



BMAA Newsletter

518 North 8th Street
Bismarck, ND 58501
Phone: 701-226-9237
Website:
www.bismarckmandanapartments.com



BMAA Presidents Message By CJ Schorsch

Hello from Bismarck-Mandan Apartment Association,
We are sending a greetings letter to you to let you know that BMAA is still around and working for you, apartment owners and managers. If you are still in the apartment rental and property management business, we invite you back to renew your membership. We have a new Association Executive Director, Rhonda Gall, who is available to answer questions you may have regarding membership. As an Association getting through the turbulent year, we will be planning in-person gatherings and Lunch-N-Learn topics yet this year. Your membership with BMAA also includes an affiliate membership with North Dakota Apartment Association, and has been instrumental in State lobbying efforts with the Legislature on Bills affecting our industry. Please consider renewing your membership and we appreciate your support.

The new contact info for BMAA is:

Bismarck-Mandan Apartment Association
Rhonda Gall, Executive Director
PO Box 1793
Bismarck, ND 58501
701-226-9237
bismanapptassoc@gmail.com
<https://bisman-pts.com/>

Member Spotlight



JAMIE GLEICH
SALES REPRESENTATIVE
JGLEICH@ELECTROWATCHMAN.COM

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Bismarck Mandan Apartment Association

Spring Fling Mixer

Tuesday, May 25 2021 4:00 PM—7:00 PM

Citadel Apartments

119 Irvine Loop Bismarck ND 58504

We cordially invite you to attend our Spring Fling Mixer. This will be our first gathering since the Pandemic and are excited to be able to gather and collaborate. Please be aware of Covid Protocol at said time of the event. Masks are not required but social distancing is appreciated. All associates and guests are welcome. This is also the perfect opportunity to meet our new Executive Director. Hope to see you there.

[Refreshments and Appetizers provided.](#)



BMAA

Bismarck Mandan Apartment Association

Virtual Landlord / Service Provider

Training Sessions



May Schedule

May 4: 1 hr. (1:30 – 2:30 pm)

Smoke Free Living

by Southwest District Health Unit

May 11: 1 hr. (1:30 – 2:30 pm)

Refugee Settlement in ND

by Dept. of Human Services

May 18: 1 hr. (1:30 – 2:30 pm)

Homelessness in Schools

by Bismarck Public Schools

May 27: 1 hrs. (1:30 – 2:30 pm)

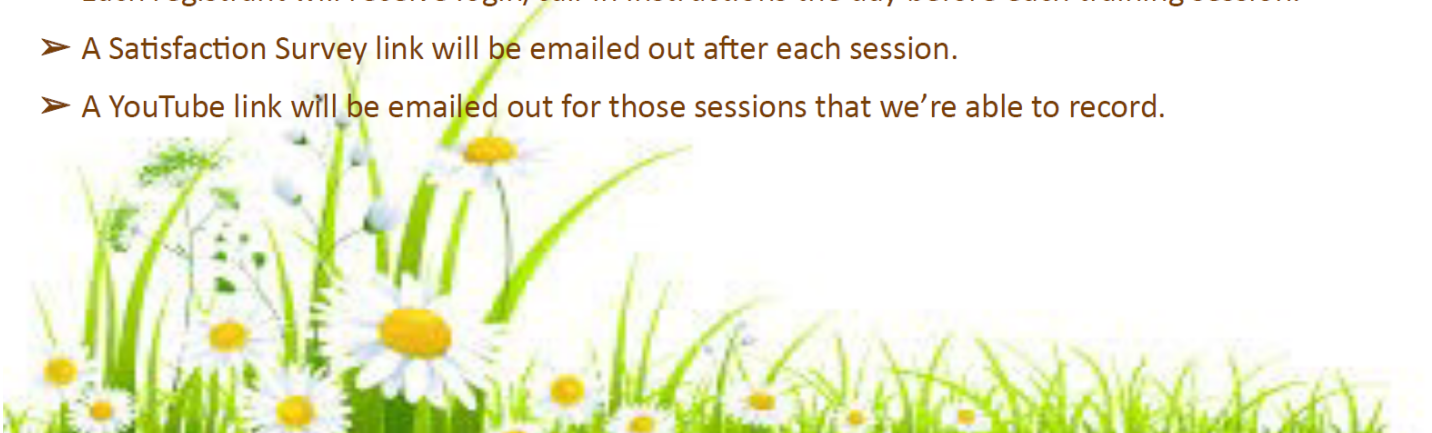
Covid Rent Relief

Note: this is a Thursday session

by ND Housing Finance Agency

Miscellaneous Information:

- Registrants from the 2020 trainings will be carried over for the 2021 sessions unless you request to have your name removed. Registrants can pick & choose whichever session(s) you'd like to attend via Zoom.
- Each registrant will receive login/call-in instructions the day before each training session.
- A Satisfaction Survey link will be emailed out after each session.
- A YouTube link will be emailed out for those sessions that we're able to record.





**NORTH DAKOTA
APARTMENT ASSOCIATION**

"2021 NDAA State Convention REPLAY "

<https://www.ndaa.net/products/>



Being a member of the BMAA you are also members of the NDAA and NAA. Check out their sites for more great information and educational opportunities.

