



LANDLORDS LEADERSHIP

Landlords of Linn County

Volume 14, Issue 1

P.O. Box 851, Cedar Rapids, IA 52406

January 2009

President

Keith Smith 721-4191
smithke@mchsi.com

Vice-President

Kim Frederickson 366-0434
gatewaykim@imonmail.com

Secretary

Michele Formanek 396-1865

Treasurer

Stephanie Feuss 329-5378
Feuss99@hotmail.com

Legislative

Dick Rehman 393-6100
rhrehman@ImOnMail

Bob Randklev 533-6927
BobR@skogman.com

Laura O'Leary 396-6726
phunapts@aol.com

Stephanie Feuss 329-5378

Programs

Bob Bembenek 981-1240
bobert@bobert.com

Garry Grimm 364-6172
gegrentals@aol.com

Membership

Joyce Steffen 363-1233
bapjs@cedar-rapids.net

Bob Randklev 533-6927

Vendors

Bob Randklev 533-6927

Julie Freeman 350-4072
jmfjaf@aol.com

Technology

Bob Randklev 533-6927

Dick Rehman 393-6100

State Board

Kim Frederickson 366-0434

Keith Smith 721-4191

Stephanie Feuss 329-5378

Lobbyist

Joe Kelly joe@iamha.org

CALENDAR OF EVENTS

January Membership Meeting:

Thursday, January 8th, 2009 - NOON

Common Mistakes Landlords Make in Court

by Magistrate Marty Hagge

Metro Buffet, Blairs Ferry Road NE,
Cedar Rapids

February Membership Meeting:

Friday, February 13, 2009 – NOON

Legislative Issues by Joe Kelly

Metro Buffet, Blairs Ferry Road NE,
Cedar Rapids

Note the date change to Friday

Landlord Day on the Hill:

February 25, 2009

VACANCY RATE

Larger Complexes: 8%

1 to 4 units: 6%

NEW MEMBERS

Attorneys Process Service

Iowa Process Service

SB Tharp Properties

Sunnydale Service

Charnowski Rental Properties

Brace Marsh

RENEWED

Greene's

Metro Appliances

Daryl & Francine Daker

Margaret Bock Housing

JS Property Ventures

James & Patricia Stone

Norma Walker

Tom & Julie Obrien

Chapel Ridge of Marion

Appraisal Associates

SFD, LLC

Bonne Burlingame

Fern Fackler

Bill & Penny Whitters

David & Janice Gillaspie

Eagle Property Management

Judi McCoy

Ken Brines

Selzer Construction

Kristi Whitman

Merle & Beverly Headington

Michael Jasudowicz

Merv Sturdivan

Robert Heath

Tommy Tucker Realty

Woodland Management

Creekside Apartments

CURRENT MARKET CONDITIONS



The rental market is beginning to see a softening of the occupancy rates in the community, particularly in the larger complexes and affordable housing stocks, which is normal as we move into the winter season. A number of the applicants in market are looking for affordable housing – choosing price over quality. It appears there is higher demand for pet compatible affordable housing. If you have pet-compatible affordable housing send me an email for any referrals we may have.

COMMON MISTAKES LANDLORDS MAKE IN COURT

Magistrate Marty Hagge will be our January speaker. He was appointed to serve Linn County as a Judicial Magistrate in 2005. A graduate of the University of Iowa in 1987 with a bachelor's degree in accounting obtaining his law degree in 1990. He has been in private practice since that time in Anamosa and Cedar Rapids and is experienced in representing both landlords and tenants in residential and mobile home eviction cases. He is a member of the Iowa State Bar Association, the Linn County Bar Association, and the Iowa Association of Magistrate Judges.

FLOOD RECOVERY

The Landlords of Linn County, Cedar Rapids Small Business Recovery Group, Small Business Development Center (SBDC) and the City of Cedar Rapids have been working very closely to help address the need for assistance to rebuild our residential neighborhoods.

