

Spring 2023

# Grand View and Summit View Guardian



## EASTER PARTY

Saturday April 1, 2023

2pm at Grand View  
Community Room

See page 6 for details.

Hint: it will be

**MARVELous!**

### Inside this issue:

Spring Cleaning, Say "Hello" To, Notes of Sorrow, Pools, Spas and Trampolines	2
Property Tax Assistance Community Calendar, New Dumpsters	3
Spring Inspections, Home Repair Help, Winter Warm-up Photos	4
Cultivate Hope Store, Picture of Pride Summer, Lawn Basics	5
MARVELous Easter Party! Leaf Pickup	6
New Light Poles, Manufactured Homes are Good for First Time Home Buyers	7
Contact Information	8

## GARAGE SALE JUNE 9 & 10, 2023

GRAB THAT OLD STUFF...MAKE SOME MONEY!

Join your neighbors for the popular Community Wide Garage Sale on Friday and Saturday, June 9th and 10th, 8am-4pm. Rain dates are June 16th and 17th.

Have some fun and enjoy the bargains. You may attach balloons to your mailbox to draw attention to your home site and bring shoppers down your street. (Please remove them when the sale is over.)



## Homes Offices are Going Cashless

### Start Getting Ready

In order to keep our staff and residents safe, as of **September 1, 2023** Grand View and Summit View will **no longer accept cash payments** for home site rent, fees, Community Room rentals, security deposits, home loan payments, skirting, or parts purchases. This is consistent with other area landlords.

If you currently use cash, there are numerous other ways to pay:

1. Sign up in your community office for free automatic debits from your bank account. Payments for home site rent and wastewater are deducted automatically on the 1st or 3rd (your choice) of each month.
2. Circle Finance has the same free direct debit option for house payments. Contact Cynthia or Danielle at [cynthia.hames@hameshomes.com](mailto:cynthia.hames@hameshomes.com)
1. Credit and Debit Cards: Master Card, Visa, and Discover Cards.
2. Personal checks, money orders, or cashier's checks.

For residents that may not have a checking account, **Linn Area Credit Union** and **Veridian Credit Union** both offer no-fee savings accounts with \$5.00 minimum to open and maintain that balance. You can request **Debit Card** access to your account. Other options are online banking and loadable credit cards (some have fees). Search the internet for "reloadable free cards" for more information. Thank you for helping keep our communities safe. We hope this 5 month notice helps relieve any inconvenience.

## Community Notes



### Notes of Sorrow

#### *Summit View*

*We said sad farewells to **Jean Ndayizeye** and **John & Arlene Yanecek**.*

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

#### *Grand View*

*We wish the loved ones of **David Grulkey**, **Sharolyn Connel**, **Richard Heaverlo** and **Barb Ringo** peace as they go through this difficult time.*

## SPRING CLEANING

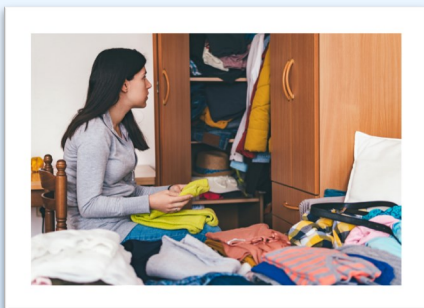
Extra dumpsters will be available for residents' use in April at:

#### **Summit View**

- South of Cynthia St. by garages

#### **Grand View**

- Storm Shelter on Decatur St.



Please contact your office if they are full. Be considerate and do not leave garbage on the ground. Wait for it to be emptied. Please don't overload the dumpsters.



### In Grand View please welcome:

**On Arlington: Sergio Guadalupe Hernandez**

**On Canyon: Darcie Luxa**

**On Catskill: Lidiel Angel Nunuz –Guadalupe**

**On Kelly: Tanner & Ashley Hennick**

**On Lafayette: Roy Graham & Cindi Fairbanks**

**On Scottsdale: Briseyda Sierra –Lopez**

**On Wabash: Antoine Morrow & Jennifer Seeman**

**On Vicksburg: Mina & Brett Wood**

### In Summit View please welcome:

**On Mitchell: Diane Clark, Joseph Wilson**

**On Norma: Lisa Frederick**

**On Barbara: Gary Oliphant**

**On Michael: Adrian Solis**

**On Morgan: Evaristo Serrano Vargas, Patricia Scott**

## 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 which shows proof of Liability Insurance.

If you have Foremost Insurance through Hames, let us know and we will get a copy of the dec page for your file.



## Rent Reimbursement and Property Tax Credit Forms

**Applications are now available online at and at Community Offices.**

For Rent Reimbursement: Eligibility is age 65 in 2022 or 18 and totally disabled and having an income of \$25,328 or less for 2022.

