

Summer 2025

Summit View & Grand View Guardian



June 13th & 14th

Our annual Community-wide Garage Sale will take place on Friday, June 13 and Saturday, June 14 from 8:00am-4:00pm. It's the perfect chance to declutter your home, garage, or storage unit and turn unused items into cash.

Have fun and make some money! Get the kids involved, too.

Hames communities will put an ad in the paper to help direct buyers to Grand View and Summit View.

Rain dates are Friday and Saturday, June 20th and 21st.



Hey Gardeners!

Summit View resident Devin Whitman has graciously agreed to be the Community Garden Coordinator this year.

Planting will start soon but volunteers are needed!

See page 5 for information on getting involved.

Rent Increase Notice

Dear Valued Residents,

As part of our ongoing commitment to keeping Grand View and Summit View safe and ensuring that all maintenance and services meet a high standard, we will be implementing a modest home site rent adjustment.

We strive to keep the annual increase low while balancing the importance of providing the best service possible.

After careful consideration, we have determined that beginning

October 1, 2025, rent will increase \$25 per month for all home sites.

Vicksburg and DeSoto Streets will be \$540 per month.

Luke Street will be \$565 per month.

All other home sites in Grand View and Summit View will be \$515 per month.

Garage storage rental units will increase \$15, to \$115 per month.

We understand that any increase is meaningful, and we want you to know this decision was made carefully. Our goal is to continue investing in Grand View and Summit View so you can enjoy comfortable, well-maintained, and beautiful neighborhoods for years to come.

We hope this extra advance notice will give you time for planning and budgeting.

Thank you for being a valued part of our communities!

Troy, Barbara, and Cynthia Hames

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Grand View welcomes:

On Catskill Jonathan Antons & Dominik Chapman, Baraka Rubora

On Decatur Destiny Goetzinger

On Roemig Elphas Simon

On Hoosier Linda Moss, Keiler & Ciara Rice, Bawili Iddi & Rehema Abedi

On Scottsdale Matthew Barber & Sharlene Garrigus

Summit View welcomes:

On Curtis Rolny Alcuis

On Michael Cara Trample

On Ann Kathleen Reinthaler

On Norma Roxelle Jacobs, Marisol Jasso, John Nordyke

On Mitchell Marilyn Horner

Help Reduce Water Pollution

Storm drains are for rainwater and snow melt runoff.

Everything that spills into the storm drains (those cut-outs with grates covering them in the Grand View and Summit View streets) end up in the Cedar River and then the next biggest body of water, and the next.

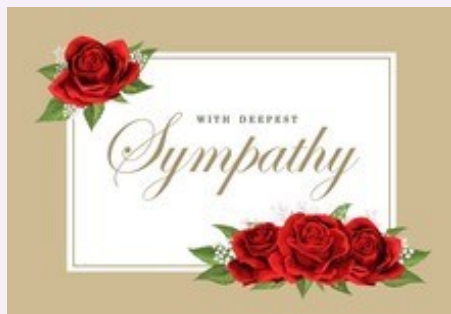
Please Remember

Never dump anything down storm drains. This includes motor oil, grease, paint, and other chemicals.

Properly dispose of trash, cigarette butts, and pet waste. These can pollute waterways.

User fertilizers, pesticides and herbicides sparingly. Follow label instructions.

Thank you for keeping Iowa's waterways clear.



In Grand View:

We extend our deepest sympathy to the family and friends of Sikitu Riziki.



Shhhhhh.....

Fireworks are legal in some areas, but Grand View and Summit View **noise ordinances are enforced** every day.

If you have anything that makes more noise than a sparkler, don't ignite it.

If it pops, crackles, booms, whines, or explodes it's not allowed.

Play it Safe this Summer

Parents, remind your children to be good neighbors and have a safe and fun summer!

- Your own yard is the best place to play.
- Kick soccer balls in the park, and not into your neighbors' homes.
- Do not play in the street, neighbors' yards, or drainage ditches.
- Rocks and mulch are for looking at, not throwing.
- Kids age 8 and under should be supervised by a responsible person.
- Leave dumpsters and other community equipment alone.



A Clean Home is a Happy Home

Summit View and Grand View offer free use of a **Power Washer** to clean the outside of your home, deck, and shed. **To reserve** it for the day, call your community office: Summit View 319-396-1164, or Grand View 319-390-5242. Pick-up and returns are Monday thru Friday.

GRAND VIEW: Pick-up at the office between noon and 6:00pm, and return between 9:00am and noon.