<https://www.ndaa.net/>

<https://www.naahq.org/>

<https://www.naahq.org/2021-apartmentalize>

Eviction Moratorium

If you haven't seen it already, the CDC finally released its [updated FAQs](#) regarding the agency's federal eviction moratorium order, which was extended until June 30.

Of note:

- The FAQs confirm that the Order temporarily halts residential evictions of covered persons for nonpayment of rent during September 4, 2020, through June 30, 2021. However, the Order is *not* intended to terminate or suspend the operations of any state or local court. Nor is it intended to prevent housing providers from starting eviction proceedings, provided that the actual physical removal of a covered person for non-payment of rent does NOT take place during the period of the Order.
 - The FAQs make clear that rent is still owed. The CDC Order does not cancel rent. Renters must still fulfill their obligation to pay rent and follow all the other terms of their lease and rules of the place where they live. Renters must use best efforts to make timely partial payments that are as close to the full payment as their individual circumstances permit, considering other nondiscretionary expenses.
 - When the Order expires, consistent with the applicable landlord-tenant or real-property laws, renters still owe their housing provider any unpaid rent and any fees, penalties, or interest as a result of their failure to pay rent or make a timely housing payment during the period of the Order.
 - Covered persons may use any written document in place of the declaration form if it includes the required information in the form or use a form translated into other languages. The CDC has released an updated form in English as well as translations in other commonly spoken languages.
 - While housing providers maintain the ability to move forward with eviction for lawful reasons other than nonpayment of rent, individuals who are confirmed to have, have been exposed to, or might have COVID-19 and take reasonable precautions to not spread the disease should not be evicted on the ground that they may pose a health or safety threat to other residents.
 - The FAQs also note that if a renter has declared that they are a covered person under the CDC Order, but the housing provider does not believe the renter actually qualifies, the Order does not preclude a housing provider from challenging the truthfulness of a renter's declaration in any state or municipal court.
 - The FAQs provide comment on whether housing providers are required to make their residents aware of the CDC order and Declaration.
 - The Order itself does not require housing providers to make renters aware of the Order and Declaration. But other relevant law, for instance the Fair Debt Collection Practices Act and the Federal Trade Commission Act, may require "landlords, or their agents," to do so. Under these statutes, evicting renters in violation of the CDC, state, or local moratoria, or evicting or threatening to evict them without apprising them of their legal rights under such moratoria, may violate prohibitions against deceptive and unfair practices. Housing providers must otherwise comply with all requirements of the Order. Also, even if not legally required, housing providers are encouraged to tell their residents about the Order.
- Finally, the FAQs make clear how the federal government intends to enforce the Order, including a reference to the Consumer Financial Protection Bureau (CFPB) and the Federal Trade Commission (FTC) announcement that they will [step up enforcement efforts](#) against housing providers, and that housing providers remain subject to jail time, fines and penalties for violations of the Order, both on an individual and an organizational basis.

Advertise here!



BMAA is on Facebook!
Don't forget to hit like and
stay informed on industry
happenings!

Forms Available to General Members

Please call first if you need to pick up forms (226-9237)

Rental Applications
(50/ pack) - \$7.00*

Lease Agreement

2 part NCR (25/pack) - \$8.00*

Check In-Check Out Forms

3 part NCR (25/pack) - \$9.00*

Reasonable Accommodation Pet Addendums

Free - on request

Lead Base Paint Booklet
(Cost Each) - \$.50*

Lead Base Form

(Cost Each) \$.50*

2015 Landlord Tenant Handbooks

FREE

*Plus shipping and handling on all items

Screen your Tenants

Sign up for our Credit Reporting Service now!
Log on to www.bismarckmandanapartments.com
and click on Tenant Screening

Contact Western Reporting Screening f/k/a Reliable Screening at:
1-888-394-5177

Contact our office at
226-9237 for assistance.



Kyle Herman, FSS

Agent / Agency Owner

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General Manager

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Office Hours
8:00 a.m. - 5:00 p.m.
Monday - Friday

www.ndhfa.org

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**Anderson Bottrell Sanden &
Thompson Law**



BISMARCK-MANDAN APARTMENT ASSOCIATION

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Box 1793
Bismarck, ND 58502



2021 Upcoming Events

Schedule:

Board Meeting: May 11, 2021 at 4:00p
Membership Spring Fling Mixer: May 25, 2021 4:00p-7:00p

2021 BMAA Board of Directors

President:

CJ Schorsch
Parkway Property Management
Box 7459
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(W) 701-223-6676

Directors:

Jeremy Petron
Rocky Gordon & Company
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(w) 701-223-8568

Heather Berg
Goldmark Property Management
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National Apartment Association
www.naahq.org

North Dakota Apartment Association
www.ndaa.net

Vice President:

Derrick Rittenbach
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Corey Barnes
K&L Investments
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Associate Member:

Dave Albrecht
Action Cleaning & Restoration
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Visit our website at:

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Office Administration:

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NOTE: Please call first if you would like forms as we are not always in the office!

