

APARTMENT COUNCIL OF TOPEKA

April 2012

Presidents Letter

Dear Members,

THANK YOU! THANK YOU! THANK YOU! I appreciate all of you that were able to attend and participate in the 2012 ACT Trade Show! What a great event. I hope that everyone enjoyed it as much as I did. Thank you to all of our WONDERFUL sponsors that truly help make this event happen. We would love feedback from all of you to know what you really liked about this year and what we could do better. I hope everyone enjoyed Karen's presentations and took information that you can use in your own business and/or relationships.

Congratulations to Melissa Day from Milestone Management Service for winning the Gold Star Award for 2012! She definitely earned this through all her hard work and dedication to the ACT. We are all so proud of Melissa!

Congratulations also need to go out to Bob's Janitorial for the Best Vendor Booth! Bob's always goes the extra mile to fit their booth into the ACT theme. It was a difficult choice this year, as there were so many booths that went all out! Can't wait to see what happens next year...let the competition begin!

I also want to remind everyone that April's luncheon will be held at the **TOP OF THE TOWER**, located on the top floor of the Bank of America building downtown. Make sure to bring your parking ticket so it can be validated.

Sincerely,
Megan Rieman
ACT President

April Luncheon Menu

With the new venue, they are not able to give us the menu until the week of the event. We will post it on the Facebook page as soon as we know what we will be having. Thanks!

Luncheon Venue Change

We are looking to change the venue to a new location for 2012. We will begin lunch meeting at Top of the Tower in April, 2012. The board visited the restaurant and tried out the food, service was wonderful and the food was delicious. Parking will be validated at the restaurant so don't forget to bring you parking pass for the parking garage. Please check our Facebook page for updates on the change in venue.

New Members

Welcome to all our New Members for 2012!

Know some in the apartment business on either property or vendor side? Tell them about the ACT! We are currently accepting new members! If you are interested in sharing some information with others that may be interested we have new membership packets available.

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. **GET IT IN EARLY 2012 is completely available but will fill up fast!**

Property Spotlight - Fox Ridge Cooperative Townhouses

Fox Ridge Cooperative Townhouses

Fox Ridge Cooperative Townhouses is a community where everyone is a shareholder in the cooperation. Therefore, they have a down payment of \$4300 to \$5600 to move in, which is membership & equity. We have 200 units, consisting of 1,2 and 3 bedroom units; of which 81 are on section 8 assistance (they still have to pay the membership & equity to buy in). Then, the monthly amount they pay is according to 30% of their gross income. Our townhouses are in the process of a major renovation. Our members are receiving all new windows, front doors, front storm doors, kitchen cabinets, furnaces, air conditioners, bathroom vanities, bathroom lights, counter tops, kitchen and bath, as well as light fixtures, refrigerators and stoves. Half the units received new roofs; the other half received new mansards. The membership is really happy with all the new products. In the Spring we will be resurfacing all of our streets and drives.

We have 9 employees and a 5 member board of directors. Our management company is Milestone Management Service, Gary and Julie Osborn. We will be 40 years old this October and Milestone has been our managing company since 1982. Of our 9 employees, 4 maintenance technicians; Randy Croucher (Assistant Maintenance Coordinator), Aaron Remfry and Bob Sumpter have been with us for 10 years or more; Jose Rivera, 5 years. Our maintenance/grounds technicians are Ruben Tinajero, over a year and Daniel Duvalier less than a year. In the office, we have Dovia Whittaker, part time Assistant Maintenance Coordinator with us for a couple of years now; Rosie Odermatt, Assistant Manager/Maintenance Coordinator, who has been with us for 23 years in August and as for me, Lee Anne Skinner, Site Manager, with Fox Ridge for 26 years in October. We are a HUD 236 project with Section 8 so, there is never a dull moment and HUD changes all the time. So, with that and a diversity of people, there is never a dull moment. We love our people, love the challenge and have been a member of Apartment Council of Topeka since before I start working here in 1985.

Vendor Spotlight - Schendel

Do you know who's moving in?

Protect Your Property One out of five Americans has had a bed bug infestation in their home or knows someone who has encountered bed bugs at home or a hotel. If you have residents, odds are you have bed bugs. Bed Bugs are brought into your building on clothing or in the belongings of tenants and visitors. Once present, bed bugs quickly reproduce and spread in search of a meal. A few bed bugs brought into one unit can easily spread to multiple units, if left unchecked.

Protect Your Tenants While bed bugs are not known to carry disease, their bites can cause an itchy, painful rash that is proven to cause serious emotional distress in its victims. Experts estimate that at least less than half of the population will experience a physical reaction to bed bugs when bitten.

