supplies to the apartment community are glass replacement (windows, doors and patio doors), screen repair and replacement, window and door hardware, as well as entry doors and door closures. Also available are mirrors, glass for shelving and table tops, and shower doors. The staff at Sowards Glass works to stay atop of any new and innovative products.

Quality is an essential component of the Sowards Glass philosophy, as reflected in the company's mission statement:

Sowards Glass employees are dedicated to our customers through excellent craftsmanship, hard work, and high standards. Our goal is to work hard to make your ideas and plans a reality.

Customer satisfaction is our priority!

Monthly Luncheon Summary

Were you caught off guard, too? That is just how testers do.

What are the seven protected classes:
Race, Color, National Origin, Religion, Sex, Handicapped and
Familiar Status.

Rodeo Clowns Never Really Should Have Families

What a great way to remember them!

Way to go McKenzie Schleichert from Screening Reports!

Fair Housing is so important. Just one incident can really
make or break a company.

Are you taking back from the class the information to your
employees?

FOOD for THOUGHT! The best fight is documentation. Are
you training your employees twice a year?

Being Prepared is not just for Boy or Girl Scouts.

Up-Coming Events

ACT Board Meeting
Thursday, May 12th, 2011 @ 11:30
Cedar Ridge Apartments

ACT Monthly Luncheon – Weather Preparedness
Thursday, May 19th, 2011 @ 11:30
Holiday Inn

ACT Board Meeting
Thursday, June 9th, 2011 @ 11:30
Cedar Ridge Apartments

ACT Monthly Luncheon - Marketing
Thursday, June 16th, 2011 @ 11:30
Holiday Inn

More 2011 Events:

July 15th – NAA Updates
August 19th – Maintenance and Resident Retention
September 16th - Vendor Appreciation Month
October 21st – Wellness Forum
November 18th – Safe Streets
December 2, 2011 – Holiday Party @ Holiday Inn



Property Spotlight Mount Vernon

Mount Vernon Apartments are conveniently located off 21st Street just south of Washburn University in which students can walk to class and we are also on the city bus route.

Mount Vernon Apartments were modeled after George Washington's home on the Potomac River in Virginia. The 13 buildings are named after the 13 original colonies. We have a beautifully landscaped courtyard which includes both mature trees and redbud trees. We maintain some of the original features such as hardwood floors, glass door knobs and original light fixtures. We also pride our community on good maintenance. This past fall, we put down a new asphalt driveway which adds to the integrity of the complex

Our current staff includes Norma Perry, manager; Dan Potter and Ron St Clair as full time maintenance; Francis Mulryan as part time cleaning in which he vacuums the entire complex hallways and steps each week; and Sandy Schroeder is our cleaning lady.

Gold Star Award

Congratulations to Dave Hibbert of Whispering Pines Apartments for winning this years Gold Star Award! Dave does an outstanding job as President. Dave is always willing to donate his time for the ACT. We really appreciate all you do Dave!

Advertising and Sponsorship Committee

ACT is starting up a new committee to work on advertising and sponsorship opportunities for the ACT. We will be meeting briefly after the May Luncheon. We welcome any members that are interested in inputting suggestions and helping with the committee. Contact Megan Rieman, with the Pines Apartments, with any questions or to sign up for the committee.

CUSTOM TREE CARE, INC.



(785) 478-9805
www.CustomTreeCare.org

We employ Certified Arborists





Bob's Janitorial
Carpet & Upholstery Cleaning
"A Common Name with Uncommon Service"

- ✓ Carpet Cleaning
- ✓ Carpet Repair
- ✓ Make-Ready-Janitorial
- ✓ Dryer Vent Cleaning
- ✓ Air Duct Cleaning
- ✓ Emergency Water Extraction
- ✓ IICRC Certified Technicians
- ✓ 24-hr Availability
- ✓ Carpet Dying
- ✓ Carpet Stretching
- ✓ Stain Removal
- ✓ Pet Decontamination

Call Bob's 271.6600

Newsletter compliments of

marketingCONCEPTS
Finding what works for you

RIVERSIDE
 MARKETING & PROMOTIONS

Find us on:
facebook

Direct Mail • Vehicle Wraps • Printing • Signs
 Banners • Promotional Items • Brochures • Business Cards

2007 Frontage Road • Holton, KS 66436
 785.364.4611 • www.marketingconceptsks.com

GREENTOUCH
 LAWN & TREE

Complete Grounds Maintenance * Fertilizer
 Weed Control * Mowing * Sprinkler Repair
 Snow Removal * Landscaping * Pruning
 Tree Removal * Certified Arborists & Technicians

