

Summer 2023

# Summit View & Grand View Guardian



## June 9th & 10th

Our annual community-wide Garage Sale will take place on Friday, June 9th and Saturday, June 10th from 8am-4pm.

Have fun and make some money! Get the kids involved, too.

Rain dates are Friday and Saturday, June 16th and 17th.

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Dear Residents,

Keeping Grand View and Summit View safe and beautiful makes your neighborhood desirable, livable, comfortable, and improves the resale value of your home. This requires a joint effort between community management and our amazing residents. Let's look at some of the things we've accomplished together.

In the past 12 months, community improvements include:

- Planting hundreds of trees along Wilson Ave. SW and in common areas.
- Procuring additional trees for residents to plant.
- Beginning multi-year project to convert to overhead lights for safety and aesthetics.
- Expanding the food pantry at Summit View office with fresh dairy, meat, bakery, and personal items.
- Continuing to replace streets and driveways. Removing tree stumps.
- Adding security measures like extra police patrols and more surveillance cameras.
- Offering monthly email statement options to residents.
- Supporting a Community Garden to provide fresh produce to the Food Pantry, beginning this summer.
- Hosting events for residents at no charge, including the popular new breakfast at Summit View, 10am to noon on Fridays.

Inflation continues to hover around 6.0%. Prices of cement and machinery that keep the communities looking great have gone up more than that. We are still feeling the effect of the ongoing 17-35% increase in property taxes from last year.

We regret that we must increase home site by \$35.00 per month on **October 1, 2023.**

Vicksburg and Desoto will be \$480 per month.

Luke Street will be \$505 per month.

All other home sites in Grand View and Summit View will be \$455 per month.

There is no increase in fees for storage garages or open storage spaces at this time.

We hope this advance notice provides adequate time for planning and budgeting. Please know that we value our residents and appreciate all the work you have done to maintain your homes and yards.

Thank you for living in Hames communities!

*Troy, Barbara, and Cynthia Hames*

## Reminder

Grand View & Summit View office will become **CASHLESS** as of September 1. If you normally make any payment by cash, please make arrangements to pay by check, money order, auto debit, or debit/credit card instead. Thank you.





**Grand View** please welcome:

**On Catskill**– Jolene Jones,  
Esmeralda Gutiérrez &  
Timote Reyes Nunez

**On Arlington**– Peggy  
Edmonds

**On Wabash**– Banyeki  
Ebambe, Penny Driscoll,  
Katherine Patterson

*In Summit View please  
welcome:*

**On Barbara**– Guillermo  
Ochoa, Eryn Martin & Chris-  
topher Boyton, Jeffrey  
Larsen, Kaitlyn Mork

**On Cynthia**– Michelle  
McCullough & Roy Dana

**On Austin**– Moise Mukunda

**On Morgan**– Jeffrey Fagle

**On Elizabeth**– Teral Cham-  
pion, Tina & Richard Fye

**On Mitchell**–Bobbie Houk

*With Deepest  
Sympathy*



*In Grand View:*

**Richard Heaverlo**

**Marcella "Dee" Ritter**

**Lonnie and Kathleen Herrmann**

**Glen Muters**

*In Summit View:*

**Richard Bascom Sr.**

**Hudson Hewitt**

*We extend our deepest sympathy to  
their families and friends.*

## Wait, stop! Don't Throw that Away

Resident Update Forms are Important

Offices send **Resident Update Forms** to each household every year to maintain accurate resident records. As soon as you receive it, **please verify** home loan (lienholder), employment, and phone numbers. The office fills out as much as possible in advance to make it easy for you, but you must respond so we know of **anything that changed**, such as addition to family, vehicles no longer at your home, or new vehicles. Your time should be minimal.

The community office **won't stop bugging you** until we get it back, so please don't use the Resident Update form as a paper airplane, coaster, or table leveler! We will send a violation notice if you do not return the form after our 3rd request.

If you lose it, please stop in your community office and ask for another copy. You can complete it while you're at



**Spring** has sprung. The leaves are out and snow is gone.

It's time to put away shovels and snow blowers in your shed or garage.

Enjoy the warm weather!



## Spring Exterior Home Inspections

Everyone should have received a home inspection in late March. Please remember to work on the repairs and paint while the weather is good. Don't wait until the last minute to do repairs as it might be rainy. **Repairs are due July 5, 2023.**

**If you didn't receive an Inspection form please contact your community office ASAP.**



### Looking for Assistance?

Call 211 for United Way Helpline

Or Linn County Community Services:

319-892-5600

Website:

[www.linncountyiowa.gov/130/Community-Resources](http://www.linncountyiowa.gov/130/Community-Resources)

## Summer is for fun, but please be considerate

Parents, remind your children to be good neighbors and have a safe summer!