Protect Yourself Tenants are successfully suing landlords and property owners for damages caused by bed bug infestations in their apartments. Case law is on the side of the tenants, and judges have actually cited the use of improper or ineffective bed bug treatments as a factor in their decision to award damages to the tenant. Would your pest control program stand the test?

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Heat Treatments - kill bugs in a single, one day process that's odorless, organic, and allows you to rent the room the same day it's treated.

Canine Inspection Program - the fastest, most reliable way to locate infestations.

Client Learning Programs - Schendel will educate your employees on ways to identify bed bugs and what to do once a bed bug problem is identified.

Lower your risk by contacting Schendel at **785-232-9344**.

Or visiting our web site schendelpest.com today to schedule your free consultation.

Protect Your Tenants. Protect Your Building. Protect Yourself.

Up-Coming Events

Mark your calendars now for these upcoming 2012 events!

April 12th 11:30: ACT Board Meeting @ Cedar Ridge Apartments

April 19th 11:30: ACT Luncheon at new location – TOP OF THE TOWER – Topic: Fair Housing

TO BE ANNOUNCED:
Fair Housing Seminar

May 10th 11:30: ACT Board Meeting @ Cedar Ridge Apartments

May 17th 11:30: ACT Luncheon @ Top of the Tower

June 14th 11:30: ACT Committee Meeting @ Cedar Ridge Apartments

June 21st 11:30: ACT Luncheon @ Top of the Tower

June 28th – 30th: NAA Conference and Trade Show in Boston Massachusetts

July 12th 11:30: ACT Board Meeting @ Cedar Ridge Apartments

July 19th 11:30: ACT luncheon @ Top of the Tower. Updates from the NAA Conferences will be discussed.

August 9th 11:30: ACT Board Meeting @ Cedar Ridge Apartments

August 16th 11:30: ACT Luncheon @ Top of the Tower

September 13th 11:30: ACT Board Meeting @ Cedar Ridge Apartments

September 20th 11:30: ACT Luncheon. VENDOR APPRECIATION!

October 11th 11:30: ACT Board Meeting @ Cedar Ridge Apartments

October 18th 11:30: ACT Luncheon @ Top of the Tower

November 8th 11:30: ACT Board Meeting @ Cedar Ridge

November 15th 11:30: ACT Luncheon @ Top of the Tower

December 7th: Annual Holiday Party... Location to be announced

December 13th 11:30: ACT Board Meeting @ Cedar Ridge Apartments

ACT

TRADE SHOW PICTURES 2012



Thank You To All Of Our Trade Show Sponsors!

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2900 NW Button Rd.
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Phone: 785-266-3030
Fax: 785-266-3222
E-mail: office@faithroofingcompany.com

