



Newsletter

PO Box 1793
Bismarck, ND 58502
Phone: 701-226-9237
Website: www.bismarckmandanapartments.com



NORTH DAKOTA
APARTMENT ASSOCIATION

State Convention

March 22 & 23, 2023



Game On! Summary of the NDAA State Convention 2023

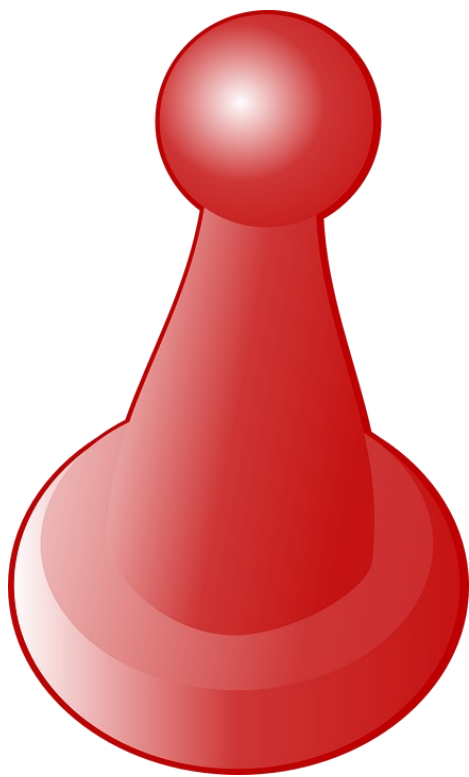
By Gail Renwick, BMAA Board Member

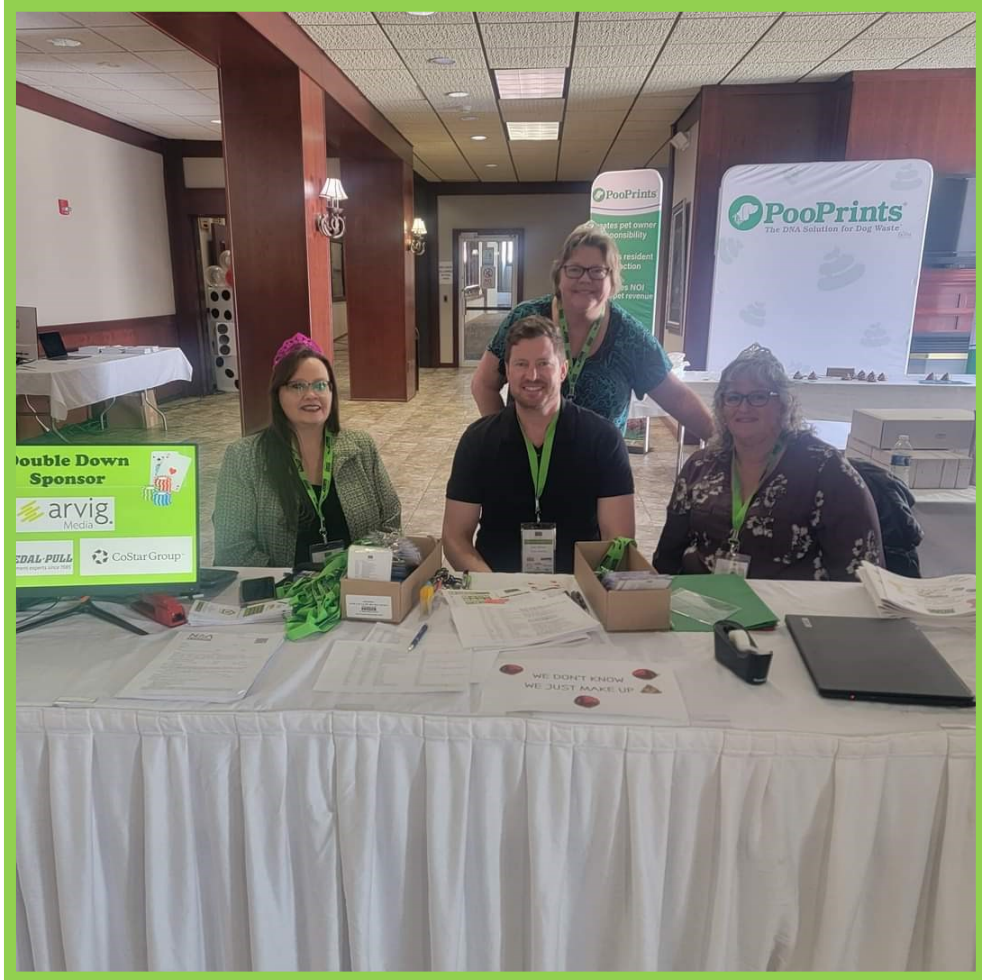
Well Mother Nature didn't disappoint this year! She took a "hold my beer and watch how I roll" attitude and decided to drop about 6 inches of snow on us right before the conference. Good thing she let up late evening Tuesday evening so that Toni Blake could make it. The airline nearly diverted her plane to Sioux Falls at 10pm at night!!

