



APARTMENT COUNCIL OF TOPEKA  
PO BOX 3845 TOPEKA, KS 66604



September 2007

Dear ACT Members ~

Last month's code compliance speakers were exceptional. The information we gained was very valuable for our business.

This month we will be showing our appreciation for our vendors. They are always there to help us out. From them, we gain very useful information and sponsorship for many activities. We hope that you are using some of their services. Please join us at our luncheon on Thursday, September 20th to help show your appreciation!

***VENDORS ~***

***WE GREATLY APPRECIATE YOU!!***

We are also celebrating our 20th year as a chartered member with the National Apartment Association. We've come a long way! Hopefully, you will set aside time to join us for a luncheon of information, reflection and the opportunity to grow.

Lee Anne Skinner, CAM  
ACT President  
Fox Ridge Coop. Townhouses



## ACT BOARD MEMBERS ~ 2007

President ..... Lee Anne Skinner, Fox Ridge Coop. Townhouses  
785-273-0640  
las@foxridge.kscoxmail.com

Vice-President ..... Dave Hibbert, Whispering Pines Apts.  
785-273-1392  
whispines@sbcglobal.net

Secretary ..... Heather Ossiander, Cedar Ridge Apts.  
785-272-0106  
hossiander@petersoncompanies.com

Treasurer..... Linda Jones-Giltner, Cedar Ridge Apts.  
785-272-0106  
ljonesgiltner@petersoncompanies.com

Past-President..... Kelly Ready, Mount Vernon Apts.  
785-234-2556  
mtvernon@mva.kscoxmail.com

Board Position #1 ... Yvette Young, Brookfield Village Apt. Homes  
785-271-0622  
conam@brookfield.kscoxmail.com

Board Position #2 ..... Megan Rieman, The Pines Apts.  
785-234-6060  
mrieman9221@aol.com

Board Position #3 ..... Shannon English, FASTSIGNS  
785-271-8899 ext. 13  
304@fastsigns.com

Board Position #4 ..... Rise Wudarczyk, Lower Inc.  
785-232-4080  
risew@lowermech.com

Board Position #5 ..... Gary Osborn, Milestone Management  
785-862-7097  
milestonemngt@sbcglobal.net

Board Position #6 .Susan G. Evans, Brookfield Village Apt. Homes  
785-271-0622  
manager@brookfield.kscoxmail.com

### Committees

Audit..... Linda Sowards, Sowards Glass

Education..... Lee Anne Skinner, Fox Ridge Coop. Townhouses

Legislative/Bylaw..... Gary Osborn, Milestone Management

Vendor Membership/PR..... Shannon English, Fastsigns

Apartment Membership/PR ..... Susan Evans, Brookfield Village

Activities ..... Heather Ossiander, Cedar Ridge

Programs .....

Vendor Council ..... Rise Wudarczyk, Lower Inc.

