



Newsletter

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



Hello BMAA Members!

Hard to believe the year is already wrapping up.

Right around the corner is our local BMAA annual meeting to be held January 16, 2024 from 11:30 – 3:00 at Midway Lanes. Pizza Lunch is provided courtesy of Arrow Service Team.

Our annual meeting agenda will have installation of Board Members and featured speakers Tyler Seiwert with SKM Lawn Firm, and Brett Bina with CRA Group. We look forward to the networking opportunity and to see new faces.

Also, friendly reminder that BMAA Dues are due by January 15 th . You can send this in with the included membership form, or if you need an invoice, please email Rhonda at bismanaptassc@gmail.com.



BMAA Board of Directors Election 2024

We have 3 positions available on
the Board of Directors.

Please select 3 and /or write in
your own on the ballot.

Only one ballot per company.

Jeremy Petron.....	<input type="radio"/>
Corey Barnes.....	<input type="radio"/>
Jill Renner.....	<input type="radio"/>
Write In _____	<input type="radio"/>

Name of Company _____

Ballots are due by December 15th, 2023 please send completed
ballot to Rhonda at bismanaptassc@gmail.com

BMAA ANNUAL MEETING

Save the Date!

January 16, 2024



11:30-3:00

LUNCH & LEARN

SPEAKERS

TYLER SEIWERT, W/SKM Law

Presenting

BACK TO THE BASICS

Apartment Industry Law

&

BRETT BINA W/CRA

Presenting a

2024 Multi Family Market Forecast

Lunch will be provided. Please RSVP with Rhonda at bismanaptassc@gmail.com

Sponsored by:





WHY WORK WITH BRETT?

"I just wanted to say, THANK YOU, for all your hard work, dedication, and efficiency. It has been my pleasure working with you. Your knowledge and expertise gave me confidence that I had found the best commercial realtor for the selling of the three apartment buildings in Bismarck, ND. The sales and closings of these apartment properties went amazingly smooth, with my living in Virginia, and the properties being in North Dakota. I appreciate all your time and effort."

- Seller Testimonial

CONTACT ME FOR A SALES REPORT



Stay up-to-date with current market transactions



Estimate your property's approximate value

701.527.9101



BRETT BINA, COMMERCIAL REALTOR®

Advisor

701-527-9101

brett@thecragroup.com

Virtual Landlord/Service Provider Trainings with MFP—December 2023

December 5th 1:30-3:00 pm CST

"HUD Advancements"

by David Klein

Great Plains Housing Authority



December 12th 1:30-2:30 pm CST

"Service Animals"

by Department of Labor



**Presented by
Money Follows the Person Housing Program**

- If you have **NOT** previously registered for the virtual trainings, you can do so by sending a request to Stacey via email at stacey.folstadmagand@minotstateu.edu
- Each registrant will receive login/call-in instructions the day before each training session.



*Happy
Holidays!*

What is Religious Discrimination in Housing?

The Fair Housing Act mandates that housing providers must not treat renters or homebuyers differently due to their religious beliefs, religious clothing, or participation in religious practices and rituals. The term "religion" encompasses both the practice and non-practice of religious beliefs, including atheism, as well as religions that are not part of the mainstream. However, housing providers are not obliged to accommodate religious needs if doing so violates neutrally applied rules. Discrimination encompasses actions such as refusing to rent or sell, imposing higher costs, or offering different terms based on an individual's religion.

Housing providers are also prohibited from making discriminatory statements, using discriminatory advertising, or providing false information about availability. Residents have the freedom to include religious items or symbols in their units as long as it complies with reasonable safety and sanitation rules and laws. Additionally, tenants who are allowed to decorate their apartment doors should be allowed to display religious items or decorations, such as a Jewish mezuzah or a Christian wreath or cross.

