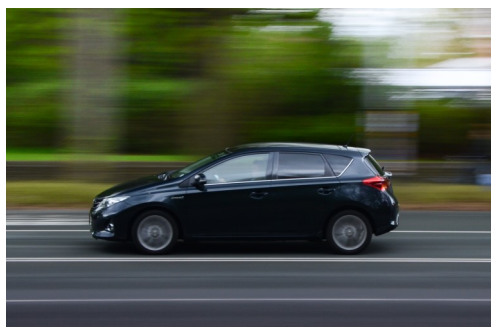


Summer 2021

Summit View & Grand View Guardian

SAFETY ALERT



Increased unsafe driving in the Communities have resulted in personal injuries and property damage.

Speeding, careless, drunk, or reckless driving in Summit View and Grand View is a **Clear and Present Danger** to you and your neighbors. When this happens, Community management has the right to take legal action which may include a 3-Day lease termination.

Residents are responsible for their guests behavior.

Residents are expected to cooperate with Community management to stop guests that are unsafely driving. If a visitor can't follow the community traffic rules, the resident is responsible for keeping the guest/offender from returning to the Community. Failure to cooperate and follow through *may put the resident's lease in jeopardy*.

Driving safely isn't complicated. **Slow down, mind the stop signs, don't drive distracted, and watch out for children.** Ask your guests to do the same.

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Inside This Issue

May, 2021

Dear Residents,

It's been a rough couple of years for everyone. As your property owners and managers, the Hames team hopes that we have met or exceeded your expectations for tackling the pandemic, conquering the 2020 derecho storm, and, most recently, recovering from an FO tornado in Summit View.

During these difficult times, Hames has:

- Spent over \$150,000 in tree and debris removal, which still continues.
- Ordered and begun planting 150 new trees on the north sides of Grand View and Summit View, along Wilson Avenue.
- Provided free overflow dumpsters for storm debris.
- Assisted residents with exterior home cleanup, delivering parts, finding resources, and providing lists of contractors and vendors.
- Coordinated efforts with local relief agencies. Provided rental assistance information to residents. Provided payment plans "community assistance" for parts purchases.
- Stocked community offices with supplies free for residents.
- For the COVID-19 pandemic, initiated social distancing and cleaning policies in common areas to keep residents and employees safe.

In addition to these unexpected costs, much of which is not covered by insurance, property taxes on the community land is scheduled to increase 35% from 2020 to 2021. Likewise, storm water fees, fuel, and materials have all seen significant cost increases.

In order to continue maintaining high standards, home site rent will increase by \$20.00 per month on **October 1, 2021**.

- ◆ Vicksburg and Desoto will be \$420 per month.
- ◆ Luke Street will be \$445 per month.
- ◆ All other home sites in Grand View and Summit View will be \$395 per month.
- ◆ There is no increase in fees for storage garages or open storage spaces at this time.

We hope that this advance notice will provide adequate time for planning and budgeting. Please know that we value our residents and work to make our neighborhoods as attractive and livable as possible. We appreciate all the work our wonderful neighbors have done to maintain their homes and yards.

Thank you for living in Hames communities!

Troy, Barbara and Cynthia Hames

Say "Hello" To...



Grand View please welcome:

On Arlington- Madison Halverson & Dallas Troupe

On Decatur- Judith England

On Glacier- Chelsea & Damon Smith

On Hoosier- Brenda Howe,

On Kelly- James Jones

On Vicksburg- Darrell & Linda Gear

In Summit View please welcome:

On Curtis- Marie Joseph

On Barbara- Joceline Doyen-Antoine & Matthew Antoine, Mulindwa Kirimbe & Sarah Masumbuko, Paul Nsengiyumva & Bahati Winfrida, Max Morford & Brittnee High

On Ann- Jean Ndayizeye & Esperance Mukamurinda

On Elizabeth- Tanasiah Walker

On Cynthia- Elouth Imani & Victorine Kakozi

On Michael- James Hunt

On Norma- William Alaniva

Remodel Showcase—Before and After

Greg and Kris at 10 Barbara St. decided to remodel and update their outdoor patio. The derecho had destroyed their shade tree and damaged their beloved Hosta's.

By using mostly recycle materials (and checking with community management first!) Greg and Kris were able to make a functional, attractive outdoor space to enjoy!



Do you have a "before and after" story you'd like to share in the quarterly Guardian newsletter? Send it to barbara.hames@hameshomes.com.

T-loc Vinyl Skirting— It's Easy to Get

Hames Homes LLC has skirting stocked at our locations. Go to your Community Office and place and pay for your order. Summit View will deliver. Most days Grand view residents may pick order when they pay or staff will deliver it to your address the same or next day, Monday through Friday. This is convenient for you as skirting comes 12 ft. tall by 1 ft. wide. Prices, not including tax:

Reg. 16.00 per sheet

Vented \$17.00 per sheet

Bottom track, inside top rail, outside rail, or top rail \$9.50 each

With Deepest Sympathy

In Grand View: Richard Banes and Bonnie Hildebrand

In Summit View: Delores Cleaves

We extend our deepest sympathy to their families and friends.



