

Summit View & Grand View Guardian

Important Information about Exterior Inspections

FROM YOUR COMMUNITY MANAGERS

You want to preserve the investment and resale value of your home. This is accomplished by you and all neighbors maintaining the exterior of homes according to community standards.

Our upcoming **Spring Inspection** process helps achieve this important goal.

We encourage all residents to **plan and save now** so you are prepared to complete required repairs by the **July 4, 2026 deadline**.

While we have been lenient in recent years following the derecho, we will no longer be able to overlook needed exterior maintenance. Please take time to walk around your home and homesite and note any items that may need attention, including, but not limited to:

- Holes or damaged siding or skirting on your home
- Chipped, peeling, or faded paint on decks or steps
- Missing wood or damaged shed siding
- Discolored, stained, or dirty siding

If you inspect your home carefully, you will likely identify many of the same items that will appear on the inspection list. Our standards are based on common-sense guidelines: how your home appears from the curb and our shared responsibility to maintain a well-kept community.

Our goal is not to criticize, but to preserve a clean, high-quality neighborhood where property values remain strong. Uniform home maintenance is something all homeowners agree to when signing their lease.

We will do our best to help everyone remain in good standing and avoid putting their lease at risk. All required repairs must be completed in 2026.

Our team is always available to answer questions, clarify expectations, or provide recommendations for reputable local vendors if needed.

Thank you for your cooperation and for helping keep our community a place we can all be proud of.

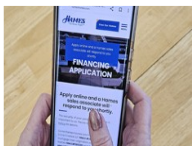
Sincerely,

Daniel Hitchman and Brett Petersen, Community Managers

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MORE WAYS TO REACH

New office Email address:

HamesCommunities@HamesHomes.com

New office TEXT number:

(319) 316-6190

Please use these email and text numbers which allow Office Administrators to prioritize your communication ahead of other business messages.

Resident News

Summit View Welcomes

On Mitchell: Darell Staton, Julie McNulty

On Curtis: Mayeli Sanchez Ruiz

On Michael: Jeremy Hunt & Tina Ender, Juana Barron Flores

On Barbara: Hunter Smith & Quynn Davis

On Cynthia: Jordan Jacobus

On Ann: Wendy Smalley, Melanie Villa Soto, Bijouk Nzeba, Karen Lopez Lopez

Grand View Welcomes

On Canyon: Larry Wilson

On Catskill: Erika Hernandez-Garica

On Kelly: Brian Young, Robin Hunn

On Roemig: Carlos Lopez

On Wabash: Jonas Dorvilus



WE WILL MISS YOU

The Hames family and staff extend sympathy to the families and friends of our residents who have passed.

Summit View said goodbye to James Hunt.

In Grand View, we mourn the loss of Richard Fresquez, Vickie Newburn and Wayne Holst.

Winter Pet Protocol

Even in the winter we need to remember to pick up after our pets. This includes the Dog Park in Grand View.

Suggestion: have your pet take care of its business **before** you go for a walk.

If pet waste freezes, please chip it out. It is absolutely not acceptable to leave it until the snow melts. Your yard will smell. If you think it's hard to pick up dog poop when it's frozen, it beats picking up a mushy mess.

Please be a good pet parent and neighbor.



A Special Holiday Visitor

Hundreds of Hames communities kids joined us for a magical visit with Santa Claus last month. Visitors enjoyed snacks, photos with the Grinch, writing letters to Santa, entering a drawing, signing up for free books, and meeting Sergeant Dunk. Thanks to the many people who donated toys and prizes, and volunteers who made it all happen!

Special Community Services

In Cedar Rapids

Aging Services 319-398-3644 Monday–Friday, 8am-5pm or www.agingservicesia.org. For home and property maintenance services. Must be 60 or older.

Waypoint Services 319-365-1458 and www.waypointservices.org for emergency housing, domestic violence victims and child care.

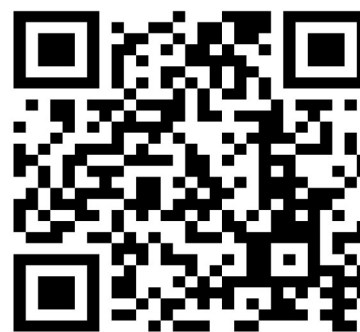
Salvation Army 319-364-9131 Mission is to feed, comfort, care, rebuild broken homes, and lives.

Willis Dady Emergency Shelter 319-362-7555 Helps struggling people with shelter and finding permanent housing.

Ecumenical Community Center 319-369-2651, www.ecc-cr.net Assist. with rent, utilities, auto, gas and ID Assistance

United Way connect people in need to available services

Dial 211



Hames E-Newsletter

Want to know what is under your home? Need some ideas for home decorating? Looking for upcoming events in this area? Subscribe to our FREE monthly newsletter by scanning the code above!

Low Income Rent Reimbursement & Tax Reduction forms should be available in the community offices by Feb 1, 2026.

Water Line Freeze-Ups

Call Your Community First!

Summit View **319-573-4647** Grand View **319-573-4459**

Iowa's bitter cold temperatures can be hard on your water lines. Here's some helpful tips:

Do:

- ◆ Make sure your heat tape is plugged in and working. It's your best defense against having broken water lines.
- ◆ Notify your on-call Manager right away if you have no water. If it's a freezing issue, we can protect the meter and underground pipes and save you money.
- ◆ If your community office notifies you of a spike in water usage—don't ignore it! Look around and under the home. If you can't explain the water loss, let your office know right away. We can have the Manager check the water lines and secure the meter.
- ◆ Always hire a capable plumber or home repair company when needed to fix leaks.

Don't:

- ◆ Ignore a possible freeze-up, it can lead expensive broken lines and/or costly meter replacements.



