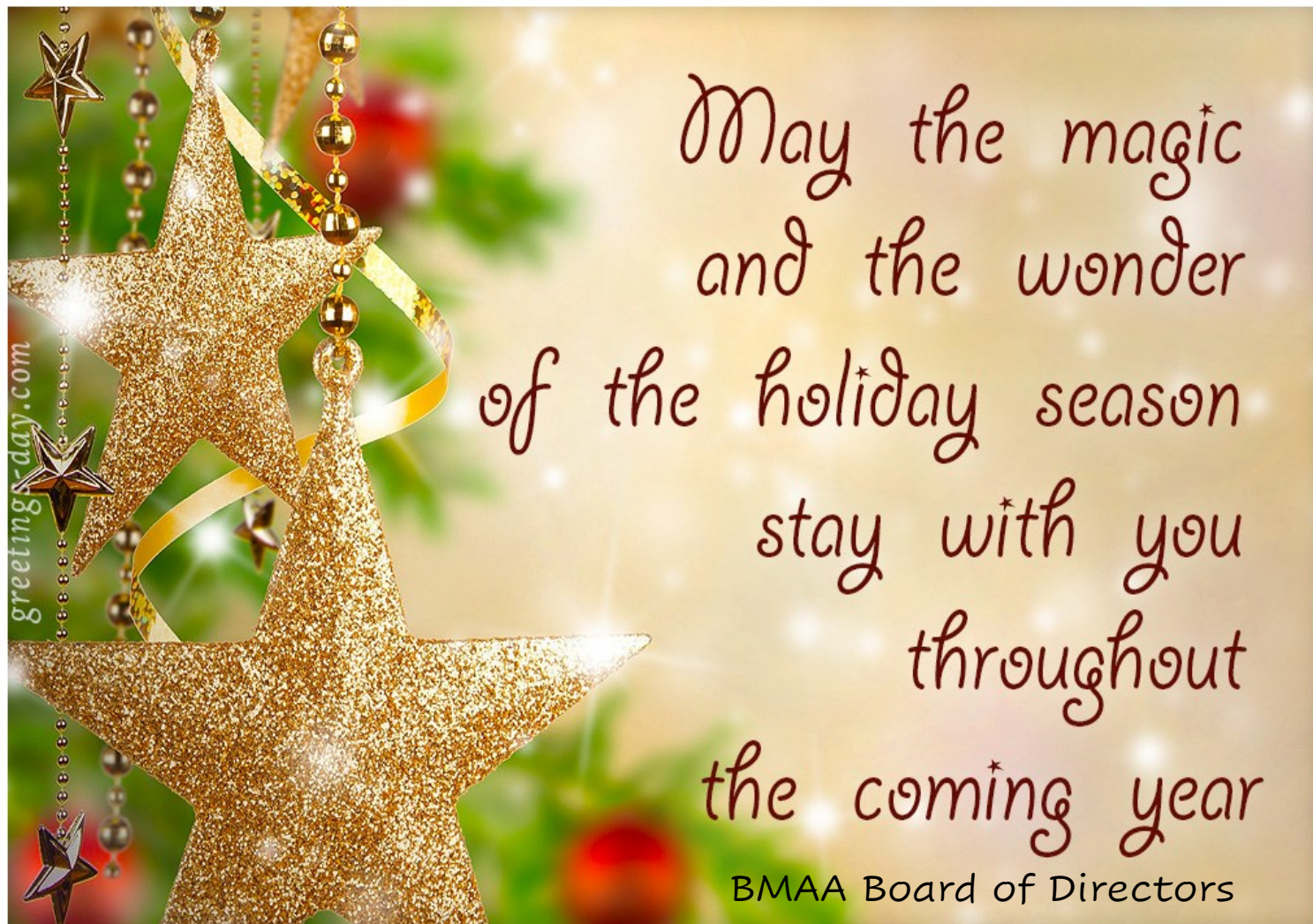




BMAA Newsletter

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



Member Spotlight


Smoke Free Housing
B I S M A R C K
www.SmokefreehousingND.com

Bismarck-Burleigh Public Health
500 E. Front Avenue
Bismarck, North Dakota 58504
Phone: 701-355-1597
Cell: 701-202-3077
Email: skahler@bismarcknd.gov

Sue Kahler
Program Coordinator





Protect Your Tenants and Investment

As a property manager or owner, you have probably seen or experienced a fire caused by cigarettes in an apartment complex. Did you know one of the universal ways to protect your tenants and investment is to adopt a smoke-free policy? You already do all you can to keep your rental property safe, from installing smoke, fire and carbon monoxide detectors to comply with state and local codes. Prohibiting smoking on your property can greatly decrease the odds of in-unit fires. According to the 2019 ND Fire Marshall report, 39% of residential fires in North Dakota occurred in multi-unit dwellings.