Examples of Possible Fair Housing Violations:

- Refusing to allow Native Americans to burn sage for religious purposes.
- Refusing to rent to women who wear hijabs or Sikhs who wear turbans.
- Not allowing Jewish people to put a mezuzah on their doors.
- Making derogatory remarks about Muslims, labeling them as "terrorists," and unwelcoming them as tenants or neighbors.
- Allowing some tenants to decorate with Christmas lights while prohibiting others from decorating for non-Christian holidays.
- Discouraging tenant applicants based on the absence of nearby places of worship, such as a mosque, synagogue, or church.
- Prohibiting the use of a community room for religious purposes while allowing secular gatherings.

Upcoming FREE Trainings

[Click here to access our Eventbrite Page](#)
and register for upcoming events

Upcoming Free Webinars:

Fair Housing Act Design and Construction Training
12/7/2023 12:00 - 2:00 pm CST

[Click here to register for Fair Housing Act Design and Construction Training](#)

Fair Housing in Mortgage Lending and Real Estate
3 CE Real Estate Credits Available
12/14/2023 12:00 - 3:00 pm CST

[Click here to register for Fair Housing in Mortgage Lending and Real Estate](#)

Disability Protections in Housing: Your Fair Housing Rights Webinar
2 CE ND & MN Social Work Available
1/4/2024 12:00 - 2:00 pm CST

[Click here to register for Fair Housing Act Design and Construction Training](#)

Member Spotlight



★ **ACTION** *Cleaning Service* (701) 258-1258



Water Restoration & Carpet Cleaning Specialists
Serving Bismarck - Mandan Since 1976

Certification

We're certified by the Institute of Inspection Cleaning and Restoration. This certification includes services such as water damage restoration, mold remediation, odor control. Even carpet, hard surface, and furniture cleaning.



Services



Carpet Cleaning



Furniture Cleaning



Water Restoration



Dues Structure

BMAA Membership Benefits....

Join today and discover the benefits of membership in the Bismarck Mandan Apartment Association. Simply fill out the attached form, and enclose a check with amount based on the number of units below:

- 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. (Western Reporting)
- Listing of apartment vacancies on BMAA & NDAA (North Dakota Apartment Association) website (Rentlinx)*reduced cost for members
- Ongoing apartment referral service
- Standard forms for use by members at no charge:
 - 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

