



Newsletter

518 North 5th Street
Bismarck, ND 58501
Phone: 701-226-9237
Website: www.bismarckmandanapartments.com

A message from the President:

Hello everybody! As the trees start turning colors and all households are out there are scrambling to get ready for the inevitable snow and cold, I wanted to take this opportunity to touch on a few things. First, the industry has been strong and all of us feel the pressure of that. Just remember, take a breather, give yourself a few minutes of quiet time and stay healthy. Second, the BMAA Board along with the NDAA Board has had some discussions on N.D. Rent Help and we would like to let people know that as this new program develops and continues, we are doing everything in our power to stay up to date on the guidelines and regulations in respect to fair housing practices. If you have any questions, feel free to contact the Association for information – That is one of the benefits of being a Member, information! Third, I would personally like to thank all our continued members for your support. Without you, we would not be able to make this happen.

Thank you,

Corey Barnes

President, B.M.A.A

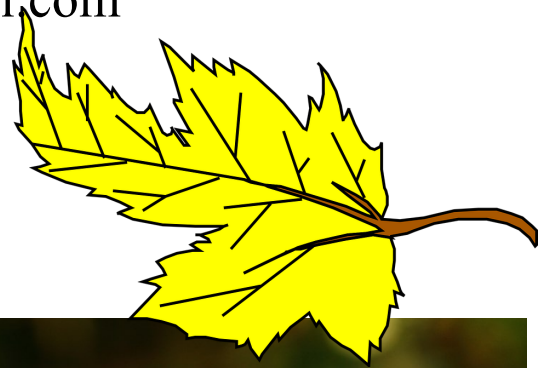


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FALL MAINTENANCE TIPS ON FOLLOWING PAGE



CHECK ALL GUTTERS AND ROOFS

Part of an appealing apartment complex is the landscaping which usually includes a fair amount of trees. While the fall foliage is a beautiful reminder of the impending autumn weather, the falling leaves can wreak havoc on your gutters. Clogged gutters can lead to improper drainage and roof damage. Be sure to clear all gutters of any leaves or debris and follow that up with a rinse to check that all downspouts are draining freely. It's also a good idea to visually inspect all the drains on your property. If not graded correctly, drains can cause water to pool around the foundation which leads to erosion and leaks. While you're at it, do a quick check of roofs as well. Sun exposure and moisture can shorten the lifespan of a roof so keeping up on any maintenance issues and be addressing them can save you money on the back end by fixing minor issues as they arise rather than waiting until you have a bigger problem. Some items to put on your roof checklist: checking ceilings for stains, dark spots and peeling, cracked paint and any peeling wallpaper or wall discoloration can all be indicators of a leaking roof. An ounce of prevention truly is better than a pound of cure.

SCHEDULE CHIMNEY CLEANING/INSPECTIONS

One feature that appeals to prospective tenants is a fireplace. While they do add value to your property and appeal to tenants, fireplaces must be inspected annually to maximize your resident's safety. The National Fire Protection Association (NFPA) reports that more than 20,000 fires begin in chimneys every year. For this reason, it is essential that all fireplaces and chimneys in your complex be inspected annually regardless of their use. A thorough inspection should include all fireplaces, chimneys, flues, and vents to ensure the safety of all residents. Everything from nesting animals to soot and a buildup of debris is all potential fire hazards. While this fall maintenance task tends to be put on the back burner for most property managers, move it to the front of your mind as you head into colder temperatures.

PREPARE THE GROUNDS

One aspect of fall maintenance that is often overlooked by property managers is yard and grounds maintenance. As fall approaches be sure to keep up with any raking and removing any debris that might be brought in with fall winds. To keep your property looking its best do one last hedge manicure and branch trim and fertilize the grass. This is also a good time to inspect, clean and store any patio furniture and grills on your property. Depending on the type of climate your property is in, there are a few other things you might want to consider. If you're in a cold climate you need to turn off the water to any outdoor spigots. Shut off your sprinkler systems and drain and store any outdoor hoses. This will prevent any residual water from freezing and potentially bursting the water lines. If hurricanes are a concern in your area you'll need to properly secure any large outdoor objects to prevent them from causing damage during high winds.

