



LANDLORDS LEADERSHIP

Landlords of Linn County

Volume 13, Issue 5

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

May 2008

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 363-3900
sfeuss@highpm.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 363-3900

Programs

Bob Bembenek 981-1240

bobert@bobert.com

Garry Grimm 364-6172

gegmentals@aol.com

Membership

Joyce Steffen 363-1233

bapjs@cedar-rapids.net

Bob Randklev 533-6927

Vendors

Bob Randklev 533-6927

Julie Freeman 350-4072

jmjfaj@aol.com

Technology

Bob Randklev 533-6927

Dick Rehman 393-6100

State Board

Kim Frederickson 366-0434

Keith Smith 721-4191

Stephanie Feuss 363-3900

Lobbyist

Joe Kelly joe@iamha.org

MAY MEETING

Date: Thursday, May 10th

Time: NOON

Place: The Metro Buffet
2745 Blairs Ferry Road NE

Speaker: Buzzy Castonguay
Applicant Background Checks

CALENDAR OF EVENTS

Thursday, June 12, NOON

Membership Meeting, The Metro Buffet

*Speaker: Jim Thatcher, Updates to the
Cedar Rapids Housing Code*

Thursday, June 21

Landlord University

- Applications and Advertising
- Leases and Other Forms
- Fair Housing
- Evictions and Lease Terminations
- Section 8

VACANCY RATE

The vacancy rate for April 2008 was 6.5% based on 1133 units reporting 74 vacancies.

NEW MEMBERS

NEW VENDORS

Rent Grow, Inc
Burkle Remodeling & Maintenance
Linn County Lawn Care

RENEWED

Corridor Carpet Cleaning
Randy's Carpets & Interiors
Colony Heating & A/C
Family Merchants Bank
Adam Meder
Adrienne Tyson
Bill Kehoe
Carl & Jill Gaster
Charles Seamans
Dennis & Carolyn Peiffer
Douglas Laird
Gary Hootman
Jennifer Loeb
Keith Smith
Pat & Rita Weineke
Rick & Kathy Davis
Sharon Pease
Terry & Deb Pesek
Jim Heskje Painting Specialist
Rick Easton

LANDLORDS OF LINN COUNTY

APRIL 2008

I wish to thank Duane Fadley, Better Built Home Enhancements for stepping up to be our speaker this last month. Duane gave us some good ideas on how to deal with mold in our rental properties. I have had several members inquire about his contact information. Please refer to Duane's vendor member listing in the newsletter.

Our speaker for the May meeting will be Buzzy Castonguay of Secure Check. Buzzy will be presenting about conducting Applicant Background Checks.

Housing Fair

The Community Development/Housing Services Department will be sponsoring a housing fair on May 15th. See the flyer for this event within this newsletter. The purpose of the housing fair is to make the public more aware of the services the city of Cedar Rapids has to offer, and related groups have to offer, with regard to their neighborhoods. It is planned for participation by the City Manager's Office, Solid Waste, Police, Code Enforcement – Housing Inspections, Civil Rights, Section 8 Housing Services, and related agencies, such as, Iowa Legal Aid, BRIGHTEN Project represented. The target audience would include citizens of Cedar Rapids and of course any landlords living outside the community with properties in town.

Landlord University

We will be hosting a Landlord University event on June 21 for any landlord or property manager. Our proposed course schedule will consist of Applications and Advertising; Leases and Other Forms; Fair Housing; Evictions and Lease Terminations; and Section 8.

Legislative Report by Joe Kelly

[April 18, 2008] Governor Culver has signed **HF 2392**. The bill becomes law on July 1, 2008. **HF 2392** extends the time from 10 days to 30 business days for a rental property owner to notify a municipal utility of a tenancy change in order to protect the property from the imposition of a lien because of a tenant's non-payment of a water bill. **HF 2392** also protects purchasers of residential housing from liens resulting from delinquent water bills from a previous owner.

Cedar Rapids Housing Inspection Update by Keith Smith

The board completed their fourth in a series of meetings with Jim Thatcher to discuss changes to the Cedar Rapids housing code and the fees assessed for housing inspections. Jim Thatcher has forward the board a rough draft of the proposed changes to the 2006 International Property Management Code. We also spent sometime discuss possible efficiency options versus fee increases in order for the housing department to achieve their proposed budget.

Can you send me an email on how we are doing?

What is one thing that we are doing well as an organization?

What is one thing that we need to improve as an organization?

What is the most important topic that you would like the organization to address?

EDITORS NOTES: Keith Smith, president of the board, software consultant, real estate entrepreneur, member of LLC since 2004, board member since 2006 and landlord since 1998. Keith has given presentations on eviction, and property tax assessment. Keith has an undergraduate degree from Mount Mercy College with emphasis in computer science, accounting and business. Keith and his wife, Susan own Mission Builder Property Management which owns and manages property located in Marion and Cedar Rapids.

Landlords of Linn County is a non-profit organization for owners and managers of residential rental property. Education of our members is our primary goal, along with improving and promoting professional management skills. Our monthly meetings and excellent programs allow our members to keep informed on local, state and federal landlord tenant issues, and exchange information with each other.



