

# BMAA Newsletter

518 North 5th Street  
Bismarck, ND 58501  
Phone: 701-226-9237  
Website:  
[www.bismarckmandanapartments.com](http://www.bismarckmandanapartments.com)

## BMAA ANNUAL MEETING January 25, 2022

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Special Agent Dan Blood– Human Trafficking

Special Agent Luke Kapella– Drug task Force

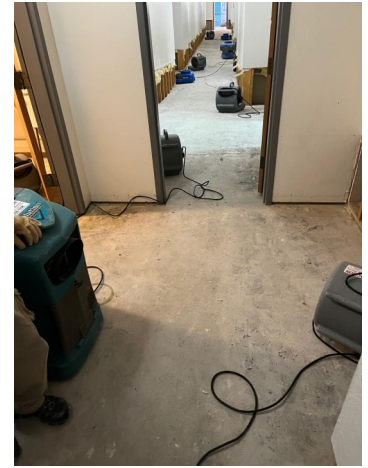
## Appetizers Refreshments

Ramkota

Governors Room

4:00-6:00 PM

# Member Spotlight

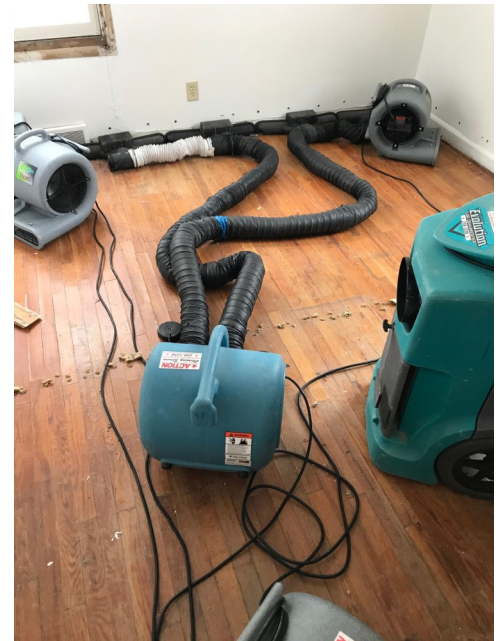


There is a saying that only two things in life are guaranteed, but in North Dakota you can add a third. Winter will bring freezing temperatures which will inevitably lead to frozen pipes. Summer time can bring thunder storms and heavy rain. But winter brings its own headaches. From snow and salt being tracked through the hallways, to freezing pipes from the subzero weather.

There are several things to watch out for to help prevent frozen pipes. The first is general awareness. Check to make sure all common heaters in hallways and entryways are running properly. If a resident has a window open, address it and make sure they understand the potential of frozen water lines. As the temps start to dip, a friendly reminder to residents to keep their thermostat set at 60 degrees or warmer regardless of if they are home or not. It is surprising how often residents leave for a few days and turn their heat off without realizing the damage it will cause if their water lines freeze and burst. If there is a water leak it is helpful for residents to have renters insurance as it may be their unit or a neighbor that causes the damage, but each resident is responsible for their belongings.

In the event of water damage, time is of the essence. Most building materials absorb water quickly which can cause additional issues. So first it is crucial to stop the source of water. Then remove as much water as possible. A professional restoration company has the right tools and equipment to remove the water from all types of flooring and often times can dry the carpet and pad in place, saving the cost of replacing. With air movers (fans), dehumidifiers and other specialty drying equipment most structures can be dried with minimal removal of drywall, flooring, and cabinetry. Not only does this save on the cost of repair, but also allows the resident to get their unit back in order much quicker. This is even more important now with certain building materials becoming harder to find and longer delivery times.

There are many services that may be provided by your "carpet cleaner" that should be considered when choosing the right professional for your property. Please consider Action Cleaning Service at 258-1258 for any services you need. We have the right equipment and years of experience to handle any size job



# BMAA 2022



Membership renewals are now due for the 2022 Membership Year.

We have extended the date to January 15th, 2022

You will find a membership application on the next three 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
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82.....	\$325.50
83.....	\$327.75
84.....	\$330.00
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86.....	\$334.50
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88.....	\$339.00
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155.....	\$489.75
156.....	\$492.00
157.....	\$494.25
158.....	\$496.50
159.....	\$498.75
160.....	\$501.00
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164.....	\$510.00
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166.....	\$514.50
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173.....	\$530.25
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175.....	\$534.75
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182.....	\$550.50
183.....	\$552.75
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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

# Associate Membership

## BMAA Associate Membership Benefits....

Your annual fee entitles you to:

- Advertising in BMAA monthly newsletter. (Please include black/white business card sized ad)
- Membership listing on the BMAA website along with a link to your business website. Our website is accessed by owners/managers and prospective tenants searching for housing.
- Opportunity to be in the "Membership Spotlight" section of our newsletter - this provides you an opportunity to tell our members about your business, type of services provided and/or any other information you wish to provide. (Limit one per year)
- Network with owners/managers at the membership meeting to discuss your product/services - contact our office to schedule a presentation time.
- Access to BMAA and NDAA Membership list.
- Membership in the North Dakota Apartment Association (NDAA).

## 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.

BMAA members make a sincere effort to patronize the associate members. By joining, you could be expanding your business contacts.

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 Associate Members.

We believe our Associate Members are a valuable asset to the continual success of our association.

## Join Today!!

Bismarck Mandan Apartment Association  
PO Box 1793  
Bismarck, ND 58502-1793

## 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.

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- 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 the Association.