The SBDC will be contacting flood impacted residential landlords to complete their needs assessment for their property. The City of Cedar Rapids provided property addresses for the flood impacted non-owner occupied properties. This list comprises 4,000 individual rental units located in 2,600 properties and owned by 1,800 landlords. We don't have contact information for a vast majority of these landlords. If you are flood impacted or know of a flood impacted landlord please register on the Corridor Recovery web site as a residential landlord or contact Steve Sprague at the SBDC located at Westdale Mall. Steve's business card is located in the vendor section of this newsletter.

We should anticipate some level of funding being made available between mid-March and mid-April, which is dependent on federal allocation of funding. We should anticipate a program similar to the CDBG Jumpstart Housing for residential homeowners.

Please be advised, I am not currently aware of any guidelines set for flood impacted non-owner occupied residential property within the City of Cedar Rapids.

The East Central Iowa Council of Governments (ECICOG) is taking applications for the Jumpstart Federal Housing and Business Assistance Programs from those affected in Benton, Iowa, Johnson, Jones, Linn and Washington counties. ECICOG is handling the administration of the programs for the six counties save for the cities of Cedar Rapids and Iowa City. According to a new release in late November, more than \$2.7 million funded by the federal Community Development Block Grant money, remains to be awarded. For more information contact ECICOG at 365-9941.

SHELTERING COMMITTEE

A sheltering committee was formed several months ago to help advocate the needs of displaced members of our community. The committee is comprised of many non profit agencies, which help households who need help getting back on their feet. The sheltering committee has asked for a common location that households could be referred to find housing. Please list any vacancies you have at the following website: www.HousingInIowa.Org

WAYPOINT'S MADGE PHILLIPS CENTER

Carrie Slagle, program director, at the Madge Phillips Center. Waypoint's Madge Phillips Center works with women and children who are currently homeless. They are a program-based shelter providing case management services to assist women in identifying needs and barriers related to their homelessness. Assisting women in finding affordable housing is key in helping their program participants. Once women depart the facility they receive Post Shelter Outreach Services which offer in-home support from Madge Phillips Center staff to help with the transition back to self-sufficiency.

Carrie Slagle provided a tour of the facility and detailed ways the facility supports the community. Women who enter the program at the Madge Phillips Center go through an intake process that includes an interview. There are clear expectations and rules to be met. The Center provides job and life skills training by working with a network of community businesses, organizations and individual volunteers. Seminars and classes are offered on topics such as computer training,

job skills, balancing a budget, parenting and nutrition. The follow-up counseling received through Post Shelter Outreach Services has proved beneficial in helping women become independent.

The reasons for homelessness can be complex; or, seemingly, as simple as the loss of a home due to the flood and loss of a job because of the tight economy. The Center is seeing an influx of women who never thought they would be homeless.

Why focus a newsletter article on this program? They have clients needing housing and we are in the business of providing homes.

Points to remember:

- Clients are screened as they enter the program,
- Clients have met with a level of success to exit the program,
- On-going support is provided through Post-Shelter Outreach Services,
- Landlords are **not** expected to alter their rental application screening process or reduce their rent, and
- It is not necessary to fill your building with the program’s clients; if members can find the right fit for one unit with one program client, that is one success story—one less vacancy to fill and one less family who is homeless.

For more information or to add your name to the housing contact list at the Madge Phillips Center please contact Carrie Slagle, Program Director, Waypoint’s Madge Phillips Center, 319-365-1458 X237, carrie.slagle@waypointservices.org, or http://www.waypointservices.org/scripts/services_madgephillips.asp.

HOUSING TRUST FUND GRANT AWARD

Helping Hands Ministry (HHM) received a grant from the Housing Fund for Linn County (HFfLC). Funding was approved in the amount of \$32,500 to be used in 2009 to provide payment of “first month’s rent” or “one month’s rent to avoid eviction”, limited rent deposits or utility deposits. Funding also remains for "first month's rent" in Marion from a grant received in 2008. Now households can find housing anywhere in Linn County.

