

## IN THIS ISSUE

ECONOMIC CONFERENCE... P. 1  
 IAA HAS COME A LONG WAY..... P.2  
 WHITE HOUSE CRACKS DOWN ON JUNK FEES ... P.3  
 INTRODUCING TYLER WOLTERS..... P.4  
 OWNER BENEFITS ..... P. 6  
 IROMA MEETING RECAP.....P. 7  
 COURTESY SERVICE CHECK ..... P. 8



See Page 9 for Preferred  
 Supplier & Vendor Listings

## UPCOMING EVENTS & EDUCATION

### August 8th, 2023

Monthly Board Meeting IROMA "Emergency Services" Meeting  
 Zoom Idaho Pizza Company  
 10-11am 7-8PM

### August 16th, 2023

2023 Business to Business Exchange  
 Reverse Trade show  
 Edgewater Apartments Clubhouse  
 9:30am—Noon

# IDAHO RENTAL HOUSING

AUGUST 2023

OFFICIAL PUBLICATION OF THE IDAHO APARTMENT ASSOCIATION

208-423-8173 | WWW.IAAHQ.COM | INFO@IAAHQ.COM

## SEPTEMBER 13TH ECONOMIC FORECASTING CONFERENCE SPEAKERS ANNOUNCED

By Idaho Apartment Association

The 2023 IAA Economic Forecasting Conference will be Wednesday September 13th at the Riverside Hotel.

We are pleased to announce Christine Cooper, Chief Economist with CoStar Group will be back. Christine is a conference regular and Idaho favorite.

### About Co-Star

CoStar is an industry leader in commercial real estate information, analytics and news. They provide clients with the data and tools they need to make smart decisions and stay ahead of the



### **Christine Cooper, Ph.D.**

Chief Economist at CoStar Group

competition. Their extensive research operation delivers comprehensive data giving our clients a clear understanding of the transactions, trends, assets and players in the market.

### Other Speakers

**\$69 Registration**

**(includes Breakfast)**

[www.iaahq.com/events](http://www.iaahq.com/events)

Questions? [info@iaahq.com](mailto:info@iaahq.com)

or call 208-423-8173

### Schedule:

8:30 AM	Registration, Breakfast
9:00 AM	Welcome & Opening
10:00 AM	National Market Report
11:30 AM	Local Market Report
12:00 PM	Adjourn

(Continued on page 5)



By Ben Widmyer  
 President, Widmyer Corp  
 2023 Idaho Apartment  
 Association Board Chair

# Chair's Message : Idaho Apartment Association has Come a Long Way

The Idaho Apartment Association has come a long way since we incorporated and began in 2017.

## History of Idaho Apartment Association

The Idaho Apartment Association was Chartered on January 1<sup>st</sup> 2017. There had been an association of small owners in Idaho for many years called the Idaho Rental Owners and Operators Association (IROMA). IROMA held monthly meetings for rental owners and delivered a monthly newsletter. IROMA held the charter as the authorized affiliate of the National Apartment Association in Idaho, which meant to be a member of NAA, rental owners/managers had to be a member of IROMA. Many large apartment communities were members of IROMA solely to have access to NAA resources and forms. Membership in IROMA was approximately 5,000 units.

Apartment Communities and Property Management Companies desired more services and benefits from an association in Idaho, so in 2016 the National Apartment Association asked the Utah Apartment Association and consultants to set up a full service association called the Idaho Apartment Association (IAA) to deliver services to the quickly developing and growing apartment

community and property management company market. IROMA agreed to become a committee of IAA, and turn over the NAA charter to IAA in late 2016. Dues billing under the IAA name began January 1, 2017.

The association grew quickly and implemented services and resources for more types of members. Below is a chart of growth from October 2016 (as IROMA) to April of 2023 (now IAA).

