

Grand View and Summit View Guardian

Spring Home Inspections

Community managers will be performing exterior home inspections in the coming weeks. Exterior maintenance of our homes improves our neighborhoods, increases home values, and makes our neighborhoods more livable.

Please start repairs as soon as weather allows so that you're not rushing to get everything done when you receive our list.

Due date for spring home inspection completion is **July 6**. Please call the office if you're done before this!

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WE MISS THE EASTER PARTY, TOO

WE'LL HAVE FUN ANYWAY! HERE'S HOW:

1. Look for the Red Trucks April 1 and 2

2. Get Candy!

Due to Covid-19 we will not have a Spring Party this year.

Instead, staff in the Hames red trucks will be handing out Easter candy when they see kids on Thursday, April 1st and Friday, April 2nd.



COMMUNITY GARAGE SALE

June 11th and 12th

Our annual **Community Wide Garage Sale** will be held again this year! It will take place on Friday, June 11th and Saturday, June 12th from 8am-4pm. This is a great opportunity to get rid of all of your "Spring Cleaning" items (and make a little money too). Display your items for sale in your driveway or garage during this time.

This is also a wonderful time to connect with neighbors and find new treasures. We are excited for another great turnout this year! Rain dates are Friday and Saturday, June 19th and 20th.



Community Notes



Notes of Sorrow

Summit View

We said sad farewells to Ray Offerman, De-lores Zerbee, and Jeannine Chevalier. We extend our deepest sympathy to their families and friends.

Grand View

Our hearts go out to the friends and family of Kristy McNully. We wish her loved ones peace as they mourn the loss of this wonderful soul.

SPRING CLEANING

Extra dumpsters available for residents' use in early April at:

Summit View

- Mitchell Street storm shelter
- South of Cynthia Street by garages

Grand View

- South end of Arlington St.

Please NO electronics, TVs, computers, kitchen appliances, oil or paint.



In Grand View please welcome:

On Kelly: Skylar Wilson & Gabriel Petroff, Kristin Mitchell & Timothy Hoffman

On Hoosier: Ashley Grice & Trinity Lovell

On Catskill: Jose Perez, Angel Gross & Michael Takes

On Roemig: Mario Rodriguez & Rosio Flores

Decatur; Lauren & Elias Valenciamartinez

In Summit View please welcome:

On Troy: Noah Sackett

On Austin: Darlene Ayers & Dana Smith

On Barbara: Jorge Burgos, Brittnee High & Maxwell Morford

On Cynthia: Jordan Wiggins & Makayla Henley

On Ann: Jonaton Martinez, Ebelin Olvera & Edmundo Olvera

Rent Reimbursement and Property Tax Credit Forms

Application forms are now available at your community office.

How do you qualify?

For Rent Reimbursement: Born before 1956 or being of age and totally disabled and having an income of \$24,206.00 or less for 2020.

If you qualify and pay \$375.00 for your rent now, your reimbursement will be between \$230-\$924.00. The lower your income, the larger the refund. Get a copy from the office of rent paid in 2020 to send in with the application.

For Property Tax Credit:

Must be at least 23 years of age. This may give you a \$.01 per square foot discount, or the maximum, which may reduce your tax bill to nothing. Your income for the household must be \$24,206.00 or less.

Do your paperwork right away as both have a deadline of June 1, 2021

To calculate yearly rent:

Current rent \$375.00 total for 12 months of 2020 is \$4,500.00.

Current rent is \$400.00 total for 12 months of 2020 is \$4,800.00



Lawn and Leaf Bag Pick-ups

Community maintenance will pick up your lawn and leaf bags on dry Mondays, Wednesdays and Fridays.

Each household may pick up two FREE lawn bags to get you started. Visit the community office to get them.



Water Meter Admin Fee

What's it For?

The \$4 per month is worth it. Here's why:

It includes a lot more than you might think. Yes, you get your bill mailed to your home. But more importantly it allows **monitoring** of your water usage.

Monday thru Friday Hames managers get an update of **Extreme Users**—those using over 1,000 gallons of water in a 24 hr. period.

We will call, text or leave a note on your door, to alert you. This gives you a chance to fix any leaks.

Please check your whole house inside, outside and under the home. Leaks can be anywhere.

When you get notified, **don't ignore it!**

We have seen leaks that were not fixed and resulted in a \$400+ water bill for a single month!