Applicants must fall within the allowable income guidelines (30% AMI below), pay their own deposit, have a steady source of income/support for the last three months, and show that they will be able to continue paying for ongoing rent afterwards.

# in Household	100% FPG/month	30% AMI/month (HFfLC guidelines)
1	748.33	1,183.33
2	1,010.00	1,350.00
3	1,271.67	1,520.83
4	1,633.33	1,687.50
5	1,795.00	1,820.33
6	2,058.67	1,958.33

Applicant must have exhausted Linn County General Assistance or Veteran Affairs assistance. Applicants will be required to participate in Horizons Consumer Credit Counseling Services and provide a budget to HHM. Any one interested in learning more about this grant may call the Helping Hands Ministry office at 366-2651 beginning in January. Appointments are required. Lois Rude, HHM Director; Barb Kane, HHM Associate

NEIGHBORHOOD PLANNING PROCESS KICK-OFF

The City of Cedar Rapids is hosting an event at the Crowne Plaza Five Seasons Hotel on Saturday, January 10th from 8:30 AM to 4:30 PM. Lunch will be provided. They ask that you register at 866-999-1224 or online at www.ica-usa.org. If you have rental property in Time Check, Ellis Park, Taylor, Downtown, Medical District, Czech Village, Oak Hill Jackson, or Cedar Valley it would be good to attend this event to participate in the development plans for these neighborhoods.

PROGRAM IDEAS

As board members, one of the toughest topics we discuss every month is the topic of upcoming programs our members would like to see. To ensure everyone’s thoughts are heard, please email your thoughts and ideas for monthly programs to Laura O’Leary or Gary Grimm.

The board has been discussing the possibility of changing our meeting time and location. If you like or dislike our meeting at the Metro Buffet at Noon on Thursday please let us know your desire.

Support Our Vendor Members

ACCOUNTING

John Freeman

ADVERTISING

Apartment Finder

APPLIANCES

Coinmach
Lampe Appliance Service
Metro Appliance

APPLIANCE RECYCLING

Conservation Services Group

BANKING

Family Merchants Bank

BATH TUB RESURFACING

Bath-Tub Resurfacing Inc.

CARPET CLEANING

Corridor Carpet Cleaning
Eastern Iowa Carpet Cleaning
Service Master by Avenue of Saints

CRIMINAL REPORTS

Investigations by Ivy

FLOOR COVERINGS

P & W Floor Covering
Randy's Carpets

GENERAL CLEANING

B & J Cleaning Service

HEATING & A/C

Colony Heating & Air Conditioning
Greenes Heating
Parker Plumbing and Heating

MAINTENANCE

Burkle Remodeling & Maintenance
Ken's Home Improvement Co.

MOLD REMEDIATION

Service Master by Avenue of Saints

PAINTING

Jim Heskje Painting Specialist

PLUMBING

Parker Plumbing and Heating

PRESSURE WASHING

Jim Heskje Painting Specialist

PROCESS SERVING

ASAP by Rex Cook
Attorneys Process Service
Investigations by Ivy
Iowa Process Service

PROPERTY MANAGEMENT

Preferred Property Management

RECYCLING

Conservation Services Group

REMODELING

Burkle Remodeling & Maintenance
Better Built Home Enhancements

RENTAL CONDITION/INVENTORY

Guardian Home Inventory Service

RESIDENT SCREENING

Screening Works – Rent Grow

YARD CARE

Linn County Lawn Care

Disclosure: This list is provided for the information and convenience of the membership of the Linn County Landlords. Such inclusion in this list does not constitute an endorsement or approval of any vendor member's product or service.

