

GRAND VIEW AND SUMMIT VIEW Guardian

Halloween Party,
Costume Contest

&

Pumpkin Judging

This popular annual event is open to all Hames residents and their families!

See page 7 inside for information and reservations.

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Prepare Your Home for Cooler Temperatures

Here's a handy check list to get your home ready for winter.

- Plug in your heat tape. This is the **most important thing** to do. If you don't know how, ask a neighbor or your community manager.
- Disconnect hoses from outdoor spigots. Drain and store.
- Store outdoor furniture, cushions, toys., etc.
- Rake leaves and shred to use as mulch, or dispose of them with bio-

degradable bags available at the office. Communities pick up yard bags on dry Mondays, Wednesdays, and Fridays.

- Walk around your home's exterior and check for loose skirting. Close any that are open. Replace any with holes.
- DO NOT leave food out for stray cats as it will attract unwanted wildlife which can damage your home.



- Central air conditioning unit, covering it may attract mice and they may chew on cord/cables.
- Clean and store garden tools.
- DO NOT USE deck, porch, or patio as storage areas.

Thank you!

Santa Claus is Coming to Hames Communities!



Kids: Whether you've been naughty or nice, the guy in the red suit has a Christmas stocking for you.

Meet him anytime from **5pm to 7pm on Friday, December 12th or Friday, December 19th** in the Grand View community room.

Please bring your camera for pictures of your children with Santa.

SAY HELLO To Your New Neighbors!

In Grand View please welcome:

On Arlington: Teresa Dertert, Janet Talley & Tana Dolan, Anthony & Cheyanna Carrera, Kayla Slykhuis

On Carlsbad: George & Sandra Teel

On Catskill: Jorge Ramirez

On Decatur: Jeffrey Leggett

On DeSoto: Chae & Bill Rice, Richardson Joseph & Louise-Guerda Rihpin

On Glacier: Jessica Boeding

On Hoosier: Davondrian Wright & Iyanna Brown, Jacelet Elizar & Rebeca Duval

On Scottsdale: Kristi Klein & Austin Cook

On Wabash: Quang Phan

In Summit View please welcome:

On Curtis: Zachary Walker & Rachel Thome

On Mitchell: Joyce Wyatt & Nicole Kiser, Maria Tapia & Carlos Lopez

On Cynthia: Lynnette Wissink, Roberta Kepler

On Michael: Juan Espinoza Bonilla

On Norma: David Kirchhoff

On Austin: Juan Raymundo Lopez

On Morgan: Mervilus Merisier

On Ann: Joel Monahan, Maria Sandoval, Duclas Justin & Romel Chrysostome, Brittany Julis

On Elizabeth: Kathryn Hemming



In Memory of...

Hames owners and staff extend our deepest sympathies to the families and friends of Annamali Mihigo Jr. and Sy Ibrahima of Grand View, and Carolyn King Of Summit View.



Curtis Hames IV
sales@hameshomes.com
(319) 377-4863

View our full inventory at

hameshomes.com

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"The Homes People"®

Thinking of Upgrading?



110 MITCHELL ST.

Fully reconditioned with wood style flooring, huge deck, and garden tub. Two beds/two baths, \$64,900. Contact Curtis or Clint to view (319) 377-4863.



Clint Aldeman
sales@hameshomes.com
(319) 377-4863

We reward referrals!

Have a friend, coworker, relative or acquaintance that would love this home?

Send them to us and we'll pay you!

Find out more:

www.hameshomes.com/about-us/referral-program

Parking, Plowing and Snow Removal

For some folks, SNOW is a four-letter word. Whether you love it or hate it, here information for getting through it.

During a snow event, Hames managers will plow the streets when 2 inches of snow accumulate.

All cars must be off the street so the plows can go through.

Cars left on streets, at storm shelters or office parking lots, in vacant home sites, or sites owned by Hames Homes (model homes or not) will be charged a Parking Violation fine.

You may contact your office to make arrangements for guest parking when inclement weather is coming.

When shoveling driveways, please pile the snow either on the lawn in front of your home or behind your driveway. Never shovel the snow back into the street, which creates a driving hazard for you and your neighbors.

Please keep in mind that streets may be plowed more than once. We apologize for the inconvenience but we will plow when we believe we can improve the street conditions.