Units	Amount	67	134
1	\$165.00	68	\$331.75
2	\$165.00	69	\$334.00
3	\$165.00	70	\$336.25
4	\$165.00	71	\$338.50
5	\$165.00	72	\$340.75
6	\$165.00	73	\$343.00
7	\$165.00	74	\$345.25
8	\$165.00	75	\$347.50
9	\$165.00	76	\$349.75
10	\$165.00	77	\$352.00
11	\$165.00	78	\$354.25
12	\$165.00	79	\$356.50
13	\$165.00	80	\$358.75
14	\$165.00	81	\$361.00
15	\$165.00	82	\$363.25
16	\$165.00	83	\$365.50
17	\$165.00	84	\$367.75
18	\$165.00	85	\$370.00
19	\$165.00	86	\$372.25
20	\$165.00	87	\$374.50
21	\$165.00	88	\$376.75
22	\$165.00	89	\$379.00
23	\$165.00	90	\$381.25
24	\$165.00	91	\$383.50
25	\$165.00	92	\$385.75
26	\$165.00	93	\$388.00
27	\$165.00	94	\$390.25
28	\$165.00	95	\$392.50
29	\$165.00	96	\$394.75
30	\$165.00	97	\$397.00
31	\$165.00	98	\$399.25
32	\$165.00	99	\$401.50
33	\$165.00	100	\$403.75
34	\$165.00	101	\$406.00
35	\$165.00	102	\$408.25
36	\$165.00	103	\$410.50
37	\$165.00	104	\$412.75
38	\$165.00	105	\$415.00
39	\$165.00	106	\$417.25
40	\$165.00	107	\$419.50
41	\$165.00	108	\$421.75
42	\$165.00	109	\$424.00
43	\$165.00	110	\$426.25
44	\$165.00	111	\$428.50
45	\$165.00	112	\$430.75
46	\$165.00	113	\$433.00
47	\$165.00	114	\$435.25
48	\$165.00	115	\$437.50
49	\$165.00	116	\$439.75
50	\$165.00	117	\$442.00
51	\$165.00	118	\$444.25
52	\$165.00	119	\$446.50
53	\$165.00	120	\$448.75
54	\$165.00	121	\$451.00
55	\$165.00	122	\$453.25
56	\$165.00	123	\$455.50
57	\$165.00	124	\$457.75
58	\$165.00	125	\$460.00
59	\$165.00	126	\$462.25
60	\$165.00	127	\$464.50
61	\$165.00	128	\$466.75
62	\$165.00	129	\$469.00
63	\$165.00	130	\$471.25
64	\$165.00	131	\$473.50
65	\$165.00	132	\$475.75
66	\$165.00	133	\$478.00
		134	\$480.25
		135	\$482.50
		136	\$484.75
		137	\$487.00
		138	\$489.25
		139	\$491.50
		140	\$493.75
		141	\$496.00
		142	\$498.25
		143	\$500.50
		144	\$502.75
		145	\$505.00
		146	\$507.25
		147	\$509.50
		148	\$511.75
		149	\$514.00
		150	\$516.25
		151	\$518.50
		152	\$520.75
		153	\$523.00
		154	\$525.25
		155	\$527.50
		156	\$529.75
		157	\$532.00
		158	\$534.25
		159	\$536.50
		160	\$538.75
		161	\$541.00
		162	\$543.25
		163	\$545.50
		164	\$547.75
		165	\$550.00
		166	\$552.25
		167	\$554.50
		168	\$556.75
		169	\$559.00
		170	\$561.25
		171	\$563.50
		172	\$565.75
		173	\$568.00
		174	\$570.25
		175	\$572.50
		176	\$574.75
		177	\$577.00
		178	\$579.25
		179	\$581.50
		180	\$583.75
		181	\$586.00
		182	\$588.25
		183	\$590.50
		184	\$592.75
		185	\$595.00
		186	\$597.25
		187	\$599.50
		188	\$601.75
		189	\$604.00
		190	\$606.25
		191	\$608.50
		192	\$610.75
		193	\$613.00
		194	\$615.25
		195	\$617.50
		196	\$619.75
		197	\$622.00
		198	\$624.25
		199	\$626.50
		200	\$628.75

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 • BISMARCK • ND • 58502-1793



**GENERAL
MEMBERSHIP**

MEMBERSHIP FORM

Name: _____

Name of Company: _____

Phone: _____

Email: _____

Mailing Address: _____

City: _____ State: _____

Zip: _____

☐ Associate Membership - \$195.00 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 rentals 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.



**BISMARCK
MANDAN
APARTMENT
ASSOCIATION**

Better Relations Through Communication.



B.M.A.A.

P.O. Box 1793

Bismarck, ND 58502-1793

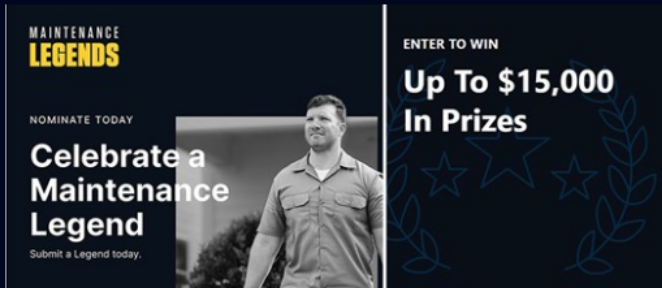
Tel: 701-226-9237

Web Site:


www.bismarckmandanapartments.com

Email: bismanaptassc@gmail.com

**ASSOCIATE
MEMBERSHIP**



NAA Maintenance Legends - Up To \$15,000 In Prizes Available Every Month

 **Tuesday, August 1, 2023 at 12:00 AM (CDT)** to Wednesday,
July 31, 2024 at 1:00 AM (CDT)

 [Maintenance Legends](#)



How To Become a Maintenance Legend

01

Provide Your Info

Fill out our form with your name, address, affiliate association & more.