- Your own yard is the best place to play.
- Do not play in the street, neighbors' yards, or drainage ditches!
- Rocks and mulch are for looking at, not throwing.
- Kids age 8 and under should be supervised by a responsible adult.



## "Wash me, please!"

Summit View and Grand View offer free use of a **Power Washer** to clean the outside of your home, deck, and shed. To reserve it for the day, call your community office and let them know when you want to pick it up: Summit View 319-396-1164, or Grand View 319-390-5242.

Pick-up and returns are Monday thru Friday .

**GRAND VIEW:** Pick-up between 12noon and 6pm and return between 9am and noon. Please call ahead and verify that we have a power washer.

**SUMMIT VIEW:** Pick-up and return at the maintenance building at the corner of Troy and Cynthia Streets. Pick-up is between 3:45pm-4pm, and return between 3:30pm-3:45pm.

If no one is at the shop, call the office and we'll send someone right over.



## Pools, Spas, & Trampolines

Please provide Summit View or Grand View office with **Proof of Liability Insurance**

before installing a pool, spa, or trampoline.

Double depth pools (over 5 feet) are not allowed. Check with your insurance company which probably requires a locking or retractable ladder so pools can't be accessed when you're not there.

Trampolines need to be anchored down with hook/anchors and at least 4 twenty pound sand bags on the four corners.

Remember: you are responsible for any damage trampolines do to your neighbor's property.

## Note to pet parents

You must pick up the dog waste in your yard frequently and regularly. If you don't respond to repeated requests to do so, the Community will hire a pet pick-up service which will be **charged back to you** as additional rent.



## It's a MARVELous Easter 2023



### Still need to do skirting repairs?

Hames Homes stocks skirting at both Grand View and Summit View.

Go to your Community Office to order and pay. Summit View will deliver your skirting. This is convenient for you as skirting comes 12 ft. tall by 1 ft. wide.

Most days Grand view residents may pick order up when they pay or staff will deliver it to your address the same or next day, Monday through Friday. Prices, not including tax:

Reg. 18.00 per sheet, regular and vented

Bottom track, inside top rail, outside rail, or top rail \$11.50 each



### 307 Mitchell St. SW

Featured home: 3 bedroom/2 bathroom with double garage.  
Call Curtis or Clint at (319) 377-4863 to view.

## Community Activities

Subtitle Text

### Coffee Club

Meets Fridays between 10am and noon at the Summit View Community Room. Open to all adults in Grand View and Summit View.



### Senior Bingo

Meets on the 3rd Tuesday of each month from 2pm-4:30pm at the Summit View Community Room.



### Community Garden

Residents of Grand View and Summit View are welcome to participate.

To volunteer, contact Leo 563-326-5535 or e-mail

leo.t.broughton@gmail.com or call Hames Community Coordinator Kelly 319-721-6161.

When harvested, produce from the garden will be available at the Summit View Food Pantry on Tuesdays, Wednesdays, and Thursdays 10am-4pm.



## Picture of Pride Contest

### Judging June 14th

*Spring clean your yard, organize lawn furniture, plant flowers, add green plants and a prize could be yours!*

*Gift Certificates to Fairfax Greenhouse and Landscaping will be awarded in each community to best yards and most improved home sites.*

### Let's Work Together to Recycle

- ⇒ Everything goes in the recycling dumpster loose, NOTHING in bags.
- ⇒ All cardboard boxes need to be broken down so they are flat (the dumpsters are emptied twice a week and no one wants, cardboard blowing around yards and going in ditches.)
- ⇒ All cardboard needs to be clean (oil or paint on it and it's garbage)
- ⇒ Tin cans must be clean.
- ⇒ Recycling plastics # 1 thru #7 need to be rinsed and clean.
- ⇒ Pizza boxes are garbage.

If the garbage company opens a recycling dumpster and there is a closed garbage bag, they will consider the entire dumpster as garbage. This wastes all the work residents put into preparing their recycling and it hurts the environment.



### Large Item Curbside Pick-up

Mark Taylor 319-538-8854 is available to pick up items within the Communities that must go to the dump. Call him directly for arrangements and payments. If you are unable meet him at your home, you may leave a check at the office in an envelope addressed to Mark and we will hold it for him to pick up.