Residents with fire hydrants: please keep the area around them free from snow for emergency access.



Summit View Rental Garages

Due to the metal guards, we cannot plow right up to the doors.

Please remove the snow from the front of your garage door. Place snow 4-6 feet from the garage and management will plow that area again.

If snow is not removed from in front of the garage and drifts occur, melting snow may seep into your garage and damage belongings stored on the floor.



WE DON'T WANT YOUR LATE FEES—Really!

In Hames Communities, rent paid after the close of business on the 5th of the month is considered late. You are charged a \$10 late fee each day up to a maximum of \$40.

Having trouble staying on time? Here's some tips from your fellow residents to get back on track.

- Use your tax refund to pay rent and water on the 1st of the month. By doing this, you avoid late fees. Then, pay the next month's rent and water bill using your second or last paycheck of the month—before rent is due.
- Or, pay your next month's rent and water bill with your tax refund

or work bonus, but continue making monthly payments as usual. That way, you are essentially paying ahead and avoiding late fees.

- Set aside the \$10, \$20, \$30, or \$40 you previously paid in late fees into an emergency or retirement fund. Or pre-pay for a special purchase or vacation.
- Don't think of it as being ahead; instead, commit to making the payment each month as usual. Don't skip a month, and fall back into paying late fees.

FYI: Iowa law allows landlords to charge up to \$12 per day in late fees, with a maxi-

mum of \$60 per month, which we don't do.

Do The Math

If you pay rent after the 8th every month, that's 12 months $\times \$40 = \480 per year—almost the equivalent of paying an extra month's rent annually!

How does it add up over 10 years?

If you pay rent for 10 years and are late each month:

1 day late: $\$10 \times 12 \text{ months} =$

$\$120 \times 10 \text{ years} = \mathbf{\$1,200}$

2 days late: $\$20 \times 12 \text{ months} =$

$\$240 \times 10 \text{ years} = \mathbf{\$2,400}$

3 days late: $\$30 \times 12 \text{ months} =$

$\$360 \times 10 \text{ years} = \mathbf{\$3,600}$

4 days late $\$40 \times 12 = \480.00

$\times 10 \text{ years } \mathbf{\$4,800.00}$

Wouldn't you rather spend that money on something else?



Pay on time, keep your money and enjoy your extra cash.



Daylight savings time ends on November 2. Be sure to "fall back" the clocks one hour.

Be a responsible pet owner and good neighbor.



One constant complaint that we get in the community offices is pet pooping protocol. Remember: Have your pets relieve themselves **your own yard**.

Look out your front door. Your yard goes up until 4 feet from your neighbor's off-door side.

Also:

Please **do not let your dogs bark at open windows**. Fellow residents may not love your pet's conversation as much as you do.

And speaking of noise...

Noise rules are in effect 24 hours a day.

Please keep noise level within your home and vehicle such that **no one outside should hear or feel your music** or conversation.

This applies to your visitors as well. Remind friends and relatives of our Noise Rules.

Grand View and Summit View have people who work all 3 shifts. Someone is always sleeping.

Grand View Picture of Pride 2025

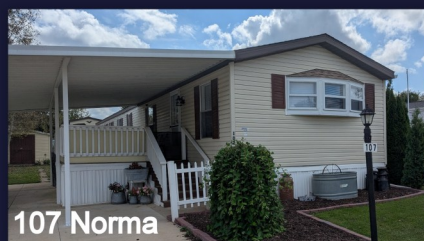


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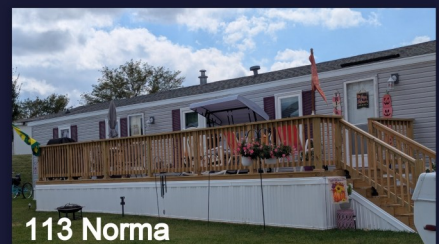


Summit View Picture of Pride 2025



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Community Events



Friday, October 31

If you want trick-or-treaters to come to your house, please turn your porch light on. Turn your porch light off if you do not want to be disturbed.

Kids: please do not haunt any neighbors whose porch lights are off.

Trick or treating hours are 5pm- 8pm.

And for the Grown-ups...

Christmas Cards for Veterans

Call Theresa at (319) 390-5242 if interested in volunteering. We make cards that are delivered to veterans living in our communities, and to the Veteran's Home in Marshalltown.