And thank goodness Toni made it to the convention! She was a breath of fresh air for our tired souls. She made us laugh and energized us with her wonderful topics – Building a MacGyver Culture, 5 Sensory Impacts, and Value Stacking. I hope everyone remembers the resounding "BOOYAY!" as we were agreeing with Toni. I personally have my butterfly right next to my computer monitor so that I can look at it and remember all the wonderful things she taught us. That butterfly also reminds me of her terrific butterfly wings she wore and how she just sparkled! It is a great reminder to pour energy into those around us.

One of my favorite takeaways from Toni's energized topics was that our residents just want to be heard. That everyone is busy in today's world, and no one will listen. So, if we simply give them time to be heard, it can make an impactful difference for our residents. We can start the ripple and reconnect to people that have been missing in the past 3 years.









New this year was our very own NDAA Maintenance Competition sponsored by the Arrow Service Team. The feedback from this addition to the conference has been very positive. Experienced maintenance technicians said they came away learning something new and had a blast completing for the “best of the best” in drywall patching, doorknob & dead bolt installation, and resetting a toilet. Congratulations to the following: Master of Materials – Shawn Rubbelke, Supreme Technician – Branden Hoffner, Drywall Master – Angelo Campbell, and HVAC Pro – Mark Shenkel.



WINNERS!





We had some informative mini-sessions from NAA Linda Snell, High Plains Fair Housing, ND Rent Help, ND Bureau of Investigation and Drug Task Force, and Jeremy Petron about Legislative Updates. Thank you to everyone who took time to talk to the 167 registered attendees.

Wednesday evening was jammed packed with vendors, yummy food, fun games, better drinks, and so much laughter! Our entertainer Encore Entertainment did not disappoint with Family Feud and Name that Tune. There were a few times I was laughing with tears in my eyes over some of the answers during the Feud. All fitting for our "Game On" theme for the year.



Toni Blake mentioned that she wanted to “kiss you back to life today”. I know for myself and many others, we left NDAA Conference feeling just that! Fueled with the energy of connecting with people and new knowledge to take back to our offices. Can’t wait to see everyone again in Fargo’s conference in October 2023.



Door Prizes Awarded



Service Award Presented



TUESDAY VIRTUAL TRAININGS with MFP

April 2023

April 18th 1:30-3:30 pm (*note extended time)

Fair Housing by Department of Labor



April 25th 1:30-3:00 pm (*note extended time)

Human Trafficking by ND Human Trafficking Task Force



- ❖ To register, please contact Stacey via email. stacey.folstadmagand@minotstateu.edu
- ❖ Registrants can pick and choose the session(s) that interests them.
- ❖ Each registrant will receive the Zoom link the day prior to each training.
- ❖ A YouTube link will be emailed out for the sessions that we are allowed to record.
- ❖ A Certificate of Participation can be requested, after the trainings by emailing Stacey.

Presented by Money Follows the Person Housing Program



NAA Click & Lease simplifies the leasing process.

See why over 3000+ management companies use the industry's leading leasing platform, NAA Click & Lease, to help their company grow. Our members benefit from gained efficiencies, improved compliance and more. And so can you! See how — contact us today.