Other options available:

- a. Take it to the landfill yourself or find someone who will.  
More info: [www.solidwasteagency.org/](http://www.solidwasteagency.org/)
- b. Free appliance pick-up A&S Recycling LLC (319) 560-0670

**Community managers will still pick-up the biodegradable lawn bags placed on curbs on dry Mondays, Wednesdays, and Fridays.**

## Keeping You Safe

Hames Homes goes above and beyond.

No one can guarantee zero issues, but the Hames family takes extraordinary efforts to ensure residents' well-being.

### **24x7 On-Call Emergency Services**

Hames community managers live on-site and are available by phone at all hours.

### **Additional Police Patrols**

Hames Homes hires the Cedar Rapids Police for after-hours patrols through Grand View and Summit View and surrounding areas. Hames managers have direct contact with the officers during these watches.

### **Security Cameras**

Fifty new indoor and outdoor security cameras have been purchased and installed. They're in various locations to help monitor and record unusual activity.

### **Tenant Screening Process**

Hames performs a criminal background check on all applicants. All homes are owner-occupied – no rentals or subleases – so neighbors take pride in their dwellings.

### **Tracking Vehicles**

An "S" for Summit View or "G" for Grand View sticker is required on each resident's automobile. If managers see a vehicle without G or S sticker, they give it extra scrutiny.

### **Outdoor Lighting**

In addition to individual home-site lamp posts, Hames is investing in 9 outdoor overhead lights which are being installed starting now.

More lights will be integrated in the coming years until both communities are covered.

### **Emergency Storm Shelters**

Each Hames community has two emergency storm shelters accessible during bad weather.

### **Severe Weather Text Blasts**

Residents can sign up to receive immediate text blasts about severe weather, community alerts, and news.



## Stray Cats

If you have issues with stray cats on your home site, please call the office and we will try to catch them. We are working with local rescue and animal agencies to manage the stray cat population.

Remember all pets in Grand View and Summit View are house pets not outdoor pets.

Please register all pets even if not old enough for rabies shots. Just remember the office needs a copy each time your pet gets an updated rabies vaccination.

If you're looking for a missing pet try these options:

### **Humane Society**

(319) 362-6288

### **Saints**

(319) 551-7537

### **Last Hope**

(319) 200-4880

## Keeping Yourself Safe

Residents should take sensible precautions and stay alert.

### **Thieves are getting more bold.**

Unlocked car doors encourage burglars to keep returning to our Communities. We're viewed as an easy target.

Don't leave things of value in your car, locked or unlocked. Locked is better: Robbers may break car windows but would need to see something valuable to risk being heard.

### **Don't be the easy target.**

The bad guys don't care that you have the right to keep your home and vehicle unlocked. Secure your house to protect you, your family, and belongings.

**Lock your doors and crooks will go somewhere else.**

## Help make your neighborhood safer.

Call the Emergency number for your Community when you see something suspicious.

If it's illegal or dangerous, call the Police **9-1-1** first and then the Hames emergency number:

Grand View 319-573-4459

Summit View 319-573-4647

**THANK YOU TO OUR VETERANS.**

As Memorial Day is upon us we say "Thank You" to all of our residents who have served in the U.S. Military. We're proud of you and appreciate your efforts and sacrifices. Contact your community office if you would like your name, or a family member's name, added to the list.

**From Grand View We Honor:**

Mike Heffron, Navy  
 Robert Stratton (deceased), wife Rai  
 Steve Hiedeman  
 James Worrall, Army Vietnam  
 Carl Robinson  
 Tom Weber, Vietnam  
 Richard Hartgrave –Navy  
 Larry Klotzbach, Vietnam  
 Robert Marti, Vietnam  
 Richard Vulysteke  
 Larry Friday  
 Vernon Rompot  
 Don Ballard, Navy  
 Carole Daniel, Air Force  
 Todd Heaverlo, Air Force  
 Danny & Joyce Brown  
 Robert & Betty O'Mara  
 Shane Ringo, Vietnam  
 Ron Beavers, Navy  
 Larry Fisher  
 Charles Connel, Army  
 Bryan Gates  
 Bob Kruse, Air Force  
 Ronald Bergeson  
 Dennis Dalecky, Navy Vietnam  
 Dennis & Ronda Ogreen, Army  
 Ronald Redd  
 Jerry Stocker (deceased), wife Mary, Vietnam  
 Charles Myer (deceased), wife Eva  
 William Burkes, WWII (deceased), daughter Patricia

