



# 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

jmfjaf@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 15<sup>th</sup>. 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](mailto:jniemeier@airolink.tv)

IN BUSINESS SINCE 1984



**AMERICAN FAMILY INSURANCE**  
 AUTO HOME BUSINESS HEALTH LIFE [www.amfam.com](http://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





**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](mailto:gcudworth@ApartmentFinder.com)  
 Find More Online @ [ApartmentFinder.com](http://ApartmentFinder.com)

Superior, Flexible Service Leadership



Prospect-Focused Distribution  
 Product Quality  
 Eastern Iowa Quad Cities

Better Built Home Enhancements  
 PO Box 196  
 Walford, IA  
 319-210-2455  
[betterbuilt@southslope.net](mailto:betterbuilt@southslope.net)

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



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

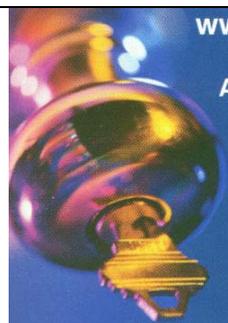
BO CANTRELL  
 TOBY CANTRELL

[www.cedarrapids4rent.com](http://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](mailto:cedarrapids4rent@yahoo.com)  
 locally owned & operated




**Heating, Air Conditioning & Refrigeration, Light Plumbing**

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

**319-365-2421**  
**24 Hour Emergency Service**

Web: [www.CedarValleyHeatingCooling.com](http://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. Cedar Rapids, IA 52404  
Tel: 319-364-4328 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

**CORRIDOR Carpet CLEANING**  
"For All Your Carpet Cleaning Needs"  
Dan Feld  
Owner  
(319) 363-5009  
corridor@mac.com  
Fully Insured  
Visa & Mastercard Accepted



Commercial  
&  
Residential

Carpet  
&  
Upholstery

Owner/Operator  
*Mark J. 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

E-mail: jennifer.navin@fastsigns.com

Phone (319) 377-4430

www.fastsigns.com/433

FAX (319) 377-4451

**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**



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.*



**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**  
*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

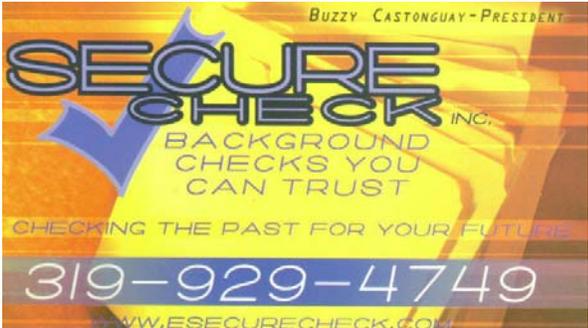


**Kirk Simmons**  
 Service Manager

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><b>R A N D Y ' S</b>          CARPETS &amp; 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><b>SECURE CHECK INC.</b>          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><b>Kelly Harris</b>          Sales Representative &amp; Estimator</p> <p><b>Disaster Services &amp; Residential/Commercial Cleaning</b></p> <p><b>ServiceMaster by Avenue of the Saints</b>          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><b>GAIL BOOTHE</b>          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>Open 7 days a week          Mon. &amp; Thurs. nights until 9 pm</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><b>Carl Hirschman</b>          VP of Sales</p> <p>carl@xwires.net          cell: (515) 321-3161</p> <p><b>Wireless Possibilities:</b>          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 <a href="mailto:smithke@mchsi.com">smithke@mchsi.com</a> or 319-721-4191</p>	