

Grand View and Summit View Guardian

WILDLIFE SHOULD STAY WILD

Feeding wild animals—especially feral or stray cats—may seem compassionate, but it often causes more harm than good.

- **Disrupts natural behavior** Wild animals rely on instinct to hunt and survive. Regular feeding can make them dependent on humans, reducing their ability to find food on their own.
- **Leads to overpopulation (especially with cats)** Providing a steady food source encourages breeding. Feral cat

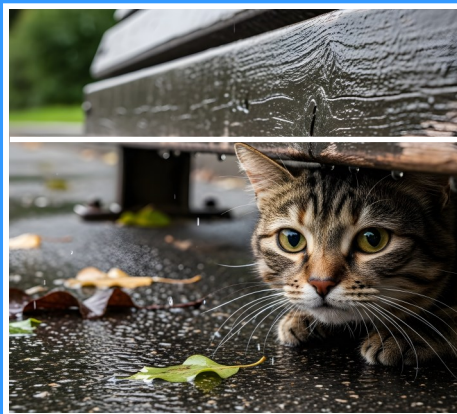
populations can grow quickly, leading to overcrowding, increased disease, and more animals living in poor conditions.

- **Spreads disease** Feeding sites attract multiple animals to one location, increasing the risk of transmitting diseases like rabies, parasites, and other infections.
- **Creates nuisance and environmental damage** Concentrations of animals can lead to noise, odor, waste buildup, and property damage. Feral cats, in particular, can significantly impact

local bird and small wildlife populations.

- **Encourages risky human-animal interactions** Animals that become accustomed to human-provided food may lose their natural fear, increasing the likelihood of bites, scratches, or aggressive behavior when food isn't available.
- **Delays humane, long-term solutions** Feeding alone doesn't address the root problem. Programs like adoption efforts and habitat management are more effective and humane ways to manage feral and wild animal populations.

A better approach is to support local animal control or wildlife organizations that focus on sustainable, humane solutions.



Be Part of the Solution

How to Help Cats & Kittens

Call Daniel at GV (319) 573-4459 or Brett at SV (319) 573-4647 to learn about volunteering to collect homeless felines & bring them to the Humane Society.

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Join your neighbors for the popular Community Wide Garage Sale on Friday and Saturday, **June 13th and 14th**, 8am–4pm.

Rain dates are June 20th and 21st.

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.) Please remove any signs by 5pm on the last day.

Community Notes



Notes of Sorrow

Summit View

We said sad farewells to Kathryn Hemming, Richard Jasa, Randy Braumann, and Charlie Franck. We extend our deepest sympathies to their families and friends.

Grand View

We wish the loved ones of Sue Brummer, Joan Gryp, Marcia Willox, John Jerfita, Linda Shakespeare, Violet Oberruter sand Mary Carpenter Strawn peace as they go through this difficult time.



In Summit View please welcome new residents.

Troy Street: Janet & Karl Auerbach

Morgan Street: Aidan Hudson & Heather Adkison

Cynthia Street: Maria Lopez Bahena

Elizabeth Street: Dea Jo Ray, Emery Lodon & Zabibu Ngage

Austin Street: Daniel Linhart, Shelby Matthiessen

Norma Street: Juana Perez Soto

In Grand View:

Roemig Street: Natalie Bradour

Glacier Street: Jose Raymundo Brito & Nelida Iraheta

Canyon Street: Tatine Kasheke & Wesley Charitable

Decatur Street: Roy & Hannah Dewitt

Wabash Street: Marisol Jasso & Jordy Sanchez-Bonilla

Luke Street: Justin Soto & Carmen Echegarar

SPRING CLEANING

Extra dumpsters are available for residents' use at:

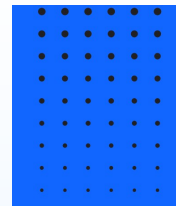
- * **Summit View** South of Cynthia St. by garages
- * **Grand View** Storm Shelter on Decatur St.

Please contact your office if they are full. Be considerate and do not leave garbage on the ground. **Please don't overload the dumpsters. Wait for them to be emptied or drive to one that is not full.**

Pools, Spas, & 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 declaration page for your file.



Helping people live better lives



Scan to learn more or get involved.



819 5th Street SE
Cedar Rapids, IA 52401
319-398-3943
www.horizonsfamily.org

Community Activities



Breakfast Club

Fridays 9:30am - 11:00am at Grand View Community Room. Open to all adults and seniors in Grand View and Summit View. Bring a neighbor!



CPR Classes

If interested call Kelly at (319) 721-6161.

Next class April 15, 2026. Basic CPR is a 40-minute class.

Senior Bingo



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

Food Pantry



Walk-in pantry open 9:00am-5:30pm Tuesday & 9:00am-1:55pm Thursday at Summit View. To reserve a food box call 319-361-1977 and pick up at the SV office 2-5:30pm.

Picture of Pride Judging

Again this year, we will review every homesite in Grand View and Summit View to find the ones deserving of the accolade:

"Picture of Pride"

Wednesday, June 17, 2026

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

\$50 Gift Certificates will be awarded in each community to the **3 most beautiful yards** and the **2 most improved home sites**.

The Food Pantry offers **food box delivery** for home-bound residents.

Residents of Grand View and Summit View with no transportation are eligible. Hames volunteers help deliver to veterans and disabled residents also.

For more information or to sign up:

Call the Hames Food Pantry at (319) 361-1977



Spring Home Inspections

Everyone wants to live in a beautiful neighborhood, so Grand View and Summit View managers inspect the exterior of every home, every spring.