Benny Troxel (deceased), wife Bernita  
 Don Floerchinger (deceased), wife Toni  
 Rick David, Air Force  
 Richard Heaverlo, Army 1961-64  
 Curtiss Ainsworth, Navy Iraq  
 Alan Messer, Army  
 Robert Hubbard (deceased), wife Donna and son Steven  
 Wayne Holst—Marine-Vietnam  
 Rick Fresquez, Navy 1977-78

**From Summit View We Honor:**

Allen Carl, Air Force  
 Jimmy Blad, Vietnam  
 Lynn Schulte, Vietnam  
 Warren Host  
 Donald Lansdown, Army  
 Pamela Jurgemeyer  
 Larry Judd, Army Vietnam  
 Jerry Chapman, Navy  
 Jerry Beck, Navy Seabee  
 James Vitatoe, Korea  
 Robert Fox (deceased), son Troy  
 Heath Carnicle, Army  
 Erin Byrne (deceased), daughter of Barbara Tokheim  
 Darwin Kane Korea & Vietnam (deceased), wife Anna  
 Everett Chrissinger, Marine (deceased), wife Becky  
 Bill Alaniva-Navy  
 Jack Wilson-Army Iraq  
 Caleb Hadenfeldt- Army Reserve  
 Gary Oliphant-- Navy

### WHY HAMES HOMES FLIES THE POW/MIA FLAG



After Hames Homes founder and U. S. Army Veteran, Curt Hames, passed away in 2017, his son Troy Hames chose to fly the Prisoner of War (POW)/Missing in Action (MIA) flag at Grand View and Summit View.

The flag, which features a silhouette of a man's bowed head with a barbed wire fence and a watchtower in the background, honor the 1241 unaccounted for POW/MIAs left from the Vietnam War.

"There were 2,000 in Vietnam and only seven hundred have been repatriated. Can you imagine being a son, daughter, or wife not knowing where your dad or husband was and if he was ever coming home?" said Troy Hames, the company's Vice President and General Manager. "I have also talked with several residents, especially veterans, that really like that we honor these soldiers."

Some residents have indicated they feel safer living in a Hames community because of the patriotic acknowledgement.

"It is definitely a symbol of vigilance and remembrance for all POWs and MIAs. All of us in the Hames family love our country and this is another way we honor it."

Residents, employees, vendors, and visitors see the POW/MIA flag flying, along with the Stars and Stripes and Iowa State Flag when they enter Grand View and Summit View.



*'The Homes People'®*

5410 Wabash St. SW  
Cedar Rapids, IA 52404



#### **Grand View Community**

5410 Wabash Street SW  
Cedar Rapids, IA 52404  
Office: 319-390-5242  
Email: [grandview@hameshomes.com](mailto:grandview@hameshomes.com)

#### **Grand View Staff**

Community Manager: Daniel Hitchman  
Office Admin: Cheyenne Dean  
Sr. Office Admin: Theresa Geyer  
Assistant Manager : Sean Bryant  
Maintenance: Andrew Miller  
Community Coordinator: Kelly Hitchman

#### **Summit View Community**

100 Hames Street SW  
Cedar Rapids, IA 52404  
Office: 319-396-1164  
Email: [summitview@hameshomes.com](mailto:summitview@hameshomes.com)

#### **Summit View Staff**

Community Manager: Brett Petersen  
Office Admin: Becky Erlacher  
Sr. Office Admin: Theresa Geyer  
Assistant Manager: Jonny Bishop  
Community Coordinator: Kelly Hitchman

#### **Contact Numbers**

<i>Grand View Office</i>	<i>319-390-5242</i>
<i>Emergency On-Call</i>	<i>319-573-4459</i>
<i>Summit View Office</i>	<i>319-396-1164</i>
<i>Emergency On-Call</i>	<i>319-573-4647</i>

*On-Call* numbers are only for emergencies after normal office hours, please.

**Office Hours for Grand View and Summit View:**  
***Monday thru Friday 9am am to 6:00 pm.***

We will be open 9 a.m. to noon on the Saturdays closest to the first of the month.

Both offices will be open on June 3rd, July 1st, August 5th, September 2nd, and September 30th.

Closed May 29th for Memorial day, July 4th for Independence Day, and September 4th for Labor Day.

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We're on the web! [www.hameshomes.com](http://www.hameshomes.com)

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