



APARTMENT COUNCIL OF TOPEKA

July 2011

Dear Members,

Each month I have a mind block, "what do I write that may be some interest to our members in this message". I wonder if there's been some current event that has happened or something educational that could be shared.

My mind is still blank. This should not be that hard. Maybe that is the problem; it should be simple, basic information, just like Dennis Watts from ConAm Management provided at last month's meeting. Simple and basic, but so important on how we operate our communities and businesses. The little details that sometimes get overlooked in our busy schedules. Curb appeal and creating a fresh look was stressed by Dennis. We only have that one opportunity to make that first impression with new customers, a positive experience. We DO have the chance everyday to satisfy our current residents and clients by providing the service they deserve. So some of what we do is not that difficult, it just can be hard to do until we are reminded of how important it can be.

Please make plans to attend this month's luncheon. We will be getting updates from the recent National Apartment Association's Convention and Trade Show, which several of our members attended. It will be a chance to see what may be new and trending in our business. See you there!

Thank You,
Dave Hibbert CAM
ACT President

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. The August spot is still open!

New Members

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

Vendor Spotlight

Screening Reports is a national company with a local presence KC, Lawrence and Topeka. We provide applicant and employment screening, as well as collections and surety bond products. Your local Sales Representative, McKenzie Schleichardt, has 13 years experience on-site as a property manager and knows firsthand what it's like to be on the manager's side of the desk. Applicant screening and selection is one of the most important responsibilities property owners and managers face. Our extensive criminal background checks offer the most complete, in depth and up to date information available in the market place today. Our free community protection product, Crime Alerts, notifies the property should a crime be committed by someone using one of your rental addresses, and also notifies you immediately should a sex offender register at your community. No other screening company offers this valuable protection service! Our turn-around time is fast and our prices are extremely competitive. We can provide the best applicant screening available and save your property money at the same time! Call today for more information – 816-217-8372 or MSchleichardt@ScreeningReports.com.



Our Difference is Key

Screening Reports is your single-source provider of comprehensive, accurate and cost-effective rental background searches and collection services designed exclusively for the multi-housing industry.

Monthly Luncheon Summary

Our speaker for June was Dennis Watts, the Regional Portfolio Manager with ConAm Management Corporation. He gave some wonderful tips on marketing and curb appeal. In the apartment industry it is important to remember that first impressions can make or break whether someone leases from your complex or the next. Remember to look at your property through the eyes of a perspective or current resident. How does your signage look? Is it chipped and worn or does it look fresh, straight, and easy to read? Are your entryways free of debris and leaves? Is all your lighting working? Many of these things don't cost much money and can make all the difference in how your property looks. Remember to use all staff members to walk the property to look for improvements; fresh eyes are likely to see something that someone else may miss. Thanks Dennis for some really great tips on curb appeal!

National Night Out 2011

Topeka neighbors join together to take a stand against crime at the annual National Night Out! It is not too late to participate. If you are interested contact Safe Streets at 266-4606. The first 50 communities get \$250 to use towards their party!

The next planning meeting is July 14, 2011 at 6:30pm.

Property Spotlight - Paradise Plaza

Paradise Plaza apartments located in Topeka, Kansas is a gated community ideally located near I-70, Shawnee Lake, and downtown. Our three unique floor plans feature washer and dryer hookups, frost free refrigerator, garbage disposal, central air and private patios for your outdoor enjoyment. The mission of the Paradise Plaza staff is to provide affordable housing while meeting the needs and expectations of our residents and potential residents. You will find many reasons to make Paradise Plaza you home. The floor plans at Paradise Plaza are designed in a traditional townhome style.

Our current staff includes Property Manager-Crystal Walquist, Assistant Manager-Kelli Brandenburgh, Maintenance Supervisor-Kenny Hart, Maintenance Technician-Krys Hart and Lonnie Butler. Our staff manages three properties here in Topeka for Seldin Company located in Omaha Nebraska. The three properties are Glenn Oaks, Asbury Mount Olive Townhomes and Paradise Plaza Townhomes.

Up-Coming Events

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

Facebook

Join us on Facebook to keep updated on local and national events.

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.

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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	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	110 E 80th St., Kansas City, MO 64114	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	P.O. Box 208, Wichita, KS 67201-2008	316-261-6570	316-261-6969	karen.m.smith@WestarEnergy.com	2011	

July's Luncheon

Thursday, July 21st 11:30-1:00
Holiday Inn
NAA Updates
Red Cross Donation

Luncheon Menu for July

Deli Buffet
Mixed Salad Greens w/variety of Salad toppings & Assorted dressings
Potato Salad
Sliced Tomatoes, Leaf Lettuce, Sliced Onions, Pickle Spears
Sliced Roast Beef, Smoked Turkey Breast & Baked Ham
Sliced Swiss & American Cheeses
Assorted Breads & Buns
Mustard, Mayonnaise & Creamy Horseradish Sauce
Assorted Gourmet Cookies
Regular & Decaffeinated Coffee and Ice 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