Remember: If you lived in the city, they're not going to alert you that your usage has increased. You'll just get the whopping bill in the mail at the end of the month. The \$4 fee is worth it!





Available Now! Lots of storage: pantry, walk-in closet, and mud room in this modern 1180 SF Mojave home from Adventure. New home warranty! \$69,900 includes deck and shed. Call Curtis or Clint at (319) 377-4863 for a showing.

Pools, Spas, and Trampolines

Please come into the Summit View or Grand View Office BEFORE you set up a pool, spa or trampoline and provide your insurance declaration ("dec") page with proof of Liability Insurance.

Yes, we need you to provide proof of insurance every year, showing it was renewed. You may also have your insurance agent fax it to your community office:

Fax Grand View 319-390-7828

Summit View 319-396-6466

Take care of your paperwork early, then you can set up your pool on the first warm weekend. Let the summer fun begin!

BEWARE OF COVID VACCINE SCAMS

Intense demand for COVID vaccinations in the United States, combined with confusion over how to sign up for one, have created an opportunity for con artists to scam trusting folks out of hard-earned money and personal information.

COVID-19 vaccinations are FREE.

Signs of potential scams include:

- Being asked to pay to get the vaccine.
- Charging a fee to gain early access to a vaccine or to add a person's name to a vaccine waiting list.
- Offers by marketers to sell or ship doses of vaccine for payment.
- Receiving ads for vaccines through social media platforms.
- Claims of U.S. Food and Drug Administration approval for a vaccine or treatment of which you've never heard.
- A call from someone claiming to be with Medicare and asking for personal information like Social Security number or bank account information.

It's best if you **proactively** sign up for your coronavirus vaccine by contacting your healthcare provider, or online at coronavirus.iowa.gov.



A Few House Housekeeping Items...

Dumpster Dialog: Do's and Don'ts

Do:

- ⇒ Recycle what you can. Every little bit saves garbage fees—and our planet
- ⇒ Take your old TVs to the landfill or call recycle company or pay your community office to arrange pick-up.
- ⇒ Call your community office or recyclers for options for disposal of appliances. Non appliance call office.

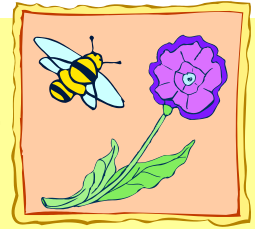
Don't:

- ⇒ Do not send kids with garbage when they are not big enough to get the bag inside the dumpster.
- ⇒ Don't leave anything outside the dumpster container, even within the gated area.
- ⇒ Do not bring garbage/ construction waste from your job, relatives, or your friends! This is illegal and raises costs for all residents.
- ⇒ Don't place bags of grass inside the garbage bins. Instead put in biodegradable bags that can be purchased at the office or home improvement store.
- ⇒ Don't put garbage bags in the recycling dumpsters. The signs tell you what you can put in.

Sorry we can't recycle Glass at this time it's garbage.



Lawn and Landscaping Basics



- ⇒ It's time to **store all cold weather equipment** (like snow shovels and sleds) away for spring and summer.
- ⇒ **Mow** regularly and trim same day that you mow. Don't forget to trim the utility pedestals.
- ⇒ When you're mowing, we suggest using a mulching mower so the grass will give nutrients to your lawn. Also, please **sweep up excess** grass blown into the street.
- ⇒ Has grass taken over your garden? Are weeds taking over your landscaping? If you don't have time to redo your landscaping now, please **pull weeds** and grasses and **spray** with a weed killer. There are some products out now that last 3-4 months.
- ⇒ Dead weeds in landscaping look as bad as green ones, so be sure to remove them!
- ⇒ Do not put edging around your mailbox, street light, or near the curb. **Stay one foot away.** While it looks beautiful during the warm months, edging near the curb can be damaged by snow removal equipment. We plow as close to the curb as we can in winter, which can damage your plants and tear out brick edging.
- ⇒ Landscape yards or do some sprucing up by adding ornamental bushes and plants. Keep in mind that what is planted needs to be maintained.
- ⇒ For best results, **ask management** to pre-approve landscaping. When planning your landscaping, make sure you submit a drawing to the community office. You will want it easy to maintain throughout the growing season.

Remember to call **IOWA ONE CALL** (underground locators) 48 hours before digging. It's free. It's the law.

Just dial 811 to schedule or go online https://ia.itic.occinc.com/cgi-bin/ia_imenu_server.fcgi



READY TO SELL YOUR HOME?