Because many renters are eager to find a place to live that's designated as non-smoking, you may find it easier to rent your space after adopting a smoke-free policy. When you adopt a smoke-free policy, it will lower your cleaning costs, reduce the risk of fire damage and death along with lower the apartment turnover rate. It protects the tenants by reducing the dangers of secondhand smoke exposure, and provides a clean, healthy environment for all staff, tenants and guests. This is a smart investment.

Bismarck Smoke Free Housing can provide resources to assist with adopting a smoke free policy for your property by offering model policies, Enforcement Tips, and ND Smoke Free Law and policy signage to assist with enforcement. We are looking forward to updating the list of smoke-free multi-family properties in Burleigh County. [Click here](#) to fill out the short survey and request signs/materials.

BMAA ANNUAL MEETING

January 25, 2022

Ramkota

Governors Room

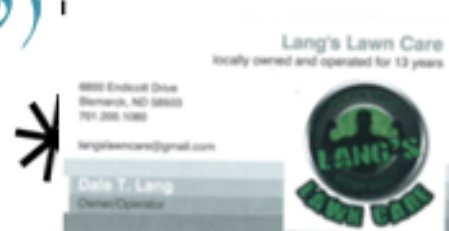
4:00-6:00 PM

Sponsored by:

Flecks Appliance

Action Cleaning

Langs Lawn Care





Virtual Landlord / Service Provider Training Sessions

DECEMBER SCHEDULE

*** December 7: 1 Hr. (1:30—2:30 pm)**

“Dealing with Difficult Tenants”

by Becki McConnachie—Beacon Counseling Services

*** December 14: 1 Hr. (1:30—2:30 pm)**

“Personal Preparedness: Your Safety & Security”

by Russ Korzeniewski—ND Dept. Human Services

**If you have not yet registered, contact Marilyn:
marilyn.undhjem@minotstateu.edu**

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BMAA 2022



Membership renewals are now due for the 2022 Membership Year.
All dues must be paid by December 31, 2021

You will find a membership application on the next two pages in this newsletter. Please take the time to fill out the application and send with a check payable to BMAA.

Mail to:
BMAA
PO Box 1793
Bismarck, ND 58502



Code of Ethics

We, the members of this Association, proudly assume the responsibility of providing adequate and desirable accommodations and facilities for the enjoyment of apartment residents, being ever mindful of our obligations to all regulations governing the free enterprise system of which we are proud to be a part.

Having united ourselves for the purpose of improving the services and conditions of the apartment industry, we individually and severally adopt this Code of Ethics as our guide in dealing with all mankind, and especially with those patronizing this industry.

- I. *We adhere to and practice the Golden Rule in all of our endeavors and conduct ourselves in a forthright and ethical manner to better the communities of which we are a part.*
- II. *We believe that every person's home is their castle and that every resident is entitled to the quiet enjoyment of a clean and respectable atmosphere.*
- III. *We adhere to the profit principle and believe that the investment, risk, labor, and effort required to present an appropriate, high quality product to our residents deserves a fair return so as to maintain the high standards we believe essential in the apartment industry.*
- IV. *We respect the right of competitors and colleagues to determine the value of their products and services.*
- V. *We adhere to the principle of cooperation and friendship among the members of this association, so as to further the interest of all members.*
- VI. *We believe in the sanctity of contracts, oral or written, and their enforcement through appropriate procedures.*
- VII. *We uphold our emblem as a symbol of excellence, and we believe that it is the duty of each of us to conduct ourselves in accordance with the principle of this Code of Ethics, and to condemn those who violate these principles by use of proper disciplinary procedures established by this Association.*

Who We Are..

The Bismarck Mandan Apartment Association (BMAA) is a dedicated group of owners and managers in the Greater Bismarck - Mandan area that have joined together to maintain high standards of apartment living and construction.

We invite you to join us in our efforts. Become a member of the Bismarck Mandan Apartment Association and take an active role in keeping the apartment industry in Bismarck - Mandan the most progressive in North Dakota. By sending in the membership application with your nominal dues you will receive the many benefits of this growing trade association.

We look forward to adding you to our growing list of Members.

***Maintaining high standards of
apartment living in
Bismarck - Mandan***

B.M.A.A.