If you qualify the reimbursement can be as much as \$1,000. The lower your income, the larger the refund. Come to the office to get a copy of your 2022 rent statement, you will need to send it with the application.

For Property Tax Credit:

Must be at least 23 years of age in 2022. 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 \$25,327.99 or less. Do your paperwork right away as both have a deadline of June 1, 2023.



### Trash Talk

This spring, Grand View will add two garbage and two recycle dumpsters on the new **Luke Street between DeSoto Street & Vicksburg Street.** Expected Project completion is June 1, 2023, weather permitting.

## Community Event Calendar



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



## Community Garden

We now have a Community Garden! Want to volunteer? Contact Leo 563-326-5535 or e-mail

[leo.t.broughton@gmail.com](mailto:leo.t.broughton@gmail.com) or call Hames Community Coordinator. Kelly 319-721-6161.



When harvested, produce from the garden will be available in the Summit View Office during Food Pantry hours: Tuesdays, Wednesdays, and Thursdays 10am-4pm.

## English Classes

Will be offered on Fridays from 1pm-3pm at Summit View. Contact Kelly 319-721-6161 for more information.



## Free CPR Classes

Anyone interested call Kelly at 319-721-6161. We have a volunteer teacher who will schedule as many classes as we have people sign up.



Basis CPR is a 40-minute class.



## Spring Inspections

In order to maintain the livability of our communities and the value of our homes, Grand View and Summit View managers perform exterior Home Inspections every spring. Call your Community Office if you have not received yours by the 15th of April.

If you need Community Assistance for home repairs, contact Kelly, Hames Community Coordinator at 319-721-6161 and again when you are approved.

If you hire a job out and the repairman is delayed call Kelly 319-721-6161.

## NEED HELP WITH HOME REPAIRS?

CONSIDER CONTACTING THESE ORGANIZATIONS

### Habitat for Humanity

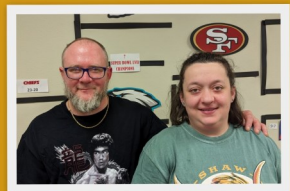
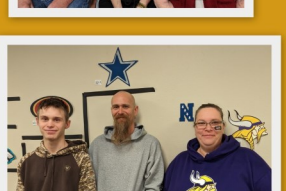
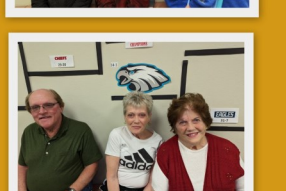
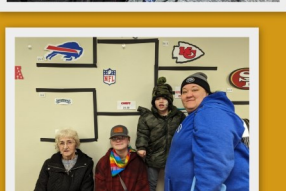
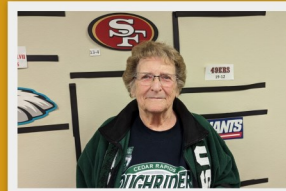
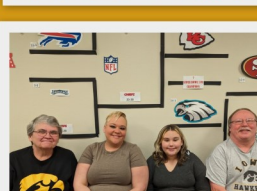
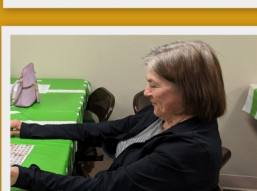
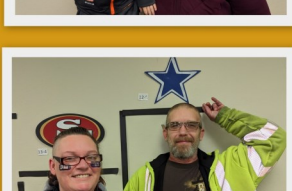
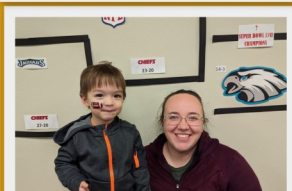
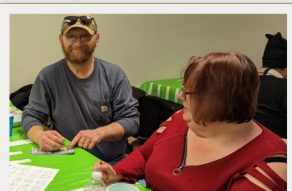
Contact at 319-366-4485 or [www.cvhabitat.org](http://www.cvhabitat.org)

Habitat for Humanity has an affordable repair program. You must apply, there are fees, and "sweat equity" requirements. There are income guidelines by family size. Proof of hardship may get some fees waived. For senior citizens, the sweat equity is waived.

Assistance may be provided up to \$2,000 on your home and you're required to contribute 5 hours of your own labor.

**Matthew 25** may be able to assist those who qualify for repairs in manufactured homes. Contact Jessica 319-362-2214 with Matthew 25 main office to get an application to see if you qualify for help.