PREPARE HEATING SYSTEMS

Colder temperatures mean that heating systems will soon be turned on. Regardless of the climate, heat is a necessity in winter and will be used at some point during the fall and winter. Heating units are also one of the top maintenance issues for property managers during the fall and winter. Tenants expect their apartment to be in working order and a broking heating unit causes frustration for them and extra work for you. One of the most important things to do to keep all heating units in optimal condition is to ensure proper air flow. Vacuum vents before the first use of the season. Check all filters and replace any that are dirty or clogged. Send out a notice to residents explaining that turning off their heating unit before they leave for the day actually increases their utility bill. Maintaining a steady temperature will save them more money in the long run. An HVAC professional can also check units for any potential life-threatening carbon monoxide leaks.

CHECK ALL DOORS AND WINDOWS

The final step to finish your fall maintenance checklist is to check all the doors and windows as the weather stripping can leak. This quickly drives up heating costs which hurts the tenants or the landlord if they pay the utility bills. Drafty apartments mean a constantly running furnace. To check for drafts turn on any exhaust fans in the unit and then carefully move a lit candle around all door and window frames. If the flame flickers then you know that air is either leaking in or out. Most of the time this can be fixed by simply replacing the weather stripping; however, once in a while an entire window or door might need to be replaced. These types of maintenance repairs will save you money long-term and also keep the value of the property high.



NORTH DAKOTA
APARTMENT ASSOCIATION

North Dakota Apartment Association Convention & Trade Show



Hosted by the Bismarck Mandan Apartment Association
March 22 and 23, 2023
Baymont Suites, Mandan

SPONSORSHIP OPPORTUNITIES

☐ Monopoly \$2500*1st come, 1st serve only one available

- Full page ad in convention catalog
- Company name and logo on sign & badges and convention sign
- 2 free registration or trade show booth
- Premium Large Trade Show booth (1st choice in selecting location of booth)

☐ Triple Letter Score \$1200

- Company Name and Logo on sign & badges for Trade Show
- Full page ad in convention catalog
- 2 free registration
- Trade show booth (1st Choice Primary)
- Company logo on name badge

☐ Check (Happy Hour) \$1000

- Name and logo listed on sign for all seminars
- Half page ad
- 1 free registration or trade show booth

☐ Check Mate \$1500 * SOLD* 0 Available

- Name and logo listed on sign for all seminars & Badges
- Full page ad
- 1 free registration or trade show booth

☐ Yahtzee! \$750*

- Full page ad in convention catalog
- Name and logo on sign for all breaks sponsored
- 1 free registration or trade show booth

☐ King Me \$600

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- 1 free registration or trade show booth

☐ Double Down \$300

- Half page ad in convention catalog
- Trade show booth

☐ Gin! \$200

- Quarter page ad in convention catalog

☐ Uno! \$100

- Company name listed in convention catalog

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name on convention signs and catalog

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☐ Yahtzee! ☐ King Me ☐ Double Down ☐ Gin! ☐ Uno!

Company Name: _____ Contact Person: _____

Company Address: _____ C/S/Zip: _____

Telephone: _____ Email: _____

Do you need? Trade show booth ☐ Yes ☐ No Electricity ☐ Yes ☐ No

Will you be using the table provided? ☐ Yes ☐ No Check is preferred form of payment but credit cards will be accepted. \$_____ (amount to charged) \$50 Discount for NDAA

Members NOTE: All artwork in pdf or jpeg must be emailed **asap for online advertising**-prior to February 8th, 2023 (full page size 8-1/2 x 11)

Please make checks payable to: BMAA State Convention Box 1793 / Bismarck, ND 58502

Email artwork to: info@ndaa.net and bismanaptassn@gmail.com



Membership Year 2023

Hello Members!