**BISMARCK
MANDAN
APARTMENT
ASSOCIATION**

BMAA Membership Benefits....

- The Association provides an extensive State and Federal Lobbying network
- Credit Checks on potential tenants - the tenant pays the cost associated with this as part of the screening fee.
- Listing of apartment vacancies on BMAA & NDAA (North Dakota Apartment Association) website *reduced cost for members
- Ongoing apartment referral service
- Standard forms for use by members free on NDAA Website.
 - Rental Applications
 - Lease Agreements
 - Check-in/Check-out
 - Pet addendums
 - Lead base books/forms disclosure
- Regular meetings for members
- Monthly local newsletter informing you of changes, meetings, and happenings that affect your industry
- Quarterly newsletters from NDAA
- Speakers on housing related topics
- Education seminars for owners, managers and associates
- Membership in the (NAA) National Apartment Association
- Membership in the (NDAA) North Dakota Apartment Association

| Units | Amount |
|---------|----------|
| 1..... | \$125.00 |
| 2..... | \$125.00 |
| 3..... | \$150.00 |
| 4..... | \$150.00 |
| 5..... | \$152.25 |
| 6..... | \$154.50 |
| 7..... | \$156.75 |
| 8..... | \$159.00 |
| 9..... | \$161.25 |
| 10..... | \$163.50 |
| 11..... | \$165.75 |
| 12..... | \$168.00 |
| 13..... | \$170.25 |
| 14..... | \$172.50 |
| 15..... | \$174.75 |
| 16..... | \$177.00 |
| 17..... | \$179.25 |
| 18..... | \$181.50 |
| 19..... | \$183.75 |
| 20..... | \$186.00 |
| 21..... | \$188.25 |
| 22..... | \$190.50 |
| 23..... | \$192.75 |
| 24..... | \$195.00 |
| 25..... | \$197.25 |
| 26..... | \$199.50 |
| 27..... | \$201.75 |
| 28..... | \$204.00 |
| 29..... | \$206.25 |
| 30..... | \$208.50 |
| 31..... | \$210.75 |
| 32..... | \$213.00 |
| 33..... | \$215.25 |
| 34..... | \$217.50 |
| 35..... | \$219.75 |
| 36..... | \$222.00 |
| 37..... | \$224.25 |
| 38..... | \$226.50 |
| 39..... | \$228.75 |
| 40..... | \$231.00 |
| 41..... | \$233.25 |
| 42..... | \$235.50 |
| 43..... | \$237.75 |
| 44..... | \$240.00 |
| 45..... | \$242.25 |
| 46..... | \$244.50 |
| 47..... | \$246.75 |
| 48..... | \$249.00 |
| 49..... | \$251.25 |
| 50..... | \$253.50 |
| 51..... | \$255.75 |
| 52..... | \$258.00 |
| 53..... | \$260.25 |
| 54..... | \$262.50 |
| 55..... | \$264.75 |
| 56..... | \$267.00 |
| 57..... | \$268.25 |
| 58..... | \$271.50 |
| 59..... | \$273.75 |
| 60..... | \$276.00 |
| 61..... | \$278.25 |
| 62..... | \$280.50 |
| 63..... | \$282.75 |
| 64..... | \$285.00 |
| 65..... | \$287.25 |
| 66..... | \$289.50 |
| 67..... | \$291.75 |
| 68..... | \$294.00 |
| 69..... | \$296.25 |
| 70..... | \$298.50 |
| 71..... | \$300.75 |
| 72..... | \$303.00 |