Gail Cudworth
Publisher
 4505 75th Street
 Urbandale, Iowa 50322
T (515) 266-0993
F (515) 265-5196
P (888) 533-0298
C (515) 681-1882
E gcudworth@ApartmentFinder.com
 Find More Online @ ApartmentFinder.com



Attorneys Process Service
 C/O Mike Barry
 PO Box 2272
 Cedar Rapids, IA
 319-431-7000
www.iowa-process-server.net
mike@scubalaw.net



ASAP
Accurately Served And Professional
PROCESS SERVICES
ALL CIVIL PAPERS SERVED PROFESSIONAL IMMEDIATELY
 MEMBER: NAPPS (National Assoc. of Professional Process Servers)
 United States Process Servers Assoc.
 Landlords of Linn County

REX COOK
 PO Box 607
 Lisbon, Ia 52253

Phone (319) 455-2490
 Cellular (319) 560-5750
 Fax (319) 455-5041

B & J Cleaning Service
 1015 Summit Ave SW
 Cedar Rapid, IA 52404
 319-350-5827

Better Built Home Enhancements
 PO Box 196
 Walford, IA
 319-210-2455
betterbuilt@southslope.net

Bath-Tub Resurfacing Inc.
 Repair and/or Refinish



Porcelain
 Fiberglass
 Acrylic
 Formica
 Cultured Marble

Bathtubs
 Showers
 Vanities
 Counters
 Tile Surrounds

162 COLLINS RD. #320
 CEDAR RAPIDS, IA 52402

BO CANTRELL
TOBY CANTRELL



Burkle Remodeling & Maintenance
Specializing in all aspects of maintenance and home remodeling projects.

Dustin Burkle
 Owner

Phone: 319- 265-0535
 Cell: 319-573-1250
 Email: BurkleRemodeling@ImOnMail.com



Ryan White
 Account Executive

3104 Riverport Tech Center Drive
 Maryland Heights, MO 63043

314-209-0777 ext 13
 314-209-9777 Fax
 314-220-8110 Cell
 800-227-2418

Coinmach
 Keeping America Clean
 One Laundry Room At A Time



coLONY HEATING AND AIR CONDITIONING
 FIREPLACES • GAS GRILLS
 364-HEAT

P. J. KALB
 Sales

2224 16th Ave. S.W. Cedar Rapids, IA 52404
 Tel: 319-364-4328
 FAX: 319-364-5935
pjk@colonyheating.com

Calvin Ehltz
 Project Manager
 Appliance Recycling

712 58th Avenue Court, SW
 Cedar Rapids, IA 52404

Tel 319.369.0463
 Cell 319.721.9599
 Fax 319.369.0471
calvin.ehltz@csggrp.com
www.csggrp.com



Conservation Services Group



CORRIDOR
Carpet
CLEANING

"For All Your Carpet Cleaning Needs"

Dan Feld
Owner
(319) 363-5009
corridor@mac.com

Fully Insured
Visa & Mastercard
Accepted



CARPET & UPHOLSTERY CLEANING
319-377-2492

FMB
FAMILY MERCHANTS
BANK

Jason R. Hall
Chief Executive Officer/Senior Lender

600 Boyson Road NE • Cedar Rapids, IA 52402
jason_hall@mycrbank.com • www.mycrbank.com

OFFICE 319.378.8100 CELL 319.325.8565 FAX 319.378.8105

Kim Bingham



Guardian Home LLC
Inventory Services

☎: (319) 310-0963
✉: Info@guardianhis.com
🌐: www.guardianhis.com


7836 16th Ave Trail
Luzerne, IA 52257

GREENE'S

SINCE 1963
"Where customers send their friends"

REFRIGERATION • HEATING
COOLING • RESIDENTIAL • COMMERCIAL

PAUL L. GREENE
2342 Ridge Trail NE
Cedar Rapids, IA 52402
greeneshvacr@mchsi.com



364-6684
560-HVAC (4822)
361-HEAT (4328)

INVESTIGATIONS
By Ivy

Ivy S. Meeker, Owner
Marion, IA

Licensed Private Investigator
Cell: 319-551-7295
i.meeker@mchsi.com

See back side for services.