02

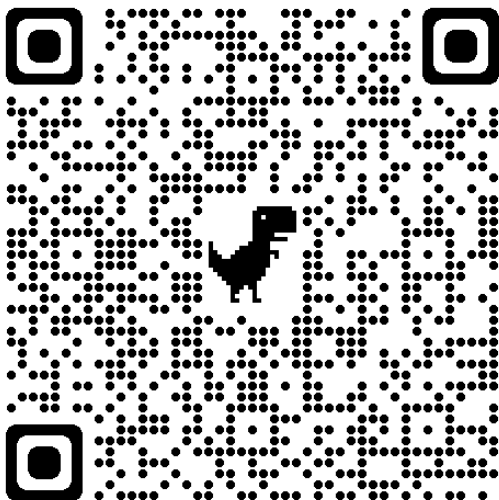
Tell Your Story

Tell us all about you or your Legend's actions and why they deserve to win.

03

Submit Your Photo(s)

Every maintenance pro deserves to be recognized.



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2024 NDAA
State Convention

**SAVE THE
DATE**



*Helping you grow
your Business!*

> **SEPTEMBER 17-19** <
> FARGO <
> <

ndaa.net
more details coming soon!



NAA
Click & Lease

Accelerate Your Leasing

NAA Click & Lease is an online leasing tool designed to enhance compliance and accelerate the leasing process. NAA Click & Lease combines legal expertise with easy-to-use technology.



We Put **Ease** in Leasing

Features



Compliant Documents

Lease forms are automatically updated through an annual review process, and are reviewed for compliance with landlord-tenant laws and regulations at the local, state and national levels.



Customizable Lease Package

Add custom documents or language within documents, and configure your lease package to have the documents and information you want in your preferred order.



PMS Integration

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



Litigation Defender Insurance

Triggered whenever a resident challenges a provision of the NAA Click & Lease Form. (Contact NAA for Terms and Conditions.)



Online & Paperless

Web-based software to streamline your leasing operations with E-signatures.



Simple Application

A simple, online rental application helps keep information in one place and optimizes the application process for prospective residents.

Accelerate & Simplify
Your Leasing Today
naahq.org/lease

NAA Click & Lease technology provided by





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/>



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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

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Bismarck, North Dakota 58502-1535
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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

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bauskeb@msn.com

BRIAN BAUSKE
PO Box 722
MANDAN ND 58554

MASTER LICENSE
No. ND-9421

Kenzie Meide

Media Account Executive

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arvigmedia.com



- + Apartment Leasing Guide
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- + Display Ads
- + Google Search Ads
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- + YouTube Ads



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United States

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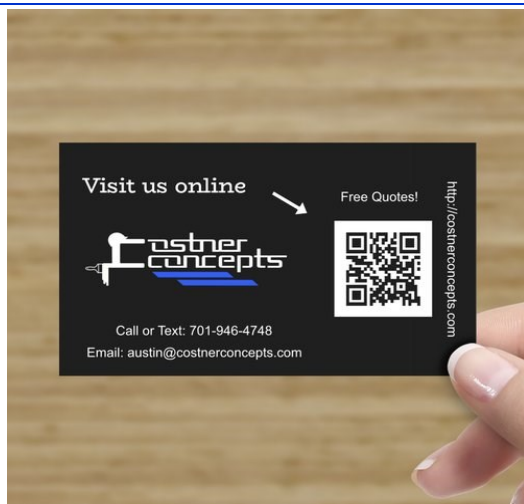
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Cell 701-426-5397
Fax 701-751-5057
garynd@airemaster.com



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(P): 701-415-0525

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- 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



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

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BRETT BINA, REALTOR®
Advisor

THECRAGROUP.COM

216 N 2nd St., Suite 100
Bismarck, ND 58501
701-527-9101
brett@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
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Fax 701 258-8486

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BISMARCK-MANDAN APARTMENT ASSOCIATION



Box 1793
Bismarck, ND 58502



2023 BMAA Board of Directors

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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

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

Jill Renner
Belcastle
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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 !!

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

Office Administration:

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Email: BisManApt Assc@gmail.com

Gail Renwick
Centerspace
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(w) 701-221-0500