SUMMIT VIEW: Pick-up and return at the maintenance building at the corner of Troy and Cynthia Streets. Pick-up is between 3:45pm-4:00pm, and return between 3:30pm-3:45pm.

If no one is at the maintenance building, call the office and we'll send someone right over.

Pools, Spas, & 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. Check with your insurance company which 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 and at least 4 twenty pound sand bags on the four corners.

Remember: you are responsible for any damage trampolines do to your neighbor's property.

No Trash Bags on Decks

Don't leave garbage bags on the deck, sidewalk, garage, yard or patio, even for a minute.

Garbage should go straight to the dumpsters.

Unsightly trash bags, even when sealed, attract rodents and other wildlife (see article on page 6).

Plus it's against the Rules and Regulations that each resident agreed to upon moving in.



Spring Exterior Home Inspections

Everyone received a home inspection in late March. Please remember to work on the repairs and paint while the weather is good.

Don't wait until the last minute to do repairs as it might be rainy. **Repairs are due July 7, 2025..**

If you didn't receive an Inspection Form please contact your community office ASAP.

EASTER 2025



At this year's Easter Party we were "Hanging With Our Peeps"!

We served nachos with hot cheese sauce, cold layered dip, and Jello cake. Every kid got a bag of Peeps and candy-filled white eggs.

For our craft we had markers to decorate the eggs and 3-D foam bunnies to make.

Everyone was full and had a good time.

Scams Against Seniors

It's a sad fact of today's life—seniors are considered easy targets by criminals.

Here are some common cyber scams:

Tech support scams where criminals pose as support representatives and offer to fix non-existent computer issues.

Government impersonation scams. Crooks threaten to arrest or prosecute unless you give them money.

Romance scams commonly target women and widows. Criminals pose as interested romantic partners.

Remember this:

Question everything you receive from the internet or email.

Resist the urge to act quickly.

Do research before sending money. Type into a search engine "current scams regarding ____". It's likely others have reported it.

Verify their identity before giving out personal information.

If you think you are being targeted by a scammer (or if you have been) contact local law enforcement right away.

Welcome, Chase

Please say hello to new Summit View maintenance employee, Chase Venz, when you see him in the community.

Chase is working with Brett and Jonny to keep Summit View Village looking great.

Chase lives in Gardenview, and previously worked with Cedar Rapids Parks & Rec. When he's not working he loves listening to classic rock ("because it's the best") and watching old movies.



Community Activities

Join us!

Senior Breakfast

Meets Fridays between 9:30am and 11:00am at the Grand View Community Room. Open to all adults in Grand View and Summit View.



Senior Bingo

Meets on the third Tuesday of each month from 2:00pm-4:30pm at the Grand View Community Room.



Community Garden is Growing!

We have organizers to manage our community vegetable garden at Summit View, and now we need people to help!

If you're interested in volunteering a couple hours a week (or more) please contact Kelly at (319)721-6161.

Volunteers get first choice of the harvest and the rest is donated to the Summit View Food Pantry.



Picture of Pride Contest

Judging Wednesday, June 18th

Spring clean your yard, organize lawn furniture, plant flowers, add green plants and a prize could be yours!

\$50 Menards Gift Cards will be awarded in each community to 3 best yards and most 2 improved home sites.



Pets Must be Kenneled While in Storm Shelters

We love our pets and want them tended in a storm. But for everyone's safety there is a **new storm shelter rule**.

All pets must be in kennels, no exceptions.

Due to people moving around and children trying to pet animals that are already scared, we do not want anyone getting bitten or scratched.

You may take a kennel now leave it in the shelter. Put your name on the kennel and it will be there when you need it.

Thanks for your cooperation!

Wild Animals Damage Homes

Grand View and Summit View residents are seeing more issues with wild animals including coyotes, groundhogs, raccoons, possums and feral cats. Some homeowners find extensive damage to their home's underbelly, chewed cables, and torn ductwork. This creates expensive repair bills!

The best way to keep out unwanted critters is to keep skirting in good repair!

Keep panels attached to each other.

Replace skirting with holes or breaks.

Please DO NOT put food out for cats, as it brings in other wild animals. This creates unwanted repair problems for you and also your neighbors!

If you catch a stray cat or other animal, call **Animal Control at (319) 286-5993** who will pick them up from you. Community managers continue to trap wildlife and stray animals, but we can only take 1 animal per day to Animal Control. It helps if **residents** call Animal Control directly.

Remember all pets in Grand View and Summit View are house pets, not outdoor pets.