OUR NEIGHBORHOOD/OUR CITY HOUSING FAIR

Winter's Over, Time to Get Outside

CAN CITY SERVICES AND AREA AGENCIES ASSIST YOU AND
YOUR FAMILY AND NEIGHBORHOOD?

Answers to this question and more at the First Annual “Our
Neighborhood / Our City” Housing Fair

WHAT: A teaming of City Departments and area agencies (City Manager’s Office; Code Enforcement – Housing Inspections; Solid Waste; Community Development – Housing Rehabilitation, Lead Paint Grant Program, Section 8 Housing Choice Voucher Program; Police; Civil Rights; Landlords of Linn County; Linn County Sheriff - Civil Division; Iowa Legal Aid; and BRIGHTEN Project) sharing what services they offer and how those services may assist you with your specific needs.

WHEN: Thursday, May 15, 2008 from 5:00 p.m. to 7:00 p.m.

WHERE: The Armory at Cedar Rapids’ City Hall – Veteran’s Memorial Building, 50 Second Avenue Bridge

Any questions – please call 286-5192.

Support Our Vendor Members

ACCOUNTING

John Freeman

ADVERTISING

Apartment Finder
Cedar Rapids 4 Rent
Fast Signs

APPLIANCES

Cedar Valley Heating, A/C, & Plumbing
Coinmach
Lampe Appliance Service
Metro Appliance
Smulekoff's

APPLIANCE RECYCLING

Conservation Services Group

BANKING

Family Merchants Bank
Freedom First Mortgage, L.C.
Guaranty Bank & Trust

BATH TUB RESURFACING

Bath-Tub Resurfacing Inc.

CARPET CLEANING

Corridor Carpet Cleaning
Deep Clean
Service Master by Avenue of Saints

CARPET INSTALLATION

Brush Strokes

CREDIT REPORTS

Secure Check

CRIMINAL REPORTS

Investigations by Ivy
Secure Check

FLOOR COVERINGS

P & W Floor Covering
Randy's Carpets
Smulekoff's
The Floor Trader

GENERAL CONTRACTOR

Equity Building

GENERAL CLEANING

B & J Cleaning Service
Brush Strokes

HEATING & A/C

Cedar Valley Heating, A/C, & Plumbing
Colony Heating & Air Conditioning
Greenes Heating
Parker Plumbing and Heating

INSURANCE

American Family Insurance
Principal Financial Group

INTERNET/COMPUTERS

AiroLink Communications Inc
X-Wires Communications

MAINTENANCE

Ken's Home Improvement Co.

MOLD REMEDIATION

Service Master by Avenue of Saints

PAINTING

Brush Strokes
Jim Heskje Painting Specialist

PLUMBING

Cedar Valley Heating, A/C, & Plumbing
Hydro Physics
Parker Plumbing and Heating

PRESSURE WASHING

Jim Heskje Painting Specialist

PROCESS SERVING

Investigations by Ivy

PROPERTY MANAGEMENT

Preferred Property Management

RECYCLING

Conservation Services Group

REMODELING

Equity Building
Better Built Home Enhancements

SIGNS

Fast Signs

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.

Support Our Vendor Members

AiroLink Communications, Inc
Jeff Niemier
jniemeier@airolink.tv

AMERICAN FAMILY INSURANCE
AUTO HOME BUSINESS HEALTH LIFE
www.amfam.com

DARYL D. BRAUN INSURANCE AGENCY, INC.

601 7TH AVENUE
P.O. BOX 738
MARION, IOWA 52302

Office: 319-377-5797
Fax: 319-377-8119
24-Hour Claims Reporting: 800-374-1111

IN BUSINESS SINCE 1984





Prospect-Focused Distribution

Product Quality

Apartment Finder
Eastern Iowa Quad Cities

Superior, Flexible Service

Leadership

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

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

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

Brush Strokes



Residential Interior Painting
Call for Estimates!

Jim & Lea Anne Beeson • 213-1560

Bath-Tub Resurfacing Inc.
Repair and/or Refinish

Porcelain
Fiberglass
Acrylic
Formica
Cultured Marble



362-0541

Bathtubs
Showers
Vanities
Counters
Tile Surrounds

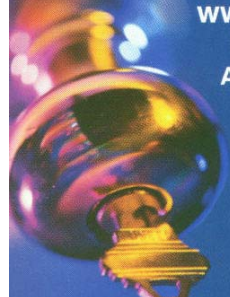
162 COLLINS RD. #320
CEDAR RAPIDS, IA 52402

BO CANTRELL
TOBY CANTRELL

www.cedarrapids4rent.com
Your key to local private properties for rent

Apartments - Houses - Condos
Cedar Rapids * Marion * surrounding areas

Updated every 24 hours



To list your properties call: (319)550-5090
E-mail: cedarrapids4rent@yahoo.com
locally owned & operated

CEDAR VALLEY

Heating, Air Conditioning & Refrigeration, Light Plumbing

| | | | |
|-----------|-------------|-------------|---------------|
| Furnaces | Residential | Coolers | Water Heaters |
| Boilers | Commercial | Freezers | New Faucets |
| Hot Water | Rooftops | Ice Makers | Water Lines |
| & Steam | Ventilation | Make Tables | Gas Lines |

319-365-2421

24 Hour Emergency Service

Web: www.CedarValleyHeatingCooling.com - Fax: 319-365-2487



Coinmach
Keeping America Clean
One Laundry Room At A Time

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

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.