ACT Contact

Shannon English
Phone: 855.2FIXROOF (855.234-9766)
ShannonEnglish5@gmail.com

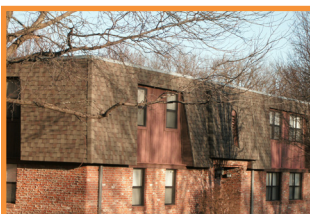
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Professional Partners	Contact	Address	Phone	Fax	Email	Joined	
AAA Screening Service, Inc.	Jennifer Meents	PO Box 1238 Blue Springs, MO 64013	816-436-0885	816-436-2968	jmeents@AAAscreening.com	2009	
AF Florence Manufacturing Company	Donna Dlogback	5935 Corporate Dr, Manhattan, KS 66503	232-4539		dlogback@auth-florence.com	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	9647 Lackman Lenexa, KS 66209	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.kscoxmail.com	2006	
Bob's Janitorial	Dale Basel	725 NE US Hwy 24, Suite ATopeka, 66608	271-6600	271-6722	bjstopeka@aol.com	2001	
Buck Roofing & Construction	Ross Dessert	407 Kansas Avenue, Kansas City, KS 66105	913-534-4082	913-499-8728	Ross@rbuckroofing.com	2012	
CIS-Rental Screening	Terry Breese	3601 SW 29th St, Suite 132, Topeka, KS 66614	232-1515	232-9170	cis2321515@aol.com	1999	
Collection Bureau of Kansas, Inc	Trenton Brown	3615 SW 29th Street , Topeka, KS 66614	785-228-6662	785-271-6211	trent@cbofks.com	2011	
Cox Communications	Robert Fornander	519 Richmans Dr, 66502	785-223-1304	785-539-0285	Robert.Fornander@cox.com	2011	
Custom Tree Care, Inc.	Greg Gathers	PO Box 67593, Topeka, KS 66667	785-475-9805	785-478-4195	CustomTreeCare@hotmail.com	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	913-208-9480	234-2195	nhunt@deffenbaughinc.com	2003	
Dr. Clean, LLC	Dave Severn/Randall Blackwell	2725 Inverness Ct, Lawrence, KS 66047	785-840-4266	785-841-1351	severn@doctor-clean.com	2012	
Factory Direct Appliance	Mary Merchen	1145 SW Wanamaker, Topeka, KS 66604	272-8800	272-4465	mmerchen@Ksfdia.com	2008	
Faith roofing	Shannon English	2900 NW Button Rd., Topeka, KS 66618	785-266-3030	785-266-3222	ShannonEnglish5@gmail.com	2012	
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	9414 W 87th Terrace, Overland Park, KS 66212	913-888-1200	913-888-1573	dawn.kuhn@forrent.com	2010	
	John Michaels						
Garner Supply	Walt Vannordstrand	117 SE 25th St, Topeka 66605	233-4102	233-5819	walt@garnerremodeling.com	2000	
Gold Medal Cleaning & Maintenance	Daryl Rakoski @ 220-1009	2049 SW MacVicar, Topeka, KS 66604	785-783-2505	785-246-6818	goldmedalcleaning@gmail.com	2011	
Greentouch Lawn and Tree	Patty Bahr	3530 SE 21st. St, Topeka, KS 66607	232-9800	232-9808	info@greentouchservice.com	2010	
Guardian Security	Frank Padilla	1310 SW Collins Ave, Topeka 66604	249-9109	235-0298	NA	2001	
HD Supply Facilities Maintenance	Scott Black	1120 Saline North KC, MO 64116	816-694-5178	877-817-2495	scott.black@hdsupply.com	2012	
	Mark Ange	10641 Scripps Summit Court, San Diego, CA 92121			mark.ange@hdsupply.com	2012	
Honeywell Utility Solutions	Mike Trainor	23500 W. 105th Street, #28, Olathe, KS 66061	913-712-5418	913-712-1395	mike.trainor@Honeywell.com	2012	
Jens House & Commercial Cleaning	Jennifer Reed	1520 SW 41st St., Topeka, KS 66609	913-712-5418	913-712-1395	Jens_cleaning@hughes.net	2006	
Jetz Service Company	Steve Cowsert	901 NE River Road, Topeka 66616	354-7588	354-7069	scowsert@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
PDQ Construction, Inc.	Mike Pressgrove	531 NW Tyler Ct, Topeka, KS 66608	235-1511	235-1586	Mike@pdqconstruction.biz	2007	
Riverside Marketing & Promotions	Will Nicklin/Meg Giundon	850 SW Mission Woods Dr., Topeka, KS 66614	785-272-9495	888-395-9488	will@riversidekansas.net	2012	
Savage, Inc	Paul Savage	4700 E. Central, Wichita 67208	316-264-0800	316-264-6104	victory@gallery.kscoxmail.com	1999	
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	110 E 80th St., Kansas City, MO 64114	816-217-8371	866-389-4043	mckenzie@screeningreports.com	2011	
Servpro of West Topeka	Jennifer Kimball	5620 SW Topeka Blvd Ste A, Topeka, KS 66609	862-0550	862-0570	jkservepro9528@yahoo.com	2008	
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	
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	P.O. Box 208, Wichita, KS 67201-2008	316-261-6570	316-261-6969	karen.smith@WestarEnergy.com	2011	
	Paula Carvell	818 S. Kansas Ave, Toeka, KS 66612	575-1975	n/a		2011	

Advertising Changes

If you are interested in advertising but missed out with our earlier packages we are still offering a package to advertise in the newsletter only. This package will be prorated depending on the number of months left in the annual advertising schedule. Will and Meg from Riverside(272-9495) will continue to handle the advertising needs. Please feel free to call either of them or Megan Rieman at the Pines Apartments (234-6060). Remember, for next year to budget in our new packages. It is unlikely that we will have any increases for the 2013 year. We will also be starting the marketing for this at the end of 2012. Please let us know if there is anything we can do to make this program easier for you.

E-mailed Copy of the Newsletters

We are working on making the newsletters available through e-mail rather than hard copy each month. Beginning in May we will be emailing the newsletter to everyone. This will cut costs for the ACT and provide a copy of the newsletter to you faster than through snail mail. If you prefer a hard copy mailed to you please contact Megan Rieman at MeganPines@aol.com.

Facebook

Don't forget to friend us on Facebook listed under Apartment Council of Topeka.

Contact ACT

Meg Rieman, President

Email: MeganPines@aol.com

The Pines Apartments - (785) 234-6060

LeeAnne Skinner, Vice-President

Email: las@foxridge.kscoxmail.com

Fox Ridge Cooperative Townhouses - (785)-273-0640

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

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