Pools, Spas and 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. Your insurance company 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 in the ground and at least 4 twenty pound sand bags on the four corners. Remember: you are responsible for any damage trampolines do to your neighbors property.

HAMES

'The Homes People'®

hameshomes.com

Spring Home Inspections

Everyone should have received a home inspection included with the April rent and water bill. Please remember to work on the repairs and paint while the weather is good. Don't wait until the last week as it might be rainy.

Anyone who didn't receive an Inspection form please contact your community office ASAP.

NEED A POWER WASHER to CLEAN YOUR HOME?

Summit View and Grand View offer free use of a Power Washer at each Community. 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.

SUMMIT VIEW: Pick-up and returns are 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 down.

GRAND VIEW: Returns will be from 10am- 12 noon ,and pick-ups will be after noon and before 6pm, at the Grand View Office.

Note to Parents

Remind your children to be good neighbors and have a safe summer!

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

Note to Pet Parents

Question: What happens if you don't pick up after your pet following repeated requests?

Answer: The Community will hire a pet pick-up service and the bill will be **charged to you** as additional rent.

Be a good pet parent:

Pick up after your pet.



Picture of Pride Judging June 23rd



We know you take pride in your homes and lawns.

Now you can win great prizes, too!

Wednesday, June 23 2021

We'll be judging

"Picture of Pride"

Plant your flowers, landscape your yard, decorate your gardens, and a prize could be yours.

Awarded in each community will be Gift Certificates to Fairfax Greenhouse and Landscaping:

\$75 Grand Prize

\$50 for 2nd Place

\$25 for 3rd Place

*There will be additional **\$25.00** Gift Certificates for the two most improved home sites in each Community.*

We'll call the Winners and make arrangements to get your certificate and gift certificate to you.

What's the Difference between a Manufactured Home and a Mobile Home?

Manufactured Homes

The preferred name for your home is "manufactured home".

- Definition: dwellings made for human habitation engineered according to strict federal Housing and Urban Development standards.
- Constructed in a **controlled indoor setting**. Little building materials waste. Inputs are ordered and matched to each manufactured home built.
- After installation, they're rarely moved to another location.

Mobile Homes

- Before June 14, 1976 manufactured homes were called "mobile homes".
- Like manufactured homes, they were built in plants, but **without** the stricter HUD building rules that currently exist.
- There haven't been any mobile homes built since 1976. You'll only find "mobile homes" available in the resale market.

Trailers

- Trailers are meant to be **transportable**, and can be relocated.
- Includes fifth wheels, recreational vehicles and campers.
- Trailers have license plates; manufactured homes never do.

Modular Homes

- Factory-built homes constructed to **local** (rather than federal) **building codes**.
- Often placed on cement foundations or basements and become part of the real estate for taxation purposes.

Site Built Homes

- Also called "stick built homes"
- Built on open lots where wind and weather can affect the quality, cost and time to build them.

View Hames' extensive selection of beautiful manufactured homes for sale online www.HamesHomes.com, or visit our Grand View open house 7 days a week. You can also reach us at (319) 377-4863 or sales@hameshomes.com.



2309 Vicksburg

The Innovative Skyliner II is Here!

Skyline Homes in Lancaster, WI has used their 65 years of experience to design a home that combines modern conveniences with style and comfort. Call Curtis or Clint to view this lovely home (319) 377-4863.



June 11th and 12th

Our annual community-wide Garage Sale will take place on Friday, June 11th and Saturday, June 12th from 8am-4pm.

OBSERVE COVID-19 PRECAUTIONS !

HAVE FUN and BE SAFE !

Rain dates are Friday and Saturday, June 18th and 19th.

Volunteers needed

to make Christmas Cards for Veterans.

We miss getting together. It's always fun. We hope we'll be able to meet in person to construct cards for those who served.

However, with Covid-19 we will assess the situation this fall to determine if we will meet in person. If not, volunteers will pick up packets with the supplies and card designs along with glue and directions.

If interested, contact Theresa at 319-390-5242. We'll send you updates as we have more information.

Thank you for volunteering!

Important Waste Management Information **New Process for Curb-site Pickup**

Grand View and Summit View are no longer able to dispose of furniture, appliances, and other large items from your home site. Available options:

- a. Take it to the landfill yourself or find someone who will.
More info: www.solidwasteagency.org/
- b. Call Mark Taylor 319-538-8854. He does pick-ups within the Communities. Call him directly for arrangements and payments. If you are unable to 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.

Communities will still pick-up the biodegradable lawn bags on Monday, Wednesday and Friday.



CLASS OF 2021

CONGRATULATIONS GRADUATES!

Best of luck to all the high school and college graduates in Summit View and Grand View!