Benefits include:

1. Up-to-date compliance documents at the local, state and national level
2. Integration with most industry software
3. Online and paperless with E-signatures
4. Litigation defender insurance
5. Simple online applications
6. Customizable lease packages

NAA Click & Lease makes creating, managing and executing legally-compliant leasing documents effortless. Take out the inefficiencies in your business with NAA Click & Lease.

Accelerate Your Leasing with NAA Click & Lease

PMS Integrated

The multi-user platform integrates with most property management software.



Paperless

Automated online application, leasing, and signing process.



Compliant

Forms are automatically updated through annual review and ongoing oversight at the local, state and national level when laws and regulations change.



Simple

The easy online rental application helps keep information in one place, simplifying the process for new residents.

Customizable

Users can set up a lease database that stores information for each community in a portfolio.



Protected

Litigation Defender Insurance has you covered when a plaintiff challenges a provision of the NAA Click & Lease Form.



REAC/NSPIRE Prep Training

HOSTED, PRIVATE -OR- ONLINE

More
Info

COVERING THE ENTIRE
NSPIRE STANDARDS
INCLUDING POINT VALUES
FOR EVERY DEFECT



6 CITIES APR
10 CITIES MAY
10 CITIES JUN

As you have probably heard, HUD/REAC finally published the [NSPIRE Scoring Notice](#) this morning. As it will only be open for public comment for the next 30 days, we wanted to encourage you to read the entire notice and make your voices heard accordingly.

Here are the highlights as we see them:

- There are no "caps" placed on any of the 3 inspectable areas (outside, inside, units). Theoretically, you could lose all 100 points on the "outside" alone.
- There are also no "caps" placed on any unit. In theory again, you could lose dozens of points in a single unit.
- Duplicate defects will deduct points continually. Example: If multiple doors are damaged within the unit, each damaged door will deduct points from your score.
- REAC inspections will generate 2 "actionable" scores. Your typical overall score and a new "Unit Performance" score.
 - Unit Performance: If you lose 30 points or more within the unit portion of the inspection, you will automatically fail the REAC inspection (regardless of the actual overall REAC score).
- Smoke and CO detectors will not deduct points (although repairs will continue being required within 24 hours)
- Other defects will also not impact score during first 12 months only. The list HUD provided basically only included GFCI requirement within 6 feet of water source and guardrails for elevated walking surfaces.
- For a typical property, a "Life-Threatening" unit defect (i.e., dryer vent damage, electrical hazard, etc.) will deduct nearly 3 points while an "Low" outside defect (erosion, litter, etc.) will reduce your score by only 0.10 points!

There is much more to discuss in both this scoring notice and the inspection standards, so please plan to attend one of our upcoming training classes. We are coming to over [60 cities](#) during the next several months as well as having multiple [online opportunities](#) for training (not to mention our [private training](#) options).

As always, if we can be of service to you please let us know.

Regards, John



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/>

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



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

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



Screen your Residents

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





Kyle Herman, FSS

Agent / Agency Owner

AUTO HOME LIFE BUSINESS
1022 E Divide Ave, Suite C
Bismarck, ND 58501

701.255.3655

701.255.2548

kherman@farmersagent.com

www.kylehermaninsurance.com

NEWVISION



CAMERON FLECK

General Manager

1313 Republic St. Suite A
Bismarck ND 58504



Marty Hoskins

2300 E Bismarck Expy Bismarck, ND 58504
(701) 258-9350

marty.hoskin@carpetgarage.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
Ph: 701/328-8080 • Fax: 701/328-8090
Toll Free: 800/292-8621 • 800/366-6888 (TTY)



BRAVERA BANK

Chad Hasche

Business Banking Officer

401 N. 4th St.
Bismarck, N.D. 58501

chasche@bravera.bank
ph. 701-250-3600
cell 701-321-0069
fax 701-255-3330

B - PLUMBING

701-391-2491 ■ 701-663-5377
bauskeb@msn.com

BRIAN BAUSKE
PO Box 722
MANDAN ND 58554

MASTER LICENSE
No. ND-9421

Kenzie Meide

Media Account Executive

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



- + Apartment Leasing Guide
- + Shop.Dine.Live.
- + Website Design
- + SEO
- + Display Ads
- + Google Search Ads
- + Social Media Marketing
- + YouTube Ads





