



# Newsletter

PO Box 1793  
Bismarck, ND 58502  
Phone: 701-226-9237

Web-



## **What is the benefit of being a member of the Bismarck Mandan Apartment Association?**

Being a member is a pretty good bang for the buck! Many things included such as:

- ☐ Membership for the North Dakota Apartment Association is included.
- ☐ Membership for the National Apartment Association is included \* lobbying at the national level- this year alone was important regarding the CDCC moratorium on evictions and rent control
- ☐ Free Leasing and Rental Forms available on NAA website-these have been written for ND Laws specifically.
- ☐ Networking with other members at meetings and educational meetings helps find answers to your everyday question
- ☐ Educational and Informational opportunities thru out the year
- ☐ Member discount on State Convention each year
- ☐ \*Representation in the Legislature for proposed laws that affect our industry- Lobbying success over the years to make ND one of the most property owner friendly states in the nation
- ☐ Monthly Newsletter with educational information as well as upcoming events
- ☐ State Convention in our local every 4 years and the ability to participate in the trade show at a member rate (for vendor members)

\*The most important reason to be member-staying on top of the threats to our industry and ability to make the multifamily business profitable and a great investment

# 2024 Membership Dues are due by January 15th.

MEMBERSHIP APPLICATIONS PUBLISHED ON  
PAGES 5 & 6.

# BMAA Board of Directors

## CALL FOR NOMINATIONS

# 2024

We will have 3 positions coming available on the Board of Directors.

Those nominated so far are:



Jeremy Petron  
Corey Barnes  
Jill Renner



EMAIL RHONDA by NOVEMBER 30,2024 IF  
YOU WOULD LIKE  
TO SERVE ON THE BOARD OF DIRECTORS  
OR WOULD LIKE TO NOMINATE SOMEONE.  
[bismanaptassc@gmail.com](mailto:bismanaptassc@gmail.com)

# BMAA ANNUAL MEETING

## Save the Date!

MORE INFO TO COME

# 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](mailto: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



## 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
			\$631.00

## 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 • 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 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.**



**BISMARCK  
MANDAN  
APARTMENT  
ASSOCIATION**

*Better Relations Through Communication.*



B.M.A.A.

P.O. Box 1793

Bismarck, ND 58502-1793

Tel: 701-226-9237

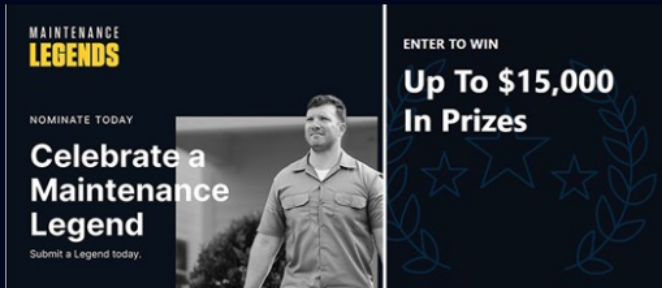
Web Site:

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


Email: [bismanaptassc@gmail.com](mailto: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**

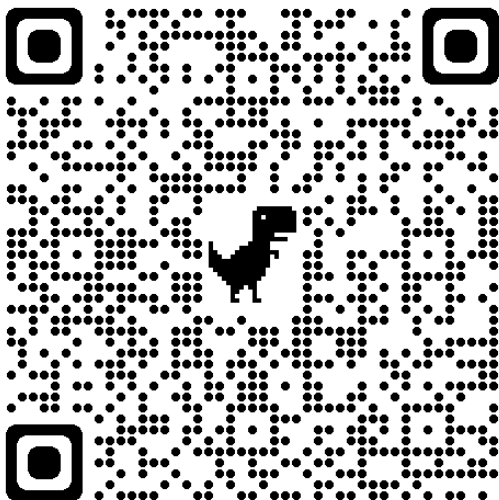
### Tell Your Story

*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.*



PRESENTED BY



PRESENTING SPONSOR



**SPONSORED BY**



**2024 NDAA**  
*State Convention*

**SAVE THE  
DATE**



*Helping you grow  
your Business!*

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

[ndaa.net](http://ndaa.net)  
more details coming soon!





# 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](http://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/>



## Screen your Residents

Sign up for our Credit Reporting Service now!

Log on to [www.bismarckmandanapartments.com](http://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



## 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



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



**HEATING & AIR**

**CALL NOW  
701-222-2155**

**24-HOUR  
EMERGENCY SERVICE**



**Contact Us**  
**701-258-1258**



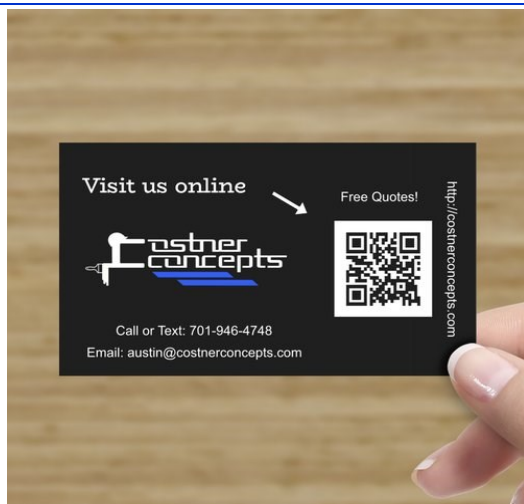
Est. 1958

**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



**David Schenkel**  
Sales & Marketing

SERVPRO® of Bismarck  
PO Box 2043, Minot, ND 58702  
(M): 701-934-2535  
(P): 701-415-0525  
Email: dschenkel@servprobismarck.com  
Website: servprobismarck.com



Like it never even happened.®   
Independently owned and operated



Tess Week  
Sales Associate

701 934 0671 Cell

tweek@costar.com  
costargroup.com

Fargo, ND

NASDAQ: CSGP

**Apartment  
Finder™**

**apartment  
homeliving**



#### 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



## 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

## YARD CARE

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



**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  
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

STRIPING  
SWEEPING  
PATCHING  
SEAL COAT

**Del Ellefson**  
701-232-1073  
cbcservice1514@outlook.com

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

## 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](http://www.naahq.org)

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

Visit our website at:

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

### Office Administration:

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

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