Vendor Council ..... Shannon English, Fastsigns

## PROFESSIONAL PARTNERS

<b>AIRE SERV OF TOPEKA</b> ..... <b>Mark Crain</b> 3111 SW Van Buren Ste 111 816-678-4999 Topeka, KS 66611 fax: 785-272-6925	<b>JETZ SERVICE CO.</b> ..... <b>Steve Cowser</b> 901 NE River Rd 785-354-7588 Topeka, KS 66616 fax: 785-354-7069
<b>ALLIED PAINTS</b> ..... <b>Dan McCollum</b> 2818 SW Gage 785-272-5466 Topeka, KS 66614 fax: 785-272-0058	<b>LABOR PROS</b> ..... <b>Jason Buessing</b> 1634 A SW Washburn 785-234-9555 Topeka, KS 66604 fax: 785-234-9666
<b>APARTMENT FINDER</b> ..... <b>Janet Smith</b> 6021 SW 29th, Ste A-312 785-862-2997 Topeka, KS 66614 fax: 785-862-8221	<b>LAWN BRIGADE</b> ..... <b>Chad Longstaff</b> 1826 Pembrook 785-925-0053 Topeka, KS 66604
<b>BLUE DOT</b> ..... <b>Susan Flynn</b> 3365 SW Gage 785-272-1633 Topeka, KS 66614 fax: 785-273-8170	<b>LOWER, INC.</b> ..... <b>Rise Wudarczyk</b> 501 E 17 <sup>th</sup> 785-969-9123 Topeka, KS 66607 fax: 785-357-0001
<b>BOB'S JANITORIAL</b> ..... <b>Dale Basel</b> 5711 SW 21 <sup>st</sup> 785-271-6600 Topeka, KS 66604 fax: 785-271-6722	<b>MICHEL'S FLOOR COVERING</b> .... <b>Rick Michel</b> 2815 SE Powell St. 785-232-4080 Topeka, KS 66605 fax: 785-232-7227
<b>CAPITAL CITY TREE</b> ..... <b>Craig Christopher</b> PO Box 750047 785-232-2030 Topeka, KS 66675 fax: 785-582-5248	<b>MIDWEST COATING</b> ..... <b>Shawn Myers</b> 3830 NW 16 <sup>th</sup> 785-232-4276 Topeka, KS 66618 fax: 785-232-2856
<b>CIS-RENTAL SCREENING</b> ..... <b>Terry Breese</b> 3127 SW Huntoon Ste 12 785-232-1515 Topeka, KS 66604 fax: 785-232-9170	<b>MIRACLE METHOD</b> ..... <b>Michael Brumleve</b> 2203 SW Brookfield 785-235-3225 Topeka, KS 66614
<b>COX COMMUNICATIONS</b> ... <b>Robert Johnson</b> 931 SW Henderson Rd 785-207-0939 Topeka, KS 66615 fax: 785-215-6127	<b>OUTDOOR SOLUTIONS</b> ..... <b>Todd Holmes</b> 3926 SE 37th St. 785-845-3041 Topeka, KS 66605 fax: 266-2359
<b>CUSTOM TREE CARE</b> ..... <b>Greg Gathers</b> 5525 SW Auburn 785-478-9805 Topeka, KS 66610 fax: 785-478-4195	<b>PAT THE PLUMBER</b> ..... <b>Pat Grogan</b> PMB 333, 6021 SW 29th, A 785-478-0188 Topeka, KS 66614 fax: 785-478-4410
<b>CUTTING EDGE LANDSCAPING</b> <b>Dan Podlena</b> 3404 NW Humphrey 785-249-1545 Silver Lake, KS 66539	<b>PDQ CONSTRUCTION</b> ..... <b>James Tubbs</b> 2310 SE Lakewood 785-925-0606 Topeka, KS 66605 fax: 785-235-1586
<b>DEFFENBAUGH WASTE</b> ..... <b>Darl Holmes</b> 711 NE Highway 24 785-232-1069 Topeka, KS 66608 fax: 785-234-2195	<b>SAVAGE, INC.</b> ..... <b>Paul Savage</b> 4700 E. Central 316-249-0800 Wichita, KS 67208 fax: 316-264-6104
<b>FASTSIGNS</b> ..... <b>Shannon English</b> 1570 Wanamaker Ste 220 785-271-8899 Topeka, KS 66604 fax: 785-271-2324	<b>SHERWIN-WILLIAMS</b> ..... <b>Darrell Pfannenstiel</b> 3373 S. Topeka Blvd. 785-249-2278 Topeka, KS 66611 fax: 785-267-1124
<b>GARNER SUPPLY</b> ..... <b>Walt Vannordstrand</b> 117 SE 25 <sup>th</sup> St 785-233-4102 Topeka, KS 66605 fax: 785-233-5819	<b>SOWARDS GLASS</b> ..... <b>Linda Sowards</b> 2011 NW Topeka Blvd 785-233-4466 Topeka, KS 66608 fax: 785-233-1230
<b>GREENTOUCH LAWN SERVICE</b> ..... <b>John Ross</b> 3530 SE 21st 785-232-9800 Topeka, KS 66607 fax: 785-232-9801	<b>SUNSHINE CLEANING</b> ..... <b>Anton Bugg</b> PO Box 4955 785-383-7060 Topeka, KS 66604 fax: 785-354-9525
<b>GUARDIAN SECURITY</b> ..... <b>Frank Padilla</b> 1310 SW Collins Ave 785-249-9109 Topeka, KS 66604	<b>THOMPSON-CRAWLEY</b> ..... <b>Matt Mahoney</b> 433 SW 32 <sup>nd</sup> Terrace 785-233-0519 Topeka, KS 66611 fax: 785-233-0510
<b>JENS HOUSE/COMM. CLEAN</b> ..... <b>Jen Reed</b> 4149 NE State Rd, K-4 785-286-2463 Topeka, KS 66617	

# Jen's

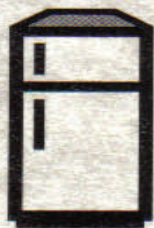
House & Commercial  
Cleaning LLC

- Home / Office
- Rental Make-Ready
- New Home Final Phase
- Carpet / Upholstery Cleaning
- Spot/Stain Removal
- Deodorizing
- Window Washing

## (785)286-2463

“The Cleaner Cleaner”

## GARNER SUPPLY



WALT VANNORDSTRAND  
GE & Hotpoint  
Appliances

117 S.E. 25th  
TOPEKA, KANSAS 66605

785-233-4102

Fax: 785-233-5819



Roofing excellence since 1979.