Hames Listing Service Can Help!

Are you a Summit View or Grand View homeowner and thinking of selling? Let Curtis and Clint help you find qualified buyers and get top dollar.

Follow our **four step** process, and we'll do the heavy lifting for you on finding qualified buyers.

1. Contact the sales department at Hames

Clint or Curtis at sales@hameshomes.com, or (319) 377-4863 and discuss options. Occasionally, Hames may make an offer and buy it directly from you. Or, we can discuss Hames **listing service** in which we work on a straightforward percentage commission due at time of closing. Sellers are paid out of the proceeds for the sale and will not need to provide cash up front.

Hames Listing Service, cont'd.

2. Price your home to sell.

If the listing service is a fit for you, Clint and Curtis will **evaluate and appraise** your home. We can give suggestions on pricing by comparing your home to recent sales. We will work together with you to maximize value while also finding a buyer as soon as possible.

3. List your home and make it available for showings.

Before your home is on the market, we will need to find which times of the week work best for **showings**. Some buyers arrive ready to look at a home immediately, so the more flexible you can be with showing times, the quicker your home will sell. Obviously, a clean and tidy home is much more attractive to potential buyers.

4. Negotiate the contract and close.

When the buyer wants to make an offer, we'll work with you to negotiate:

- Purchase price
- Closing date
- Any additional contingencies that may be unique to you or the buyer

Once an agreement is reached, Hames Homes will process the paperwork, transfer the title, and you get paid! Generally, within 2-3 business days after closing.

Call Curtis or Clint to set up an appointment 319.377.4863 or sales@hameshomes.com.

Hames is Top 100 Community Owner

For the eighth year in a row, Hames Homes LLC has been named a Top 100 Community Owner and Operator in North America by The Allen Report, a respected national manufactured housing research firm.

Thanks to all of you, our loyal customers for your support. We look forward to many more years together!

www.hameshomes.com

(319) 390-5242

HAMES
"The Homes People"®



Picture of Pride Contest

Grand View and Summit View have some of the most BEAUTIFUL yards and landscaping in town.

We want to take time to recognize how much we love what you've done!

We will be judging the Picture of Pride contest on **June 16th**. We'll honor the 4 Best and the 2 Most Improved home sites.

Good luck and may the best yards win!

Prizes!

1st Place

\$75 gift card to Fairfax Greenhouse

3 Runners-up

\$25 gift cards to Fairfax Greenhouse

2 Most Improved

\$25 gift cards to Fairfax Greenhouse



*Have you seen **Luke Street** yet? At the north end of Desoto and Vicksburg streets will be 7 new home sites completed this spring, and 12 more later this year! Two sites are already spoken for, so contact Curtis or Clint at sales@hameshomes.com today to find out more about a new home for you on Luke Street.*

10 REASONS

Why Mobile Homes are Better than Apartments

HAMES
"The Homes People"

No one is living above you.

No one is living below you.

It's your home. You own it. You're building equity.

No basement to flood.

This is your yard. You can plant a garden.

Birds sing more sweetly in the beautiful landscaping.

Your laundry room is on the main (only) floor.

These are the only steps in your house.

Separation from your neighbor.

You have your own parking space and mailbox.



5410 Wabash St. SW
Cedar Rapids, IA 52404

Community Wide
Garage Sale
June 11th and 12th

Grand View Community

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

Grand View Staff

Community Manager: Daniel Hitchman
Office Admin: Theresa Geyer
Assistant Office Admin: Cheyenne Dean
Maintenance: Sean Bryant & 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

Summit View Staff

Community Manager: Brett Petersen
Office Admin: Becky Erlacher
Assistant Office Admin: Cheyenne Dean
Maintenance: Jacob Burnett
Community Coordinator Kelly Hitchman

EMERGENCY NUMBERS

For after hour emergencies, the numbers to call are:

Grand View Office 319-390-5242

Grand View Manager 319-573-4459

Summit View Office 319-396-1164

Summit View Manager 319-573-4647

Manager On-Call Numbers

Managers' working hours are 7am-4pm, Monday-Friday. After hours calls should be for emergencies only, please.

Office Hours for Grand View and Summit View

Monday thru Friday 10:00 am to 6:00 pm.

We will be open 9am to noon on the Saturdays closest to the first of the month. Both offices will be open on May 1 and June 5th

www.hameshomes.com