Date	Total Units	Industry Count	Supplier Count
16-Oct	5195	123	3
17-Apr	9562	168	28
17-Oct	16905	175	52
18-Apr	21660	214	16
18-Oct	22532	305	46
19-Apr	23467	390	53
19-Oct	24736	348	58
20-Apr	20846	322	43
20-Oct	20194	343	63
21-Apr	21706	364	58
21-Oct	23247	381	42
22-Apr	19131	353	26
22-Oct	23876	382	19
23-Apr	25721	415	44

## Comparison - Two State Associations Started Same Time



1.8 Million People

¼ the size of Idaho

Started 2017

Current Member Count

120<sup>th</sup> Ranked of 136

**Supplier Members 8**

**Industry Members 75**

**Total Members 83**

**Units 9,823**



1.8 Million People

4 x size of West Virginia

Started 2017

Current Member Count

86<sup>th</sup> Ranked of 136

**Supplier Members 44**

**Industry Members 415**

**Total Members 477**

**Units 25,721**

# White House Cracks Down on ‘Junk Fees’ in Rental Housing



## Top takeaways from President Biden’s announcement.

July 20, 2023 | Updated July 20, 2023

2 minute read

On July 19, 2023, President Joe Biden **announced** three actions to “take on junk fees in rental housing to lower costs for renters.”

- 1 “New commitments from major rental housing platforms—Zillow, Apartments.com, and AffordableHousing.com—who have answered the President’s call for transparency and will provide consumers with” tools to compare rentals based on the total up-front and costs throughout the tenancy that apartment seekers wish to spend;
- 2 “New research from the Department of Housing and Urban Development (HUD),” which suggests solutions that address fees; and
- 3 Promotion of state actions across the country—from Connecticut to California purporting to address “hidden & unfair fees.”

In response, National Apartment Association (NAA) President and CEO Bob Pinnegar released a **press statement** on the announcement. “Rental housing is a narrow-margin industry that exists to serve our renters and communities,” Pinnegar said. “Amenities and services come at a cost, which is communicated with residents in the lease and the leasing process. Though the industry supports increased transparency and has always called for dialogue between housing providers and their residents, policymakers must recognize operational realities and the role that fees play in housing viability.”

NAA’s statement was picked up in several prominent publications, including **National Public Radio** (NPR) and the **Associated Press** (AP). The media statement was complemented by a **short video** explaining the role of fees in the long-term viability of rental housing.

NAA continues to oppose federal intrusion into the landlord/tenant relationship, which is highly localized and already heavily regulated. NAA continues our advocacy work to advance sustainable policy solutions that recognize the operational realities of rental housing and protect the nation’s rental housing for generations to come.

# Director's Message : Introducing Tyler Wolters

## IAA Executive Director



By Tyler Wolters  
Idaho Apartment Association Executive Director

Association Members,

My name is Tyler Wolters. I am the new Executive Director of the Idaho Apartment Association.

A little bit about me, I have been happily married for 5 years and we have 4 children, 2 boys and 2 girls. I grew up in Twin Falls Idaho from the age of 5 to 18, after high school I moved to Portland Oregon to Play College baseball for Concordia University. When I was 20 years old, I ended up moving to Treasure Valley, where I met my wife and started my career in Corporate Housing. I became the Operations Manager for Paragon Corporate housing in Salt Lake City in 2018, with Paragon I was able to work with a lot of apartment communities, I worked directly with both community managers and maintenance technicians and really gained a great understanding of the multi-family housing industry. In February of 2021 I moved my family back to Treasure Valley to begin my career as an Association Manager for Park Pointe Management Services. During my time managing HOA's I worked with many board members on Association related items, including Dues collection, Vendor management, Executive Board/Board Meeting and Annual Meeting organization, and monthly, year-end financials, which included building multiple budgets a year.

I am very excited to begin my career with the Idaho Apartment Association. The single family and multifamily rental market in Idaho is growing, the goal myself and the executive committee have with this association is to grow with the market, get a larger presence with government affairs and any local or national legislation that may affect the multi-family industry and keeping this market financially viable. We have a lot of great things planned for the future, currently on our schedule we have our Reverse Trade Show scheduled for and our Economic Forecast seminar. I look forward to meeting you all in person at these events!

Please feel free to email me at [tyler@iaahq.com](mailto:tyler@iaahq.com) if you have any questions.  
Thank you,

Tyler Wolters



# M.U.M.

## MEMBERS USING MEMBERS

If you are using good companies that have not signed up with IAA yet, please encourage them to do so!

You can email contact information to [tyler@iaahq.com](mailto:tyler@iaahq.com) and we will personally reach out to your supplier or vendor contact.