Community Volunteers Say, "Thank you for Serving our Country"



This year, volunteers made 550 Christmas cards for Veterans in Hames Communities as well as the Marshalltown Veteran's Home. The staff and veterans at the Marshalltown Veteran's Home are always grateful for us remembering them.

Thank you to our awesome Grand View and Summit View volunteers! *Group photo L to R:* Katherine Strand, Melanie Franks, Sandra Madison, Eva Myers, Becky Chrissinger. *Not pictured:* Kristie Wilson, Theresa Geyer, and Donna Hubbard.

With the passing of years our number of Volunteers has diminished. Can you help make cards next fall? Contact Theresa at the Grand View office 319-390-5242 if interested. **All you need to do is glue pieces together –you'll work from packets with all the parts for the cards.**



HamesHomes.com

www.hameshomes.com

READY TO UPGRADE?

Our sales team has never been more ready to help you 'trade-up'. We listen to what you need and make the process extremely easy.

Call Curtis or Clint today at (319) 377-4863 to explore the possibilities. Or, email sales@hameshomes.com. View your next home at hameshomes.com/our-homes

Ask us about financing options, too!



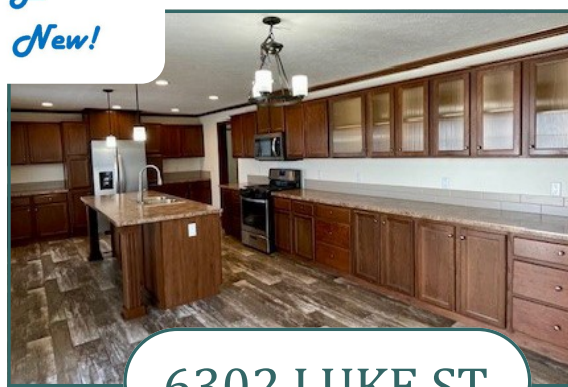
Curtis Hames



Clint Aldeman



*Like
New!*



6302 LUKE ST.

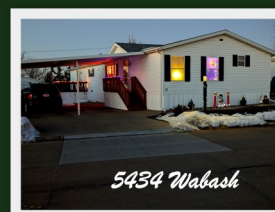
3 bedrooms, 2 baths, 1792 square feet of comfortable living space, large deck, garage & central air. \$189,900
Call (319) 377-4863 for more information!

Congratulations to the 2025 Christmas Lighting Winners!

Christmas Lighting Contest 2025



Christmas Lighting Contest 2025



Community Activities



Breakfast Club

Seniors and adults are welcome for good food and friendship Fridays 9:30 am to 11:00 am at the Grand View Community Room.



Food Pantry

Walk-in Thursdays 10am-1:55pm. Or call or text (319) 361-1977 Tues. or Wed. before noon to reserve a box to pick up same day noon -5:30pm at Summit View



Senior Bingo

Third Tuesday of the month, 2:00 pm Grand View Community Room, followed by dinner at restaurant chosen by attendees.



55 & Cruising

Mondays 10am-2pm Grand View Community Room. Seniors get together to play games, do crafts, or just hang out.

Winter Warm-Up Tailgate Bingo Party

January 31, 2026

Show your team spirit!

Wear your team colors!

Arrive at 5:00 pm

Dinner at 5:30 pm

Grand View Community Room.

Followed by Adult **BINGO** with cash prizes and Kids **BINGO** with gift certificates.



This Ticket reserves your seat at the Tailgate Bingo Party

Return to Community office on or before **January 22, 2026** so we may accurately order our concessions and have enough seats for all fans. Thank you.

Family name _____ Adults ___ Children ___ attending.

Call: SV (319) 396-1164 GV (319) 390-5242

Email: HamesCommunities@HamesHomes.com Text: (319) 316-6190

It Was a Howling Good Time!

Hames Halloween Party 2025

We have very creative residents, the costumes were fabulous Fun seeing all the costumes. Our judges had a tough job to pick the top 3 winners in each age group.

We served Pizza, drinks and cookies and then attendees enjoyed a spooky hayrack ride .



The Cedar Rapids Public Library Foundation invites you to...

Dolly Parton's 80TH Birthday Party

Drop in to celebrate and enjoy family-friendly activities throughout the morning.

Saturday, January 17, 10-12pm
Downtown Library
Beems A & B and Whipple Auditorium



Scan for more information!



'The Homes People'®

5410 Wabash Street SW
Cedar Rapids, IA 52404

Join the Fun!
Winter Warm-up
Tailgate Party
Saturday, Jan. 31
Details Page 6

Grand View Community

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

New Fax 319-200-5408

Email: hamescommunities@hameshomes.com

Grand View Staff

Community Manager: Daniel Hitchman

Office Administrator: Bridgett Hunt

Sr. Office Administrator: 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

Fax 319-396-6466

Email: hamescommunities@hameshomes.com

Summit View Staff

Community Manager: Brett Petersen

Office Administrator: Becky Erlacher

Sr. Office Administrator: Theresa Geyer

Assistant Manager: Jonny Bishop

Maintenance: Chase Venz

Community Coordinator: Kelly Hitchman

Phone Numbers

Grand View Office 319-390-5242

Emergency 319-573-4459

Summit View Office 319-396-1164

Emergency 319-573-4647

Office Hours for Grand View and Summit View:

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

We will be open 9:00 am to noon on the Saturdays closest to the first of the month. Both offices will be open:

January 31st, Feb. 28th, April 2nd,
May 2nd and 30th

Manager On-Call Numbers

FOR EMERGENCY USE ONLY, PLEASE!

An emergency is anything that cannot wait until the next business day.

Messages left on office voice mail will be received at 9:00 am the next business day.