# MIDWEST COATING INCORPORATED

MidwestCoating.us

(785) 232-4276

## Thursday, September 20<sup>th</sup>

11:30 a.m. - 1:00 p.m.

About's at Western Hills

### Vendor Appreciation Month

#### Menu

Tossed Salad w/ Dressing

Chopped Sirloin w/ Mushroom Glaze

Scalloped Potatoes

Buttered Corn

French Bread & Butter

Brownie A La Mode

Coffee, Tea & Water

RSVP to Shannon English at FASTSIGNS ~ 785-271-8899

Deadline: NOON on Tuesday, September 18<sup>th</sup>

### UPCOMING MEETINGS

September 13<sup>th</sup>: Board Meeting

September 20<sup>th</sup>: Vendor Appreciation Luncheon

October 11<sup>th</sup>: Board Meeting

October 18<sup>th</sup>: Monthly Luncheon (Legal Issues)

November 8<sup>th</sup>: Board Meeting

November 15<sup>th</sup>: Monthly Luncheon (Safe Streets)

December 7<sup>th</sup>: ACT Holiday Party @ Ramada Inn

December 13<sup>th</sup>: Board Meeting

January 10<sup>th</sup>: Board Meeting

January 17<sup>th</sup>: ACT Luncheon

\*All meetings begin at 11:30 a.m. unless noted otherwise.

\*\*Dates & Times Subject to Change.



There are currently over 100 domestic and international Miracle Method offices. Each is an independent franchise and most are family owned and operated. Performing quality work for homeowners, hotels and property managers is what allows each franchise and Miracle Method to grow and maintain its position as the leader in the refinishing industry. Miracle Method franchisees are professionals who specialize in surface restoration. We take a personal interest in every project because it is our livelihood and not just a job.

**Makeover Your Bathroom or Kitchen:**

- Save up to 75% on bathroom and kitchen remodeling costs.
- Don't replace, refinish your porcelain bathtubs, ceramic tile, kitchen countertops and fiberglass showers.
- The EASY STEP is the affordable solution to make bathtubs safer for seniors and the disabled.
- Extend the life of your porcelain or fiberglass bathtub by 15 years or more with Miracle Method.
- The "green" alternative to kitchen and bath remodeling...only Miracle Method uses MM-4.
- How good is our process? Miracle Method provides a 5 year warranty and has the track record to back it up.

For more information on Miracle Method and the services they offer, please visit them on the web: [www.miraclemethod.com](http://www.miraclemethod.com).

**Michael Brumleve**  
785-235-3225



*Everything you've always wanted and more. Expect to be impressed!*

The variety and choice of floor plans at Sherwood Apartments is indeed impressive. Spacious 1, 2 and 3 bedroom apartment homes with exquisite interior features were built to provide the ideal living experience. Sherwood is professionally managed by a staff that cares about you!

**Some of our Features & Amenities Include**

- Outside Storage
- Reserved Covered Parking
- Tennis Court
- Wood-Burning Fireplace
- Pets Welcome
- Sand Volleyball Court
- Video Library
- Fitness Center
- Three Swimming Pools



**Sherwood Apartments**

2745 SW Villa West Drive  
Topeka, KS  
785-271-0909

Bobby Jo Wintle, Community Manager



*Sherwood Apartments is managed by ConAm Management Corporation.*



**Paints, Wallcoverings, Floorcoverings**

The Sherwin-Williams Company  
3373 S. Topeka Blvd.  
Topeka, KS 66611

Darrell Pfannonstiel  
Office: (785) 267-1252  
Mobile: (785) 249-2278



**Bob's Janitorial Service  
& Supply Inc.**  
5711 SW 21st, Topeka, KS  
785-271-6600

[www.bobsjanitorial.com](http://www.bobsjanitorial.com)