| | |
|----------|----------|
| 73..... | \$305.25 |
| 74..... | \$307.50 |
| 75..... | \$309.75 |
| 76..... | \$312.00 |
| 77..... | \$314.25 |
| 78..... | \$316.50 |
| 79..... | \$318.75 |
| 80..... | \$321.00 |
| 81..... | \$323.25 |
| 82..... | \$325.50 |
| 83..... | \$327.75 |
| 84..... | \$330.00 |
| 85..... | \$332.25 |
| 86..... | \$334.50 |
| 87..... | \$336.75 |
| 88..... | \$339.00 |
| 89..... | \$341.25 |
| 90..... | \$343.50 |
| 91..... | \$345.75 |
| 92..... | \$348.00 |
| 93..... | \$350.25 |
| 94..... | \$352.50 |
| 95..... | \$354.75 |
| 96..... | \$357.00 |
| 97..... | \$359.25 |
| 98..... | \$361.50 |
| 99..... | \$363.75 |
| 100..... | \$366.00 |
| 101..... | \$368.25 |
| 102..... | \$370.50 |
| 103..... | \$372.75 |
| 104..... | \$375.00 |
| 105..... | \$377.25 |
| 106..... | \$379.50 |
| 107..... | \$381.75 |
| 108..... | \$384.00 |
| 109..... | \$386.25 |
| 110..... | \$388.50 |
| 111..... | \$390.75 |
| 112..... | \$393.00 |
| 113..... | \$395.25 |
| 114..... | \$397.50 |
| 115..... | \$399.75 |
| 116..... | \$402.00 |
| 117..... | \$404.25 |
| 118..... | \$406.50 |
| 119..... | \$408.75 |
| 120..... | \$411.00 |
| 121..... | \$413.25 |
| 122..... | \$415.50 |
| 123..... | \$417.75 |
| 124..... | \$420.00 |
| 125..... | \$422.25 |
| 126..... | \$424.50 |
| 127..... | \$426.75 |
| 128..... | \$429.00 |
| 129..... | \$431.25 |
| 130..... | \$433.25 |
| 131..... | \$435.75 |
| 132..... | \$438.00 |
| 133..... | \$440.25 |
| 134..... | \$442.50 |
| 135..... | \$444.75 |
| 136..... | \$447.00 |
| 137..... | \$449.25 |
| 138..... | \$451.50 |
| 139..... | \$453.75 |
| 140..... | \$456.00 |
| 141..... | \$458.25 |
| 142..... | \$460.50 |
| 143..... | \$462.75 |
| 144..... | \$465.00 |
| 145..... | \$467.25 |

| | |
|----------|----------|
| 146..... | \$469.50 |
| 147..... | \$471.75 |
| 148..... | \$474.00 |
| 149..... | \$476.25 |
| 150..... | \$478.50 |
| 151..... | \$480.75 |
| 152..... | \$483.00 |
| 153..... | \$485.25 |
| 154..... | \$487.50 |
| 155..... | \$489.75 |
| 156..... | \$492.00 |
| 157..... | \$494.25 |
| 158..... | \$496.50 |
| 159..... | \$498.75 |
| 160..... | \$501.00 |
| 161..... | \$503.25 |
| 162..... | \$505.50 |
| 163..... | \$507.75 |
| 164..... | \$510.00 |
| 165..... | \$512.25 |
| 166..... | \$514.50 |
| 167..... | \$516.75 |
| 168..... | \$519.00 |
| 169..... | \$521.25 |
| 170..... | \$523.50 |
| 171..... | \$525.75 |
| 172..... | \$528.00 |
| 173..... | \$530.25 |
| 174..... | \$532.50 |
| 175..... | \$534.75 |
| 176..... | \$537.00 |
| 177..... | \$539.25 |
| 178..... | \$541.50 |
| 179..... | \$543.75 |
| 180..... | \$546.00 |
| 181..... | \$548.25 |
| 182..... | \$550.50 |
| 183..... | \$552.75 |
| 184..... | \$555.00 |
| 185..... | \$557.25 |
| 186..... | \$559.50 |
| 187..... | \$561.75 |
| 188..... | \$564.00 |
| 189..... | \$566.25 |
| 190..... | \$568.50 |
| 191..... | \$570.75 |
| 192..... | \$573.00 |
| 193..... | \$575.25 |
| 194..... | \$577.50 |
| 195..... | \$579.75 |
| 196..... | \$582.00 |
| 197..... | \$584.25 |
| 198..... | \$586.50 |
| 199..... | \$588.75 |
| 200..... | \$591.00 |



MEMBERSHIP FORM

Name:

Name of Company:

Phone:

Email:

Mailing Address:

City:

State:

Zip:

☐

General Membership - for apartment owners/managers refer to Dues Structure

(Units represent each rental you own/manage)

Actual Number of Units

Units Capped at 200

Amount Due

I/we agree to abide by the Code of Ethics (and all amendments thereof) of the Bismarck-Mandan Apartment Association, the North Dakota Apartment Association and the National Apartment Association. In the event of termination of membership in BMAA, I/We agree to discontinue immediately the use of insignias, forms or signs used by any or all of the Apartment Associations. The remittances attached represent dues for 1 year: The number of units submitted are true and correct.

Signature:

Date:

Detach and Mail with check to: BMAA • PO BOX 1793 • BIS-MARCK • ND • 58502-1793



**NORTH DAKOTA
APARTMENT ASSOCIATION**

SPONSORSHIPS AVAILABLE FOR THE ND STATE CONVENTION

The 2022 ND State Convention is March 15 & 16 at the Sleep Inn Convention Center in Minot. Details are not complete yet, but you can check back often at: <https://www.ndaa.net/events/state-convention-2022>.