Call Today! Free Estimates!

www.GreenTouchService.com
 Lawrence 841-3055 Topeka 232-9800





Professional Partners		Contact	Address	Phone	Fax	Email	Joined
AAA Screening Service, Inc.		Jennifer Meents	PO Box 1238 Blue Springs, MO 64013	816-436-0885	816-436-2968	jmeents@AAAScreening.com	2009
AF Florence Manufacturing Company		Stacy Kohlmeier	5935 Corporate Dr, Manhattan, KS 66503	323-4400		N/A	2006
AT&T		Daniel Medina	500 E. 8th Street, KS, MO 64106	816-275-4301	866-944-5016	DM2738@att.com	2010
Allied Paints		Leslie Noller	2818 Gage Blvd, Topeka 66614	272-5644	272-0058	AlliedPaintStore@yahoo.com	1999
Apartment Finder		Tim Phenicie	4121 W. 83rd St., Ste, 110, Prairie Village, KS 66208	913-663-4545	913-663-3423	tphenicie@nci.com	2002
Bath & Kitchen Showroom		Bill Knox	115 NW Laurent, Topeka, KS 66608	354-1800	232-2825	b.knox@b-ks.com	2009
Blue Dot Services		Susan Flynn	3365 SW Gage Blvd, Topeka 66614	272-1633	273-8170	susan@bluedot.kscocmail.com	2006
Bob's Janitorial		Dale Basel	5711 SW 21st, Topeka 66604	271-6600	271-6722	bjstopeka@aol.com	2001
CIS-Rental Screening		Terry Breese	3601 SW 29th St, Suite 132, Topeka, KS 66614	232-1515	232-9170	cis2321515@aol.com	1999
Cox Communications		Robert Fornander	519 Richmans Dr, 66502	785-223-1304	785-539-0285	Robert.Fornander@cox.com	1999
Clean Cut Grounds Mgmt		Dustin Hawks	PO Box 67205, Topeka, KS 66667	785-925-3688		cleancut6m@yahoo.com	2011
Collection Bureau of Kansas, Inc		Trenton Brown	3615 SW 29th Street , Topeka, KS 66614	785-228-6662	785-271-6211		2011
Custom Tree Care, Inc.		Greg Gathers	3722 SW Spring Creek Ln., Topeka 66610	221-7550	478-4195	customtreecare@org	2007
Cutting Edge Landscaping		Dan Podlena	3404 NW Humphrey Rd., Silver Lake, KS 66539	785-249-1545	785-582-4877	dpcuttingedge@centurylink.net	
Deffenbaugh Waste		Nathan Hunt	711 NE Highway 24, Topeka 66608	232-9168	234-2195	nhunt@deffenbaughinc.com	2003
Factory Direct Appliance		Mary Merchen	1145 SW Wanamaker, Topeka, KS 66604	272-8800	272-4465	mmerchen@Ksfda.com	2008
FASTSIGNS		Steve Gee	5999 22nd Park, Suite C, Topeka, KS 66614	271-8899	271-2324	Steve.Gee@fastsigns.com	2000
For Rent Media Solutions		Dawn Kuhn	14843 W. 95th St, Lenexa, KS 66215	913-888-1200	913-888-1573	dawn.kuhn@forrent.com	2010
Garner Supply		Walt Vannordstrand	117 SE 25th St, Topeka 66605	233-4102	233-5819	walt@garnerremodeling.com	2000
Gold Medal Cleaning & Maintenance		Daryl Rokoski	6030 SW 40th Terr., Topeka, KS 66610	785-220-1009		deconrak@aol.com	2011
Greentouch Lawn and Tree		Season Ross	7021 SE 29th St. Tecumseh, KS 66542	232-9800	379-9300	season@greentouchservice.com	2010
Guardian Security		Frank Padilla	1310 SW Collins Ave, Topeka 66604	249-9109	235-0298	NA	2001
Jens House & Commercial Cleaning		Jennifer Reed	1520 SW 41st St., Topeka, KS 66609	286-2463	NA	Jens_cleaning@hughes.net	2006
Jetz Service Company		Steve Cowsert	901 NE River Road, Topeka 66616	354-7588	354-7069	steve@jetzservice.com	1999
Labor Pros		Todd Holmes	1634 A SW Washburn, Topeka 66604	234-9555	234-9666	topeka1@laborpros.net	2002
Lawn Brigade		Lance Essman	PO Box 8791, Topeka, KS 66608	221-8230	232-0485	lawnbrigade@cox.net	2000
Midwest Coating	Larry Gerety	Shawn Myers (cell: 221-3421)	3830 NW 16th, Topeka 66618	232-4276	232-2856	shawn@midwestcoating.us	2000
Pat Bartlett Building Main/Paint		Pat Bartlett	2317 SW Edgewater Terr, Topeka, KS	271-6956	cell 220-1834	PatBartlett@sbcglobal.net	2007
PDQ Construction, Inc.		Mike Pressgrove	531 NW Tyler Ct, Topeka, KS 66608	235-1511	235-1586	Mike@pdqconstruction.biz	2007
Savage, Inc		Paul Savage	4700 E. Central, Wichita 67208	316-264-0800	316-264-6104	victory@gallery.kscocmail.com	1999
Servpro of West Topeka		Jennifer Kimball	5620 SW Topeka Blvd Ste A, Topeka, KS 66609	862-0550	862-0570	Servpro9528@yahoo.com	2008
Schendel Pest Services		Amber Dempewolf	1826 S. Kansas Ave, Topeka 66612	233-3332 ext125	232-4165	amber.dempewolf@pestzero.com	2010
Screening Reports Inc		McKenzie Schleichardt	729 N. Route 83, Suite 321, Bensenville, IL 60106	816-217-8371	866-389-4043	mschleichardt@screeningreports.com	2011
ServiceMaster AAA		Kevin Nocktonick	4900 S Topeka Blvd, Topeka, KS 66619	785-862-9800	785-862-8680	YellowClean40@gmail.com (Patty) YellowClean13@gmail.com (Sarah)	2011
Sherwin-Williams Co		Darrell Pfannenstiel/Jordan	3373 South Topeka Blvd., Topeka 66611	249-2278	267-1124	swrep6529@sherwin.com	1999
Sowards Glass		Linda Sowards	2011 NW Topeka Blvd., Topeka 66608	233-4466	233-1230	lsowards@sowardsglassinc.com	1999
The Computer Store		Jim Driggers, II	2001 SW Gage Blvd, Topeka, KS 66604	267-3223	272-1393	Jim@nettechks.com	2010
Thompson-Crawley Furniture		Matt Mahoney	433 SW 32nd Terr, Topeka 66611	233-0519	233-0510	mahoney1964@sbcglobal.net	1999
Waste Management		Mike Vestweber	3611 NW 16th St, Topeka, KS 66618	785-238-3293	785-238-4208	mvestweb@wm.com	2010
Westar Energy		Karen Smith	777 W. Central, Wichita, KS 67201	316-261-6570	316-261-6969	karen.m.smith@WestarEnergy.com	2011
		Paula Carvell	818 S. Kansas Ave. Toeka, KS 66612	575-1975	n/a		2011