Craig Shaul with the Idaho Department of Labor will



**Craig Shaul**

Idaho Department of Labor

report on the Idaho labor market and economy.



**Jordan Brooks**

Senior Market Analyst at ALN Apartment Data

Jordan Brooks with ALN Apartment Market Data will also return.

**About ALN**

ALN Apartment Data was founded in **1991** to provide

Apartment Locator Handbooks and computer software for virtually every Apartment Locator throughout the DFW Metroplex. Since that time, ALN has built a database of highly detailed apartment information which is updated monthly.

# Member Education Center on [www.iaahq.com](http://www.iaahq.com)

## Grow Yourself Professionally by Earning a Credential!



**CERTIFIED APARTMENT MANAGER**

[Certified Apartment Manager \(CAM\)](#)

Earning your CAM credential gives you the knowledge to increase your community's net operating income. Whether you're new to apartment management or a long-time property manager, you'll enhance your skills, knowledge, and ability to effectively manage an apartment community and achieve its owners' investment goals.



**CERTIFICATE FOR APARTMENT MAINTENANCE TECHNICIANS**

[Certificate for Apartment Maintenance Technician \(CAMT\)](#)

Maintenance expenses are the single largest controllable element in any operating budget. This course acts as an introduction for new maintenance professionals or as a refresher for the veteran employee, teaching what it takes to run a cost-effective maintenance program.

[National Apartment Leasing Professional \(NALP\)](#)

Leasing professionals are the first people prospective residents meet and are responsible for generating traffic, conducting leasing demonstrations, overcoming objections and qualifying prospective residents. This program teaches all these skills and more.



**NATIONAL APARTMENT ASSOCIATION**

**Education Institute**

[Certified Apartment Portfolio Supervisor \(CAPS\)](#)

This program's curriculum emphasizes recruiting, retaining and engaging high-performing employees. You'll also learn how to analyze and report property and portfolio financial results, conduct due diligence and community takeovers and oversee management agreements.



**IDAHO**  
APARTMENT ASSOCIATION

The Idaho rental housing industry is made up of a wide variety of businesses; from owners, managers and developers of over 200,000 apartment and rental homes to the thousands of industry suppliers of products and service. Due to the scope and size of the industry, companies involved are often affected by local, state and federal government legislation and/or policy. IAA members are supported by the government affairs departments on a local state and national level.

## OWNER BENEFITS

- Legislative Advocacy at the state, local and national levels. IAA will work to eliminate gray areas and increase protections for owners and managers.
- Monthly Meetings to connect industry professionals and relay valuable education relating to property management, legal issues, industry trends and other timely topics.
- Education Opportunities including specific seminars on Fair Housing, operational challenges and more.
- Legal Forms including leases, security deposit dispositions, legal notices and more.
- Engagement with the National Apartment Association including national speakers on federal issues, trends in the industry and more.
- Annual Education Conference and Trade Show to be held in May, highlighting products and services available and connecting industry professionals with valuable education and training.



## MEMBERSHIP FEES

IAA Dues will be some of the lowest in the country and approximately 2/3s of the cost in surrounding states.

### OWNER/MANAGER

0-9 Units	\$99
10-24 Units	\$149
25-50 Units	\$225
51-99 Units	\$275
100 Units	\$325 + \$1 per unit

### ASSOCIATE MEMBERS (VENDORS)

< 5 Employees	\$245
5 + Employees	\$295

# IROMA

July 11, 2023

Speaker: Bruce Chan,  
Fire & First Aid Technician

## Performance Systems Integration

bruce.chan@psintegrated.com  
208-941-4046

### Topic: Fire Safety and Demonstration

- Test & Inspections
- Service & Repair
- Monitoring
- Fire Extinguishers
- Emergency Lighting
- First Aid

We thank Bruce for his presentation! Plus explaining the safety actions, we should track.

**August 8, 2023 meeting at IDAHO PIZZA COMPANY**, 5150 W. Overland RD., Boise, ID. Those wishing to eat dinner please arrive and order by 6:15 pm. Meeting starts at 7:00 pm. If you would like to pre-order your dinner, for instructions go to our website [www.idahorentalowners.org](http://www.idahorentalowners.org) for help ordering.