## WINTER WARM-UP 2023



## A Few House Housekeeping Items...

### Cultivate Hope Corner Store 604 Ellis Blvd NW

Monday-Saturday 8AM-8PM

Not-For-Profit Grocery Store

Price: We strive to keep our prices lower than conventional grocery stores.

To Go Food: Check out our Good Meals TO GO. Delicious, ready-to-eat meals are an affordable alternative to fast food.

Free Produce: Visit the Free Produce section for additional fruits and vegetables.

### Picture of Pride Judging

*The work you put into your lawns and gardens can win terrific prizes!*

*We'll be judging the*

**"Picture of Pride"**

*Wednesday, June 14, 2023*

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

**Eight \$25.00 Gift Certificates to Fairfax Greenhouse and Landscaping will be awarded in each community to the 6 most beautiful yards and the 2 most improved home sites.**

*We'll call the Winners and make arrangements to present your Picture of Pride certificate and gift card to you!*

### Pick-up Pet Waste or Get Reported!

Repeat offenders: If you don't respond to Community Management's requests to clean up pet waste, you will be reported to Cedar Rapids Animal Control and fines may be levied.

### Lawn and Landscaping Basics



- ⇒ It's almost time to **store all cold weather equipment** (like snow shovels and sleds) away for spring and summer.
- ⇒ **Mow** regularly and trim same day. 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://www.iowaonecall.com/>



*Easter Party*  
**MARVELOUS**

**Saturday,  
 April 1, 2023  
 2pm-4pm**



*The Easter Bunny will  
 make an appearance and  
 bring candy for the kids!*

**Grand View Community Room**

**Food and Refreshments Provided. Costumes are Welcome.**

**Kids, be ready for a Marvel Trivia Contest! We'll play in teams to mix age groups. Prizes will be awarded.**

**Reservations must be returned to your Community office before March 27, 2023 so we may be accurate in our purchase of food and have enough seats for everyone.**

All community residents and Hames employee families are welcome.

*Family name* \_\_\_\_\_

*Number of Adults* \_\_\_\_\_ *Children* \_\_\_\_\_ *attending.*

*Call SV (319) 396-1164 GV (319) 390-5242 or use your  
 office drop box.*



**HAMES**  
*"The Homes People"®*



**Got Leaves?**

**Place at Curb in Paper Bags**

**NO plastic bags please. Community  
 maintenance will pick up on dry  
 Mondays, Wednesdays, and  
 Fridays.**

Grand View



Summit View



## Light it Up!

The drawings above show the placement of the first 9 overhead street lights on Wabash Street in Grand View, and Hames and Curtis Streets in Summit View. Projected completion is July 1, 2023, weather permitting.

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## Manufactured Homes are Good Options for First-Time Home Buyers

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Here's why:

### An Economical First Step

The median value of a manufactured home nationally is \$61,400, which is \$220,000 less expensive than the median value of a traditional single-family home. That means less down payment and lower monthly payments.

### Beautiful Homes

Hames – The Homes People® have manufactured and mobile homes for sale with 1000 to 2400 square feet of living space and 2, 3, or 4 bedrooms. Move-in-ready preowned homes are refurbished using a comprehensive 96-point checklist. New homes come with a 1-year manufacturer's warranty.

*Contrary to popular belief, manufactured homes **APPRECIATE** in value! According to [lendingtree.com](https://lendingtree.com), manufactured homes **grew 34.58%** in value from 2016-2021.*

### Build Equity

Hames Homes and its financing affiliate Circle Finance LLC NMLS #366020 are specialists in lending for manufactured and mobile homes. Manufactured home loans generally have shorter loan periods than real estate mortgages so borrowers pay down principal faster and create equity sooner.

### Easier Maintenance

Buyers inexperienced with home maintenance find manufactured homes to be appealing alternatives to larger site-built homes. Hames sales professionals perform a thorough walk-through with new homeowners and explain home care basics. Small yards provide privacy with less work. And there are no basements that leak.

### Managed Communities

On-site property managers in both Hames communities are available 24x7 for resident emergencies.

### Great Locations

Grand View and Summit View are close to work—close to everything!

## We reward referrals!

We offer referral awards of \$200 (preowned) or \$350 (new) to Hames residents who refer buyers to us! Encourage someone you know who is purchasing their first home to call Clint or Curtis at (319) 377-4863.



*'The Homes People'®*

5410 Wabash St. SW  
Cedar Rapids, IA 52404

Easter Party 2pm  
April 1, 2023  
Info on Page 6

Community Wide  
Garage Sale  
June 9th and 10th  
Info on Page 1

#### **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

#### **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 9:00 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 April 1 & 29th, and June 3th.

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**[www.hameshomes.com](http://www.hameshomes.com)**

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