Purchasing Skirting

Hames Homes stocks skirting at both Grand View and Summit View.

Go to your Community Office to order and pay. Summit View and Grand View will deliver your skirting. This is convenient for you as skirting comes in panels 12 feet long by 1 foot wide.

Regular and vented skirting cost 18.00 per sheet, plus tax.

Bottom track, inside top rail, outside rail, or top rail \$11.50 each plus tax.

Ready to Trade-in Your Home?

Upgrading is easier than you think!

The Hames sales team offers **free trade-in evaluations** to help you move into a newer or larger home. Bring your home's title (or year, make, and model), and we'll estimate its value. Once you know your trade-in value, you can start shopping our great selection of homes.

Still owe the bank on your loan? No problem—we'll coordinate with your lender to pay it off at closing.



Call Clint or Curtis at (319) 377-4863 or email sales@hameshomes.com today!



Clint Aldeman



Curtis Hames



6400 Luke St SW – 2023 "Mojave" at just **\$94,900**, this home is move-in ready, on a corner lot, and full of value. Call (319) 377-4863 to schedule your tour today!

HamesHomes.com (319) 377-4863



Please contact the Grand View or Summit View office if you or a loved one should be added to this list so we may offer our thanks.

From Grand View We Honor:

Mike Heffron, Navy
 Robert Stratton (deceased), wife Rai
 Steve Hiedeman
 James Worrall, Army Vietnam
 Richard Hartgrave, Navy
 Larry Klotzbach, Vietnam
 Richard Vulysteke
 Larry Friday
 Vernon Rompot
 Don Ballard, Navy
 Carole Daniel, Air Force
 Todd Heaverlo, Air Force
 Robert O'Mara and in memory of wife Betty
 Larry Fisher
 Charles Connel, Army
 Bryan Gates
 Bob Kruse, Air Force
 Ronald Bergeson
 Dennis Dalecky, Navy, Vietnam
 Dennis & Ronda Ogreen, Army
 Ronald Redd
 Jerry Stocker (deceased), wife Mary, Vietnam
 Charles Myer (deceased), wife Eva
 John Jerfita
 Rick David, Air Force

Thomas Dries-Navy Submarine Division

Benny Troxel (deceased), wife Bernita

Don Floerchinger (deceased), wife Toni

William Burks, WWII (deceased),

Daughter Patricia Baumgard

Richard Heaverlo, Army 1961-64

Curtiss Ainsworth, Navy Iraq

Alan Messer, Army

Robert Hubbard (deceased), wife Donna and son Steven

Wayne Holst, Marine, Vietnam

Rick Fresquez, Navy 1977-78

John Elliot— Navy

Roy Graham, Army

John Vanourny, Air Forces

From Summit View We Honor:

Jimmy Blad, Vietnam

Lynn Schulte, Vietnam

Warren Host,(deceased) wife Doris

Donald Lansdown, Army

Pamela Jurgemeyer

Patricia Scott, Air Force

Derald Stepanek—, Army, Korea deceased father of Cherly Al-Muhawish

Larry Judd, Army Vietnam

Jerry Chapman, Navy

Jerry Beck, Navy Seabee

James Vitatoe, Korea

Robert Fox (deceased), son Troy

Heath Carnicle, Army

Erin Byrne (deceased), daughter of Barbara Tokheim

Darwin Kane, Korea & Vietnam (deceased), wife Anna

Everett Chrissinger, Marine (deceased), wife Becky

Bill Alanvia, Navy

Jack Wilson, Army, Iraq

Charlie Green, Army, Guam

Bradley Aldrich, Navy

Are you a Veteran or know one?

The mission of the **Eastern Iowa Honor Flight** is to provide veterans with "no-cost, once in a lifetime" opportunities to visit monuments and memorials built in their honor for the sacrifice and service they made for our freedom.

Please contact them for more information.

HonorFlight.org



'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

Grand View Staff

Community Manager: Daniel Hitchman
Office Admin: Bridgett Hunt
Senior 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

Summit View Staff

Community Manager: Brett Petersen
Office Admin: Becky Erlacher
Senior Office Admin: Theresa Geyer
Assistant Manager: Jonny Bishop
Maintenance: Chase Venz
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 are Monday thru Friday 9:00am to 6:00pm.

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

Both offices will be open on May 31st, July 5th, August 2nd, August 30th, and October 4th.

Closed May 26th for Memorial Day, July 4th for Independence Day, and September 1st for Labor Day.

View homes for sale! **www.hameshomes.com**



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