Iowa Process Service
C/O Linda Mathews
PO Box 10843
Cedar Rapids, IA
319-981-4062
iowaservicecr@aol.com

JIM HESKJE
PAINTING
SPECIALIST

Interior / Exterior
Residential / Commercial
Free Estimates • Insured

- ◆ Pressure Washing
- ◆ Workmanship Guaranteed



319-521-6180

John Freeman, CPA

222 Edgewood Rd. NW
P.O. Box 8778
Cedar Rapids, Iowa 52408-8778
Phone (319) 396-5660 Fax (319)396-3273
www.jfreemancpa.com
Member of American Society of CPA'S

Ken Klingler, Owner Home (319) 377-9175
Mobile 981-2828
Fax 377-0660

KEN'S HOME IMPROVEMENT CO.
NO JOB TOO SMALL

1180 Elm St. Marion, IA 52302

LAMPE APPLIANCE SERVICE, INC.

REPAIRS & PARTS MOST MAKES

- DISHWASHERS
- WASHERS
- REFRIGERATORS
- DRYERS
- MICROWAVES
- RANGES

Over 35 Years in Business

COMPETITIVE RATES!

319-363-3826
1802 E Ave. NE, Cedar Rapids

KitchenAid
Frigidaire
ROPER *Whirlpool*
MAYTAG
HOTPOINT
Kenmore

Service These Brands & More!

Linn County Lawn Care "The Only Company That Treats Your Lawn Like The Only Lawn"

Joseph Rambo **Contact:** Angela Carlyle
PH 319.202.7232

Services That We Offer
Free Estimates

Complete Lawn Maintenance, Pet Waste Removal, Spring & Fall Leaf Removal, Landscape & Tree Mulching, Snow Removal & Ice Control Residential & Commercial

METRO APPLIANCES
SALES • SERVICE • PARTS
NEW and USED Major Appliances

CROSLLEY
LG
HOTPOINT
Frigidaire

Bruce Porter (Owner)
Kris Moore (Sales)
Liz Marx (Sales)
366-7281
(800) 296-7281

Mon. - Fri. 8:30-5:30
Saturday 9:00-3:00
620 Center Point Road NE
Cedar Rapids, Iowa 52402

PAUL WALDER (319) 363-9894

P & W FLOOR COVERING
CARPET & VINYL INSTALLATION

1700 34th ST. NE • Cedar Rapids, IA 52402-5540

Parker
PLUMBING & HEATING

Kirk Simmons
Service Manager

780 West Main St.
Robins, IA 52328

Bus: 378-9888
Fax: 378-9173

PREFERRED PROPERTY MANAGEMENT

Tim Conklin
Owner/Agent

108 Emmons St
Hiawatha, IA 52233
ph (319) 294-2955 fax (319) 294-2960
timc@ppmiowa.com www.ppmiowa.com

RANDY'S
CARPETS & INTERIORS

Carpet
Ceramic Tile
Vinyl Floorcoverings
Window Treatments
Wood Flooring
Area Rugs
Wallpaper
Furniture
Blinds

5454 Center Point Rd. N.E., Cedar Rapids, IA 52402
Ph: 319-393-1400 Fax: 319-395-9255
Toll Free: 1-800-540-2706
http://www.randyscarpets.com
jimzachar@randyscarpets.com

Jim Zachar

ScreeningWorks™
RESIDENT SCREENING MADE SIMPLE

Screen your residents... before you hand over the keys

Questions? Contact Customer Service
(888) 401-7999
www.ScreeningWorks.com

©2008, ScreeningWorks, a service of RentGrow, Inc. All rights reserved.

ServiceMASTER Clean

Kelly Harris
Sales Representative & Estimator

Disaster Services & Residential/Commercial Cleaning

ServiceMaster by Avenue of the Saints
915 Blairsferry Road
Marion, IA 52302
Cedar Rapids: 319/365-9265
Iowa City: 319/354-6328
Fax: 319/365-2913
Cell: 319/533-5825
Direct Connect: 18188
www.smbavenueofthesaints.com

Attention Vendor Members: If you want a change to your listing in the Vendor Member List, please contact Keith Smith at smithke@mchsi.com or 319-721-4191