You should receive your report before the 5th of April, if not call your office. You are asked to complete these repairs by July 6, 2026. If you hire a repair service that is delayed beyond the 5th of July, call your Manager.

Summit View—Brett Petersen
319-573-4647

Grand View—Daniel Hitchman
319-573-4459

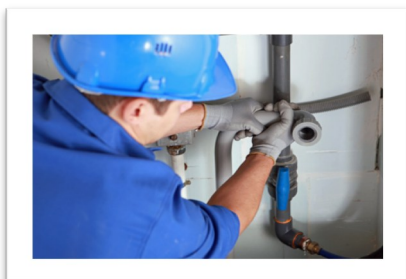
NEED HELP WITH HOME REPAIRS?

319-366-4485 or www.cvhabitat.org

Habitat for Humanity has an affordable repair program emphasizing home accessibility and safety.

You must apply and assistance may be provided up to \$2,000 on your home. You're required to contribute 5 hours of your own labor ("sweat equity"). For senior citizens, the sweat equity is waived.

There are fees and income guidelines by family size. Proof of hardship may get some fees waived. Flyers available at Grand View and Summit View Community offices with more information.



MOVE TO A BIGGER HOME

Simple Steps to Trade Up

Whether you need more space, updated features, or just a fresh start, trading in your current home can be a smooth and straightforward process. Here's how it works:

Step 1: Get Your Trade-In Value

Start by calling the Hames Homes sales team—Clint or Curtis at 319.377.4863—for a free trade-in evaluation.

Helpful details include the condition of major items like the roof, furnace, central air, water heater, and appliances. From there, we'll schedule a time to see your home and provide a clear, no-obligation offer.

Step 2: Financing Considerations

If you still have a loan on your home, you'll want to contact your lender for a payoff amount. Our team will handle the details at closing, making sure your current loan is paid off and the title is correctly transferred.

If you're financing your next home, we can help connect you with trusted lenders—or work with your current bank if you prefer.

Step 3: Choose Your Next Home!

Once your trade-in value and loan payoff are established, the fun part begins. Browse our selection of new and pre-owned homes to find the right fit for your next chapter at Hames Homes.

HamesHomes.com

sales@hameshomes.com

(319) 377-4863





Rent Reimbursement and Property Tax Credit Forms

Applications are now available online and at Community Offices.

Rent Reimbursement: Eligibility is age 65 in 2025 or 18 and totally disabled and having an income of \$26,829.99 or less for 2026.

If you qualify, the lower your income, the larger the refund. Come to your Community office to get a copy of your 2026 rent statement. You will need to send it with the application.

Property Tax Credit:

Must be at least 23 years of age in 2026. 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 26,829.99 or less. The sooner you send in your paperwork the sooner you get our refund.

JAMES
‘The Homes People’[®]

Like us on
Facebook!



Focus on the Outdoors

Lawn and Landscaping Basics



- Time to **store all cold weather equipment** (like snow shovels and salt buckets) before spring and summer.
- **Mow** regularly and trim same day. Don't forget to trim the utility pedestals.
- When mowing, we suggest using a mulching mower so the grass will give nutrients to your lawn.
- Also, please **sweep up excess grass and leaves** blown into the street. These materials can clog storm drains and contribute to water pollution downstream.
- If you don't have time to redo your landscaping now, at least **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.
- 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 community 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/>

Staying Safe

Safe neighborhoods is a joint effort between residents and management.



No one can guarantee zero crime, but the Hames family takes extraordinary efforts to ensure residents' well-being.

24x7 On-Call Emergency Services

Hames community managers live on-site and are available by phone at all hours.

Additional Police Patrols

Hames Homes hires the Cedar Rapids Police for after-hours patrols through Grand View and Summit View and surrounding areas. Hames managers have direct contact with the officers during these watches.

Security Cameras

Fifty indoor and outdoor security cameras are installed. They're in various locations to help monitor and record unusual activity.

Tenant Screening Process

Hames performs a criminal background check on all applicants. All homes are owner-occupied – no rentals or subleases – so neighbors take pride in their dwellings.

Tracking Vehicles

An “S” for Summit View or “G” for Grand View sticker is required on each resident's automobile. If managers see a vehicle without G or S sticker, they give it extra scrutiny.

Outdoor Lighting

Hames is investing in outdoor overhead lights. 8 more are being installed this year.

Emergency Storm Shelters

Each Hames community has two emergency storm shelters accessible during bad weather.

Severe Weather Text Blasts

Residents can sign up to receive immediate text blasts about severe weather, community alerts, and news.

Help make your neighborhood safer.

- Don't leave vehicle doors unlocked. Thieves look for “crimes of opportunity”. A locked car means crooks will move on.
- Know your neighbors. Introduce yourself to new residents. They're listed on page 2.
- Call the Emergency number for your Community when you see something suspicious.
- If it's illegal or dangerous, call the Police **9-1-1** first and then the Hames emergency number after hours:

Grand View 319-573-4459

Summit View 319-573-4647

(Easy Money) We Reward Referrals!

Hames pays referral awards of \$200 (for pre-owned homes) or \$350 (for new homes) to Hames residents who refer buyers to us!

Sales@HamesHomes.com

HamesHomes.com

(319) 377-4863



Clint Aldeman



Curtis Hames IV

JAMES
“The Homes People”®



2026



WINTER WARM-UP





'The Homes People'®

5410 Wabash St. SW
Cedar Rapids, IA 52404

Community Wide
Garage Sale
June 12th and 13th
Info on Page 1

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
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

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

Grand View, Monday thru Friday **9:00 am to 6:00 pm**
Summit View, Monday thru Friday **10:00 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 on May 2nd and May 30th. We will be closed Sat July 4th.

www.hameshomes.com