It's that time of year again! Budget season is upon us. We have had a busy crazy year so far. We have a little increase for next years dues so I wanted to get those numbers out to you so you can plan your budgets accordingly. I have included the General Membership and Associate Membership applications on the next couple pages. Membership dues for 2023 are due by January 15,2023. If you have any questions feel free to email bismanaptassc@gmail.com



BISMARCK MANDAN APARTMENT ASSOCIATION

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 • BISMARCK • ND • 58502-1793



GENERAL MEMBERSHIP

Units Amount

1.....	\$145.00
2.....	\$145.00
3.....	\$170.00
4.....	\$170.00
5.....	\$172.25
6.....	\$174.50
7.....	\$176.75
8.....	\$179.00
9.....	\$181.25
10.....	\$183.50
11.....	\$185.75
12.....	\$188.00
13.....	\$190.25
14.....	\$192.50
15.....	\$194.75
16.....	\$197.00
17.....	\$199.25
18.....	\$201.50
19.....	\$203.75
20.....	\$206.00
21.....	\$208.25
22.....	\$210.50
23.....	\$212.75
24.....	\$215.00
25.....	\$217.25
26.....	\$219.50
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
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187.....	\$561.75
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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



BISMARCK MANDAN APARTMENT ASSOCIATION

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Tel: 701-226-9237
Web Site:
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Email: bismanaptassc@gmail.com

**ASSOCIATE
MEMBERSHIP**

MEMBERSHIP FORM

Name: _____

Name of Company: _____

Phone: _____

Email: _____

Mailing Address: _____

City: _____ State: _____

Zip: _____

☐ **Associate Membership** - \$175.00 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: _____

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



Tuesday Virtual Trainings with MFP



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October 2022 Schedule

October 4: 1 hr. (1:30 – 2:30 pm)

Nuts & Bolts of Vouchers
by Fargo Housing Authority

October 11: 1 hr. (1:30 – 2:30 pm)

Fair Housing
by Department of Labor

October 18: 1 hr. (10:30 – 11:30 am)

(Note change of time)

Evictions
by Christina Wenko

October 25: 1 hr. (1:30 – 2:30 pm)

Homeless Youth in the Schools
by Bismarck Public Schools

- ◆ If you have not registered but wish to do so, you can contact Marilyn via email: marilyn.undhjem@minotstateu.edu
Registrants can choose the session(s) that interests them.
- ◆ A YouTube link will be emailed out for those sessions that we're allowed to record.
- ◆ A Certificate of Participation can be requested by emailing Marilyn at marilyn.undhjem@minotstateu.edu

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Celebration Corner



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NORTH DAKOTA
APARTMENT ASSOCIATION



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

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

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

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



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Marty Hoskins

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marty.hoskin@carpetgarage.com



Office Hours

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

www.ndhfa.org

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Bismarck, North Dakota 58504
Phone: 701-355-1597
Cell: 701-202-3077
Email: skahler@bismarcknd.gov

Sue Kahler
Program Coordinator



Imperial Wall Upholstery
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Owner

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

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BISMARCK-MANDAN APARTMENT ASSOCIATION



Box 1793
Bismarck, ND 58502



**BMAA Board of Director/Convention Planning Meeting – October 18, 2022
11:30 AM at Citadel Apartments with Rocky Gordon & Company hosting. If
you plan to attend please rsvp with Rhonda at bismanaptassc@gmail.com**

2022 BMAA Board of Directors

President:

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

Sonja Yantzer
CenterSpace
2130 S. 12th Street
Bismarck, ND 58504
(w) 701-415-7117

www.ndaa.net

Visit our website at:

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

Position Open

Vice President:

Kellye Ballweber
Alliance Management Group
4201 21st Street SE
Mandan, ND 58554
(W) 701-751-7368

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

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Secretary/Treasurer:

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

Office Administration:

Rhonda Gall
518 North 5th Street
Bismarck, ND 58501
(w) 701-226-9237
Email: BisManApt Assc@gmail.com



Directors:

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

CJ Schorsch
Parkway Property Management
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National Apartment Association
www.naahq.org

North Dakota Apartment Association