May's Luncheon

Thursday, May 19th, 2011
Time: 11:30am-1:00pm
Location: Holiday Inn
Weather Preparedness

Luncheon Menu for May

Mexican Buffet
Burritos
Taco Meat & Fajita Chicken
Soft & Hard Shells
Salsa, Sour Cream, lettuce
Diced Tomatoes
Shredded Cheese
Refried beans
Spanish Rice
7 Layer Bean Dip
Tortilla Chips
Churros
Coffee & Iced Tea

Join ACT Now!

Join now and enjoy the many benefits of ACT membership, including monthly networking luncheons, annual trade show and convention, education programs, legislation updates, monthly newsletter, annual membership directory, membership in the National Apartment Association, Units magazine, an annual Holiday Party, and much more!

Keep up to date on all of the latest info!

Join ACTopeka now! It's easy! Fill out the online application or print it off and send it in with your payment.

Contact ACT

Dave Hibbert, President

Email: whisperingpines@bristol-properties.com
Whispering Pines Apartments – (785) 273-1392

Susan Evans, Vice-President

Email: manager@brookfield.kscoxmail.com
Brookfield Village Apts
(785) 271-0622

Heather Ossiander, Secretary

Email: hossiander@petersoncompanies.com
Park 25 Apartments – (785) 842-1455

Linda Jones-Giltner, Treasurer

Email: ljonesgiltner@petersoncompanies.com
Cedar Ridge Apartments – (785) 272-0106

Apartment Council of Topeka
PO Box 3845
Topeka, KS 66604