Support Our Vendor Members



P. J. KALB

Sales

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

Calvin Ehls
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.ehls@csggrp.com
www.csggrp.com



Conservation Services Group



Commercial
&
Residential

Carpet
&
Upholstery

Owner/Operator
Mark S. Lo Forno

3540 Windemere Way
Marion, IA 52302
Local: 521-6999

Home Remodeling

Specializing in...

- ♦ Kitchens
- ♦ Bathrooms
- ♦ Basements
- ♦ Ceramic Tile
- ♦ Drywall
- ♦ Painting
- ♦ Decks
- ♦ Windows
- ♦ Doors
- ♦ General Improvements

cell: (319) 573-3387



Ted Youngton
General Contractor

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

Jennifer S. Navin
Owner

FASTSIGNS

Sign & Graphic Solutions Made Simple.

INDEPENDENTLY OWNED AND OPERATED

4837 1st Ave. SE, Ste. 100
Cedar Rapids, IA 52402
Phone (319) 377-4430
FAX (319) 377-4451

E-mail: jennifer.navin@fastsigns.com
www.fastsigns.com/433

Freedom First Mortgage, L.C.

We Listen To You!

Cheryl Machacek

Personal Mortgage Consultant

1930 St. Andrews Ct NE
Cedar Rapids, IA 52402

Phone: 319-294-5320 * Mobile: 319-350-6672
Fax: 319-892-3067
E-mail: cmachacek@freedom1stmtg.com
Website: www.freedom1stmtg.com

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



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

NO OVERTIME CHARGES

Guaranty Bank

For your kind of life.

David W. Lodge, CCIM

Senior Vice President, Lending

dlodge@guaranty-bank.com

302 3rd Avenue SE • Cedar Rapids, Iowa 52401

Ph. (319) 286-6225 • Fax (319) 362-7894 • www.guaranty-bank.com

Support Our Vendor Members

HYDRO PHYSICS®

PIPE INSPECTION SERVICE

4433 NORTHWOOD DR. NE • CEDAR RAPIDS, IA 52402

RICK VICE

Owner

(319) 294-5469 • MOBILE (319) 361-4141 • FAX (319) 294-2331

EMAIL rickv@hydro-physics.com • TOLL FREE: 1-800-781-3164

www.hydro-physics.com

"We're up-front about what's down-under!" ©

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.



*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®

Frigitaire

ROPER®

Whirlpool®

GE®

MAYTAG

HOTPOINT

Kenmore.

*Servicing 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

CROSLEY

LG

GE

HOTPOINT

Frigitaire

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



Kirk Simmons

Service Manager

780 West Main St.

Robins, IA 52328

Bus: 378-9888

Fax: 378-9173

Support Our Vendor Members

| | |
|--|---|
| <p>Lisa Huggins Financial Services Representatives 200 Second Avenue SE Cedar Rapids, IA 52401 (319) 362-2149 Ext. 195 Fax: (319) 362-8737 Huggins.lisa@principal.com</p> |  <p>RANDY'S CARPETS & INTERIORS</p> <p>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</p> <p>Carpet Ceramic Tile Vinyl Floorcoverings Window Treatments Wood Flooring Area Rugs Wallpaper Furniture Blinds</p> <p>Jim Zachar</p> |
|  <p>BUZZY CASTONGUAY - PRESIDENT</p> <p>SECURE CHECK INC. BACKGROUND CHECKS YOU CAN TRUST</p> <p>CHECKING THE PAST FOR YOUR FUTURE</p> <p>319-929-4749</p> <p>WWW.ESecureCHECK.COM</p> |  <p>Kelly Harris Sales Representative & Estimator</p> <p>Disaster Services & Residential/Commercial Cleaning</p> <p>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</p> |
|  <p>Smulekoff's HOME STORE</p> <p>Open 7 days a week Mon. & Thurs. nights until 9 pm</p> <p>GAIL BOOTHE Floor Covering Specialist</p> <p>97 Third Avenue SE PO Box 74090 Cedar Rapids, Iowa 52407-4090</p> <p>319-362-2181 ext. 1286 Toll Free 888-384-6995 Fax 319-362-2180 www.smulekoffs.com</p> | <p>Stark Enterprises, Inc 52 E Cemetery Road Fairfax, IA starkenterprise@southslope.net</p> |
| <p>The Floor Store 1001 N Center Point Rd Hiawatha, IA 52233 319-389-0214</p> |  <p>Carl Hirschman VP of Sales</p> <p>carl@xwires.net cell: (515) 321-3161</p> <p>Wireless Possibilities:</p> <p>Broadband Internet Access Office LANs Home Networking Public Hot Spots</p> <p>17 S. Gilbert St. Iowa City, IA 52240 (319) 354-WIRE www.xwires.net</p> |
| <p>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</p> | |