*Improve Your Indoor Air Quality*

***Bob's Janitorial***

***Carpet & Upholstery Cleaning***

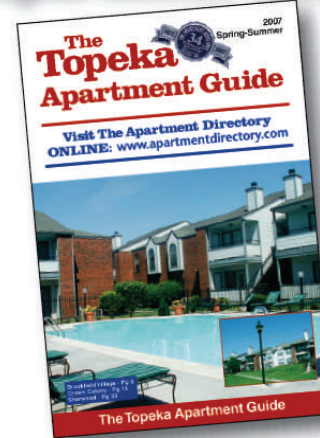
*Common Name ~ Uncommon Service*

*Air Duct Cleaning • Carpet Cleaning •  
Upholstery Cleaning • Odor Removal • Water  
Extraction • Carpet Repair • Carpet Dyeing*

*Dale Basel, President*

*785-271-6600*

## The Topeka Apartment Guide



*For information, contact:*

**Paul Savage**  
**316-264-0800**

**CUSTOM TREE CARE, INC.**



- Pruning
- Tree & Shrub Planting
- Removal
- Emergency Service
- Stump Grinding
- Lot Clearing

**CERTIFIED ARBORISTS BY ISA & KAA**  
Licensed & Insured



CALL FOR A FREE ESTIMATE

**(785) 478-9805**



**Mobile # 786-221-7550**



**[www.CustomTreeCare.org](http://www.CustomTreeCare.org)**

## Housing and Credit Counseling



Housing and Credit Counseling Inc.

- Budgeting and Credit
- Rental Issues
- Homeownership
- Bankruptcy Services

[www.hcci-ks.org](http://www.hcci-ks.org)

**785-234-0217**

**WELCOME!**  
**to New Member**  
**Sunshine Cleaning Services!!**



**Sowards  
Glass, Inc.**

- \* Windows and Doors
- \* Window and Patio door units
- \* Single Pane Glass
- \* Hardware
- \* New windows and doors
- \* Storm Window and Door Replacement and Repair
- \* Glass \* Screen \* Hardware
- \* Mirror Closet Doors

2011 NW Topeka Blvd.  
Topeka, KS 66608  
Phone: 785-233-4466  
Out of Town: 1-800-573-4467  
Fax: 785-233-1230

**JETZ**  
COMPANIES

**Steve Cowsert**  
Account Representative

(785) 354-7588 Phone  
(800) 530-5719 Toll-free  
(785) 354-7069 Fax  
[steve@jetzservice.com](mailto:steve@jetzservice.com)

## One Call Does It All! 24 Hours a Day / 7 Days a Week

Apartment Grounds & Maintenance • Snow & Ice Removal  
Painting • Housekeeping • Clerical • Make Readys

Specializing in providing general & semi-skilled laborers for all of your property management needs. You may request one worker or a whole crew!  
**GUARANTEED** - If for any reason within the first two hours you are not satisfied, we will replace or remove any worker, without charge.



234-9555  
**Labor Pros**  
*Quality Labor on Request*

## Helpful Resources

**City of Topeka**  
[www.topeka.org](http://www.topeka.org)

**Kansas Fair Housing Enforcement Center**  
**US Dept. of Housing & Urban Development**  
Gateway Tower II  
400 State Ave., Room 200, 4th Floor  
Kansas City, KS 66101

**State of Kansas**  
[www.accesskansas.org](http://www.accesskansas.org)

**ACT**  
[www.actopeka.com](http://www.actopeka.com)

**Housing & Urban Development**  
[www.hud.org](http://www.hud.org)

**NAA**  
[www.naahq.org](http://www.naahq.org)

**Housing & Credit Counseling**  
[www.hcci-ks.org](http://www.hcci-ks.org)

### Community Calendars

[www.topekametroneews.com/calendar.html](http://www.topekametroneews.com/calendar.html)  
[www.washburn.edu/washburn/gen/washburn\\_generated\\_pages/Calendars\\_p51.html](http://www.washburn.edu/washburn/gen/washburn_generated_pages/Calendars_p51.html)  
[www.topeka.org/calendar.shtml](http://www.topeka.org/calendar.shtml)  
[www.topekacommunityfoundation.org](http://www.topekacommunityfoundation.org)

## All good things come in Three's.



**DIGITAL TELEPHONE**



**HIGH SPEED INTERNET**



**DIGITAL CABLE**

**Bundle your services  
and save!**

Call Robert Johnson at 785-207-0939  
or Kevin Baldwin at 785-207-1493  
for more information.