### MEMBERSHIP FORM

Name: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_

☐ Associate Membership - \$150.00 per Calendar Year

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 •  
BISMARCK • ND • 58502-1793

PLEASE PROVIDE A BUSINESS CARD WITH APPLICATION  
TO PLACE IN THE NEWSLETTER AND ON THE WEBSITE.



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](mailto:bismanapptassc@gmail.com)



**Reminder!**

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

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



## Screen your Tenants

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and click on Tenant Screening

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Screening at:

1-888-394-5177





## Kyle Herman, FSS

Agent / Agency Owner

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Bismarck, ND 58501

701.255.3655

701.255.2548

kherman@farmersagent.com

www.kylehermaninsurance.com



## CAMERON FLECK

General Manager

1313 Republic St. Suite A  
Bismarck ND 58504

## Brandon Reems

Market President

Bremer Bank  
710 S Washington St  
Bismarck, ND 58504

brreems@bremer.com

D 701-221-8544  
C 701-730-6031

bremer.com



## Office Hours

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

www.ndhfa.org

2624 Vermont Avenue • PO Box 1535  
Bismarck, North Dakota 58502-1535  
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bauskeb@msn.com

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PO Box 722  
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No. ND-9421

**Kenzie Meide**  
Media Account Executive

701.712.0052  
kenzie.meide@arvigmedia.com  
4007 State St. | Ste 50 Bismarck, ND  
arvigmedia.com



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- + Shop.Dine.Live.
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- + SEO
- + Display Ads
- + Google Search Ads
- + Social Media Marketing
- + YouTube Ads



## Anderson Bottrell Sanden & Thompson Law

4132 30th Avenue South  
Suite 100  
Fargo, North Dakota 58104



Main Office

2925 East Broadway Avenue  
Bismarck, ND 58501  
United States

Office: 701-223-9249  
Toll Free: 1-800-540-9249

Fax: 701-223-2870



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**701-258-1258**



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CEO / Partner  
O: (701) 221-9033  
C: (701) 471-8996  
E: jill@duemelands.com

**April Eide, CCIM**  
VP of Brokerage  
O: (701) 223-5863  
C: (701) 391-8220  
E: april@duemelands.com

*Complimentary Broker Opinion of Value*

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Bismarck, ND 58501  
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F: (701) 221-2290  
[www.duemelands.com](http://www.duemelands.com)



**Taylor Moch**  
Sales Executive  
North Dakota  
950 East Paces Ferry Rd. NE  
Suite 2600  
Atlanta, GA 30326  
C 701.730.4785  
E tmoch@rentpath.com



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Tess Week  
Sales Associate

701 934 0671 Cell

tweek@costar.com  
costargroup.com

Fargo, ND

NASDAQ: CSGP

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**homeliving**



**Apartments.com™**

**Lang's Lawn Care**  
locally owned and operated for 13 years

6800 Endicott Drive  
Bismarck, ND 58503  
701.200.1080

langslawncare@gmail.com

**Dale T. Lang**  
Owner/Operator







Chad Hasche  
American Bank Center  
701-250-3600

[chasche@weareamerican.com](mailto:chasche@weareamerican.com)

Mailing Address: 401 N 4<sup>th</sup> Street Bismarck, ND 58501

Website: [www.weareamerican.bank](http://www.weareamerican.bank)

Products: Banking, Finance, Insurance, Trust, &

WeAreAmerican.bank



[www.SmokefreehousingND.com](http://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](mailto:skahler@bismarcknd.gov)

**Sue Kahler**  
Program Coordinator



Imperial Wall Upholstery  
Trent & Peter  
Owner

[Imperialwallupholstery.com](http://Imperialwallupholstery.com)

[Imperialwallupholstery@gmail.com](mailto:Imperialwallupholstery@gmail.com)

424 313 4700



**BRETT BINA, REALTOR®**

Advisor

216 N 2nd St., Suite 100  
Bismarck, ND 58501  
701-527-9101  
[brett@thecragroup.com](mailto:brett@thecragroup.com)

THECRAGROUP.com



**Jason Franzen**  
Owner

313 East Main Ave.  
Bismarck, ND  
701-323-0891



**Tyler J. Siewert**  
Attorney at Law  
[tsiewert@bkmmpc.com](mailto:tsiewert@bkmmpc.com)

116 North 2nd Street  
Mailing Address: P.O. Box 955  
Bismarck, ND 58502-0955  
Phone 701 258-8988  
Fax 701 258-8486



Marty Hoskins

2300 E Bismarck Expy Bismarck, ND 58504

(701) 258-9350

[marty.hoskin@carpetgarage.com](mailto:marty.hoskin@carpetgarage.com)

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## BISMARCK-MANDAN APARTMENT ASSOCIATION

BMAA  
Box 1793  
Bismarck, ND 58502



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## 2022 Upcoming Events

Schedule:

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

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

National Apartment Association  
[www.naahq.org](http://www.naahq.org)

North Dakota Apartment Association  
[www.ndaa.net](http://www.ndaa.net)

### Vice President:

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

Jackie Fakler  
RJR Maintenance  
2201 40th Ave SE, #57  
Mandan, ND 58554  
(w) 701-663-1736

Visit our website at:

[www.bismarckmandanapartments.com](http://www.bismarckmandanapartments.com)

### Secretary/Treasurer:

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

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

### Associate Member:

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

Please "Like" us on  
Facebook !!



### Directors:

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

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

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