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



HEATING & AIR

**CALL NOW
701-222-2155**

**24-HOUR
EMERGENCY SERVICE**



Contact Us
701-258-1258



DUEMELANDS
COMMERCIAL REAL ESTATE

Jill Duemeland, CCIM

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

301 E. Thayer Avenue
Bismarck, ND 58501
P: (701) 221-2222
F: (701) 221-2290
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



MONEY FOLLOWS THE PERSON

Housing Initiative
www.ndcpd.org/mfp
1-800-233-1737



CoStar Group™

Tess Week
Sales Associate

701 934 0671 Cell

tweek@costar.com
costargroup.com

Fargo, ND

NASDAQ: CSGP

**Apartment
Finder™**

**apartment
homeliving**



Apartments.com™

PooPrints®

The DNA Solution for Dog Waste®

KEEP YOUR GROUNDS CLEAN WITH
THE INDUSTRY STANDARD FOR
DNA DOG WASTE MANAGEMENT

info@pooprints.com | pooprints.com



Smoke Free Housing BISMARCK

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



BRETT BINA, REALTOR®

Advisor

216 N 2nd St., Suite 100
Bismarck, ND 58501
701-527-9101
brett@thecragroup.com

THECRAGROUP.COM



Jason Franzen
Owner

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

SKM SCHWEIGERT KLEMIN & MCBRIDE PC

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

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

ASHLEY WOHL
Residential Sales Consultant

529 S 7th St | Bismarck, ND 58503

ashley.wohl@midco.com
C 701.989.4219

Midco.com



Martinson LOT MAINTENANCE

SPECIALISTS IN ALL
ASPECTS OF PARKING LOTS

Matthew Eisen
o: 701.232.1073
c: 406.951.1963
matthew@mlmfargo.com

STRIPING
SWEEPING
PATCHING
SEAL COAT

1802 7th Avenue North
Fargo, ND 58102
martinsonlotmaintenance.com

JANITORIAL SERVICES:

- Sub-contract Cleaning
- Move In(s)/ Move Out(s)
- Office/Lobby
- Deep Cleans
- Windows/Glass/Mirrors

SEAMSTRESS SERVICES

- Repairs/patch
- Hems/Small Adjustments
- Sub-contracting for Industrial Sewing

Capital Industries
Cap-It-All LLC

capitallindustry@gmail.com

☎ **701-400-3448**

Licensed and Insured



Est. 1958

Aire-Master®

Gary F. Christian
owner/sales

Aire-Master of ND
2100 Lovett Ave, Ste 1
Bismarck, ND 58504

Phone 701-751-5055

Cell 701-426-5397

Fax 701-751-5057

garynd@airemaster.com

YARD CARE

- HOA Maintenance
- Spring Clean Ups
- Fall Clean Offs
- Weeding
- Lawn Mowing
- ... much more...

Capital Industries
Cap-It-All LLC

capitallindustry@gmail.com

☎ **701-400-3448**

Licensed and Insured



BISMARCK-MANDAN APARTMENT ASSOCIATION



Box 1793
Bismarck, ND 58502



2023 BMAA Board of Directors

President:

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

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

National Apartment Association
www.naahq.org

North Dakota Apartment Association
www.ndaa.net

Visit our website at:

www.bismarckmandanapartments.com

Vice President:

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

Jayne Vandermay
Goldmark Property Management
1929 N. Washington St. Ste. B
Bismarck, ND 58501
(w) 701-255-6056

Jill Renner
Belcastle
119 Irvine Loop
Bismarck, ND 58504
(w) 701-223-6580

Secretary/Treasurer:

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

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

Gail Renwick
Centerspace
2020 S. 12th Street
Bismarck, ND 58504
(w) 701-221-0500

Office Administration:

Rhonda Gall
119 Irvine Loop
Bismarck, ND 58504
(w) 701-226-9237
Email: BisManAptAssc@gmail.com