888-GET-MORE  
[www.gocox.com](http://www.gocox.com)

Services and features may not be available in all areas. Some restrictions apply. © 2007 Cox Communications, Inc. All rights reserved.



**Real Help.  
Real Choices.**

**FAX REGISTRATION FORM**

**GOOD NEWS FOR PROPERTY PROVIDERS!**

Introducing a new affordable housing listing and locating service on [www.hcci-ks.org](http://www.hcci-ks.org) that will increase tenant access to housing opportunities throughout Shawnee County.

**WITH THIS FREE SERVICE, YOU WILL BE ABLE TO:**

- List and manage your properties with a toll-free phone call or on the Internet
- Avoid calls on rented properties – remove properties immediately when rented
- Have trained call center staff assist potential tenants with locating your listings

**PLEASE REGISTER TODAY TO LIST YOUR PROPERTIES**

You can begin listing your properties TODAY!

Register one of the following ways:

- Online at [www.hcci-ks.org](http://www.hcci-ks.org) (fastest and best method) or
- By phone at 785-234-0217 or
- Complete the form below and fax this sheet to 1-866-265-7811 (toll-free fax)

Your First Name:		Your Last Name:	
Your Company Name: (If no company name, your name will be used)			
Address and City:		State:	ZIP Code:
Contact Phone Number:		E-mail:	

Please contact us with any questions: 785-234-0217

*September is Vendor Appreciation Month!*

- Take a minute to say "Thanks" to all of the vendors in your life.  
The following vendors are a member of the ACT:

- Aire Serv of Topeka ~ 2007
- Allied Paints ~ 1999
- Apartment Finder ~ 2002
- Blue Dot ~ 2006
- Bob's Janitorial ~ 2001
- Capital City Tree Care, Inc. ~ 2007
- CIS-Rental Screening ~ 1999
- Cox Communications ~ 1999
- Custom Tree Care, Inc. ~ 2007
- Cutting Edge Landscaping, Inc. ~ 2006
- Deffenbaugh Waste ~ 2003
- FASTSIGNS ~ 2000
- Garner Supply ~ 2000
- GreenTouch Lawn Service ~ 2007
- Guardian Security ~ 2001
- Jen's House & Commercial Cleaning ~ 2006
- Jetz Service Company ~ 1999
- Labor Pros ~ 2002
- Lawn Brigade ~ 2000
- Lower Inc. - Plumbing, Heating & Air ~ 2006
- Michel's Floor Covering, LLC ~ 2006
- Midwest Coating ~ 2000
- Miracle Method of Topeka ~ 2006
- Outdoor Solutions ~ 2007
- Pat the Plumber ~ 2007
- PDQ Construction, Inc. ~ 2007
- Savage, Inc. ~ 1999
- Sherwin-Williams Company ~ 1999
- Snake 'n' Rooter ~ 2007
- Sowards Glass ~ 1999
- Sunshine Cleaning Services ~ 2007
- Thompson-Crawley Furniture ~ 1999

**THANK YOU!!**



## ACT LIBRARY

The ACT offers training videos and supplies that can be checked out to do trainings for your staff at **NO CHARGE!**

The following is a list of what is available at this time. We are considering buying more, if there is an interest. It is important to keep your staff trained! Monthly trainings are a great way to keep your staff up-to-date. If you are interested in checking out any of our training supplies, please contact Lee Anne Skinner at Fox Ridge Townhouses. If you are interested in different trainings, please email Megan Rieman at [mrieman9221@aol.com](mailto:mrieman9221@aol.com).

We also have Resource information on our Website: [www.ACTTopeka.org](http://www.ACTTopeka.org).

### **Training Videos**

Hazard Communications/MSDS  
Leadsmart  
People Maintenance  
Utility Shutoffs  
Bloodborne Pathogens  
Right to Know

### **NoteBooks/CDs**

Mold Information  
Be Cool at Fire Safety (for children)  
Burglary Prevention Tips  
Making Your Home More Energy Efficient

## ACT WEBSITE

The ACT website is [www.ACTTopeka.org](http://www.ACTTopeka.org).

The website is full of useful information. Included on the website are the following:

Monthly Newsletter  
Previous Newsletters  
Board Member Contact Information  
Library of Training Information  
Membership Information  
Holiday Party Information (as applicable)  
Seminar & Trade Show Info (as applicable)  
ACT Calendar  
ACT Events

We are working to make the website a place to go for the information you need. If there is something you would like to see added to the website, please contact Megan Rieman at [MRieman9221@aol.com](mailto:MRieman9221@aol.com).