You deserve compliments and praise for surviving your crazy, challenging Junior and Senior years.

The Hames family wishes you all the best!

PHONE SCAMS are on the rise! Stay safe!

BE VERY SUSPICIOUS IF:

1. Someone calls and says a family member is in trouble and they demand money or gift cards to get them out of trouble.
2. Sending someone to pick up cash.
3. Accept less money if you say it's all you have.
4. Caller says you can't talk to anyone about this.
5. Caller doesn't identify themselves by name, especially if they say they are a Lawyer.

BEST ADVICE

1. Never give out Social Security numbers or bank account numbers.
2. Don't give them names. If they say, for example, your granddaughter is in trouble, ask them to specify which one.
3. Always check with your family, where are your kids and grandchildren?

Sometimes caller gives you a phone number to call back.

Report phone number any other details to police, use non-emergency number (319) 286-5491.

Shovels and Snowblowers



Spring has sprung, the leaves are out and likely no chance of snow. It's time to put away shovels and snow blowers in your shed or garage.

Enjoy the warm weather!

LICENSE PLATES

LET THE OFFICE KNOW!

When you get a different car, you must:

- 1st. **Register** vehicle with the office immediately, so we have vehicle information and won't bother you with questions.
- 2nd. **Apply** for title and registration and plates with the County .
We're amazed at how many vehicle owners skip this step. Start immediately! You may conduct County business online, by phone, email, mail, and outside drop boxes located at 935 2nd Street SW Cedar Rapids, IA 52404
There is a downloadable title transfer form at linncounty.org
- 3rd. **Notify** your Community office of your new license plate number as soon as you receive your new plate.

And Speaking of License Plates...

Troy Hames found this vintage one from 1970 when "mobile homes" were required to display them.

The practice of displaying license plates on mobile homes continued until 1972, when the state of Iowa discovered that the homes were not really "mobile", and the plates were not a good use of money and time.



THANK YOU TO OUR VETERANS.

As Memorial Day is upon us we'd like to take this opportunity to 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 office if you would like your name added to the list.

From Grand View We Honor:

Mike Heffron, Navy

Robert Stratton

Steve Hiedeman

James Worrall, Army Vietnam

Carl Robinson

Tom Weber, Vietnam

Richard Hartgrave –Navy

Larry Klotzbach, Vietnam

Robert Marti, Vietnam

Richard Vulysteke

Loren Bender, Vietnam

Larry Friday

Vernon Rompot

Don Ballard, Navy

Carol Daniels, Air Force

Todd Heaverlo, Air Force

Danny & Joyce Brown

Robert & Betty O'Mara

Shane Ringo, Vietnam

Ron Beavers, Navy

William Filling, deceased wife Vicki,
Army

Larry Fisher

Charles Connel, Army

Allan Kilts, Navy

Bryan Gates

Bob Kruse, Air Force

Ronald Bergeson

Lonnie Hermann

Hugh Lekin

Dennis Delecky, Navy Vietnam

Dennis & Ronda Ogreen, Army

Jerry Stocker, (deceased) wife
Mary, Vietnam

Charles Myer (deceased), wife Eva
William Burkes, WWII (deceased),
daughter Patricia

Benny Troxel (deceased), wife Ber-
nita

Don Floerchinger (deceased), wife
Toni

Rick David, Air Force

Richard Heaverlo, Army 61-64

Curtiss Ainsworth, Navy Iraq

Alan Messer, Army

Robert Hubbard-(deceased) Wife
Donna and son Steven

From Summit View We Honor:

Allen Carl, Air Force

Bud Slife, Army

Jimmy Blad, Vietnam

Lynn Schulte, Vietnam

Warren Host

Dick Nelson, Navy

Donald Lansdown, Army

Pamela Jurgemeyer

Larry Judd, Army Vietnam

Jerry Chapman, Navy

Jerry Beck, Vietnam

Rick Fresquez, Navy 77-78

James Vitatoe, Korea

Robert Fox

Tim Hefflefinger, Army Airborne

Heath Carnicle, Army

Brothers Justin, Army and Ryan Bascom,
Iraq, mother Cindy Bascom

Erin Byrne (deceased), daughter of Bar-
bara Tokheim

Matthew Merritt, Air Force (deceased)
wife Marilyn

Darwin Kane Korea & Vietnam
(deceased), wife Anna

Everett Chrissinger, Marine (deceased),
wife Becky

John Gallagher, Air Force/Korea

Bill Alaniva-Navy



In Loving Memory of:

Troy C "Curt" Hames Jr., Army

Norma B Hames, Army



"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

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

Community Manager: Brett Petersen
Office Admin: Becky Erlacher
Assistant Manager: Jacob Burnett
Assistant Office Administrator: Cheyenne Dean
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 10:00 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 5th, July 3rd, July 31st, September 4th, and October 2nd.

Closed May 31st for Memorial day, July 5th & September 6th for Labor Day.

We're on the web! www.hameshomes.com



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