Card making on Saturdays 10am-4pm at Grand View Community Room on October 18, November 8, and November 22.

Senior Bingo

Bingo at the **Grand View Community Room** on the 3rd Tuesday of each month at 2pm.

Call your office if you want the call chain to remind you—or just show up!

Senior/Adult Breakfast

Join us for a yummy breakfast at the **Grand View Community Room**, 9:30am to 11:00am on Fridays. All grownups in Grand View and Summit View are welcome to attend!

Food Pantry

Summit View office

10am—2pm on Tuesdays

Can't come in person? Call or text (319) 361-1977 9am-noon Tuesdays or Wednesdays and a food box will be prepared for you.

Pick up that day between 2pm and 5:30pm at the Summit View Office.

Everyone is welcome.



CHRISTMAS LIGHTS CONTEST

JUDGING Wed. Dec. 10th
Please leave your lights on until 9pm.

Show us your Holiday cheer!
We will award five **-\$50 Gift Certificates** to the most festive homes.



Fresh produce from our own community garden is featured this month at the Food Pantry!

THE SPOOKS ARE BACK! HALLOWEEN PARTY SATURDAY, OCTOBER 25

Grand View & Summit View residents,
and Hames employees & their families are invited!

Schedule:

Please arrive **5:00-5:15pm.**

5:30 pm Costume Contest for children, followed by adults.

Prizes awarded for best costumes in the following age groups:

Children 0-4

Children 5-8

Children 9-12

Young Adults 13-17

Adults

Immediately following the contest at about 6:30pm we will
serve supper then have a Hayrack Ride, weather permitting. (Sorry no
Haunted House this year.)

NEW THIS YEAR! Pumpkin carving/decorating contest.

Bring a pumpkin to the Halloween Party, decorated, painted, stickered,
and/or carved for a chance to win an awesome prize.



Bring your unique
masterpiece pumpkin
to the Halloween Par-
ty to win a prize!

**Please fill out the registration slip below and return
to your Community Office before Friday 10/17/25.
Your response is appreciated so we prepare enough food for all
the ghosts and goblins.**

Yes, we are attending the Halloween Party!

_____ Number of Adults

_____ Number of Kids

_____ SV GV

Family Name

Please circle community

Drop off at your community office or email your reply to
hamescommunities@hameshomes.com



5410 Wabash St. SW
Cedar Rapids, IA 52404

Halloween Party
Saturday 5pm
October 25th
At Grand View
See Page 7

Grand View Community

5410 Wabash Street SW
Cedar Rapids, IA 52404
Office: 319-390-5242

Email:

hamescommunities@hameshomes.com

Grand View Staff

Community Manager: Daniel Hitchman

Office Admin: Bridgett Hunt

Sr. Office Administrator: Theresa Geyer

Assistant Manager: Sean Bryant

Maintenance: Andrew Miller

Summit View Community

100 Hames Street SW
Cedar Rapids, IA 52404
Office: 319-396-1164

Email:

hamescommunities@hameshomes.com

Summit View Staff

Community Manager: Brett Petersen

Office Admin: Becky Erlacher

Sr. Office Administrator: Theresa Geyer

Assistant Manager: Jonathon Bishop

Community Coordinator: Kelly Hitchman

Maintenance: Chase Venz

EMERGENCY NUMBERS

For after-hour emergencies, the numbers to call are:

Grand View Emergency 319-573-4459

Summit View Emergency 319-573-4647

Office Hours for Grand View and Summit View:

Monday thru Friday 9:00 am to 6:00 pm.

We will also be open 9am to noon on the Saturdays closest to the first of the month. Both offices will be open on November 1st, November 29th, January 3rd, and January 31st.

Holiday Hours

Closed Thanksgiving Day, Nov. 27th

Open 9am-6pm Friday, Nov. 28th

Open 9am-noon Saturday, Nov. 29th

Open 9am-noon Christmas Eve, Tuesday, Dec. 24th

Closed Christmas Day, Wednesday, Dec. 25th

Regular Business Hours Resume Friday, Dec. 26th

Open 9am-6pm New Years Eve, Wed., Dec. 31st

Closed New Years Day, Thursday, Jan. 1st

Regular Business Hours Resume Friday, Jan. 2nd

Open Saturday, Jan 3rd, 9am-noon