Plus, we will keep you posted!

READY to SPONSOR? We are all ready for you ... just **CLICK BELOW**.

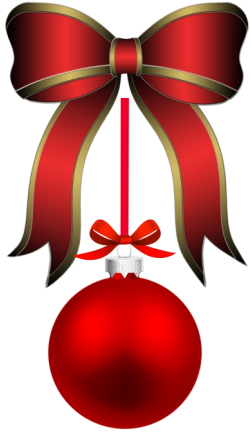
[SPONSOR THE 2022 STATE CONVENTION TODAY! CLICK HERE](#)



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

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

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



WOULD YOU LIKE TO BE AN AUTHOR OR ARE YOU SOMEONE THAT IS AN AUTHORITY ON A TOPIC?

CALLING ALL MEMBERS TO CONTRIBUTE TO OUR MONTHLY NEWSLETTER: ANY MEMBER CAN SUBMIT AN ARTICLE FOR OUR NEWSLETTER. ALL VENDOR MEMBERS-THIS IS YOUR TIME TO SHINE. TELL ABOUT YOU, YOUR COMPANY AND SERVICES. ANY EDUCATION PIECES REGARDING PREVENTATIVE MAINTENANCE, WHAT TO DO IF ..., WHO TO CALL IF... (NOT GHOSTBUSTERS-UNLESS THERE IS A HAUNTING)...ECT, YOU GET THE PICTURE. LANDLORDS, OWNERS AND MANAGERS WOULD BENEFIT FROM YOUR EXPERIENCE AND STRENGTH.

Managers, what about recognizing someone in your organization that has provided an outstanding service or a team member that you appreciate? Send us a blurb! We will call it a Celebration Corner!

SEND IN YOUR ARTICLES ANYTIME TO:
bismanapptassc@gmail.com

Happy Holidays



Reminder!

All FORMS are available to members for
FREE to print on the NDAA website.

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



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Brandon Reems

Market President

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C 701-730-6031

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Monday - Friday

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 Phone: 701-355-1597
 Cell: 701-202-3077
 Email: skahler@bismarcknd.gov

Sue Kahler
 Program Coordinator



Imperial Wall Upholstery
 Trent & Peter
 Owner

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 424 313 4700



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brett@thecragroup.com

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Jason Franzen **313 East Main Ave.**
Owner **Bismarck, ND**
 701-323-0891



Tyler J. Siewert
 Attorney at Law
tsiewert@bkmmpc.com

116 North 2nd Street
 Mailing Address: P.O. Box 955
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BISMARCK-MANDAN APARTMENT ASSOCIATION

BMAA
Box 1793
Bismarck, ND 58502



2021-2022 Upcoming Events

Schedule:

Board of Directors Meeting December 21, 4:00 PM Nickles Lounge, Ramkota Hotel

BMAA Annual Meeting January 25, 2022 4:00-6:00 PM Governors Room, Ramkota Hotel

2021 BMAA Board of Directors

President:

CJ Schorsch
Parkway Property Management
Box 7459
Bismarck, ND 58501
(W) 701-223-6676

Directors:

Jeremy Petron
Rocky Gordon & Company
PO Box 1774
Bismarck, ND 58504
(w) 701-223-8568

Heather Berg
Goldmark Property Management
1929 N. Washington St. Ste. B
Bismarck, ND 58501

National Apartment Association
www.naahq.org

North Dakota Apartment Association
www.ndaa.net

Vice President:

Derrick Rittenbach
Hometown Realty
2900 E Broadway Ave, Ste 8
Bismarck, ND 58501
(w) 701-258-1213

Corey Barnes
K&L Investments
300 N 31st Street
Bismarck, ND 58501
(w) 701-258-6070

Associate Member:

Dave Albrecht
Action Cleaning & Restoration
Bismarck, ND 58501
(w) 701-258-1258

Visit our website at:

www.bismarckmandanapartments.com

Secretary/Treasurer:

Tess Wolf
Belcastle Apartments
119 Irvine Loop
Bismarck, ND 58504
(w) 701-223-6580

Jesse Clooten
Clooten Management, LLP
1617 E Broadway Avenue
Bismarck, ND 58501
(w) 701-391-6965

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Email: BisManAptAssc@gmail.com

Jackie Fakler
RJR Maintenance
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(w) 701-663-1736

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