**August 8, 2023**

Speaker: Logan Wetherholt

Director of Business Development

## CTR Cleanup & Total Restoration

158 East 52<sup>nd</sup> Street Boise, ID 83714  
208-377-1877 [logan@ctr-nw.com](mailto:logan@ctr-nw.com)

### Topic: Emergency Services

- Water Restoration
- Fire Restoration
- Mold Remediation
- Storm Damage
- Bio-Hazard

**Please bring your questions and plan to attend!**

## COURTESY SERVICE CHECK

*Preventive property maintenance is an important part of running a successful rental business. The best-case scenario as a landlord is to systematically work through every property at least once a year and go through a checklist to make sure everything has been reviewed. The following are basic and the minimum suggested items to look for and check off when regularly conducting a preventative maintenance (which I like to call a "Courtesy Service Check"). By conducting a courtesy service check every 6 months, you can ensure your property remains in good shape. This allows you to fix and address problems before they start to significantly deteriorate. This routine check can save you time, money, and headaches in the future.*

- \_ **1. Check Smoke and Carbon Monoxide Detectors.** This is a best practice to remember any time you are in a property. Do a quick check and make sure they are working properly for your (and your residents') peace of mind.
- \_ **2. Water Damage or Leaks.** As you do a walk-through of the entire property, remember that the goal is to find any small issue that could become a big one. Water is probably the most common problem that can start very small and end up doing a ton of damage. During your walk-through, start by listening for running water at the toilet and looking at all water sources to make sure there are no leaks. Your faucets and toilets should be working properly with no water drips or leaks, and the ceilings and walls should be clear of any signs of water damage - rainwater can find its way in and create a lot of headaches.
- \_ **3. Inspect and Refresh Shower Caulk and Grout.** On a similar note, when you are in the bathroom, look at the caulk and grout. Are they showing signs of wear and age? If so, it is a simple touch up to add caulk and make sure everything looks great and fresh. This can be a nice cosmetic touch, but also keeps water contained and helps make sure a leak or drip is not going to become a big issue.
- \_ **4. Clogged drains** can become a larger issue. A simple fix is to add hair catchers to showers and baths to prevent clogging.
- \_ **5. Inspect Roof and Clean Gutters.** Make sure the shingles are in order and there is no serious damage. A damaged roof is a common source of a leak that ends up leading to major repairs. Keeping gutters clean helps the water flow away from the property so everything is dry and in good shape, and can also help decrease possible fire hazards.
- \_ **6. Replace Filters in Air Conditioner and Furnace.** As big expenses go, your HVAC system can provide some of the bigger expenses for maintenance. One very simple and regular practice is to change the air filters in your air conditioner and furnace at least twice a year, but preferably every three months.
- \_ **7. Flush the Water Heater** Your water heater is another big, expensive piece that is used every day. Water heaters tend to collect sediment and the water can get dirty over time. A good practice is to flush the water heater at least once a year to keep the water clean and everything running smoothly.
- \_ **8. Pest Control** Make sure there are no signs of pest issues. You will want to check for this on an annual basis and perhaps even perform preventive pest treatment at least once a year.
- \_ **9. Check for Property Damage or Any Activity That Violates the Lease Agreement.** Your maintenance walk-through is an opportunity to make sure the resident has not done any property damage.
- \_ **10. Check for Any Signs of Unauthorized Animals or Any Other Activity That Violates the Lease.** Surveys indicate that as many as 20 to 25% of tenants will try to sneak in an unauthorized pet or move in an unauthorized occupant. While in the rental, you can also check for anything else that violates your lease.

*Please feel free to add additional items to this basic courtesy service checklist, that you have identified as pertinent to your specific property(s) and prior maintenance challenges you have encountered.*

*Above Checklist adapted from Avail.co Educational Guide to Landlord's Preventive Property Maintenance*



# Directory of Preferred Suppliers and Vendors

## “Members doing business with Members”

### Advertising & Media

**Realtor.com**  
Jennifer Marvin  
805-223-9413  
[Realtor.com](#)

### Apartment Listing

**American Falls Housing Authority**  
[afhousing@hotmail.com](mailto:afhousing@hotmail.com)

### Apartment Locators Home Finding Service

James Asroui  
208-939-6106  
[info@apartmentconnector.com](mailto:info@apartmentconnector.com)

### Apartments.com

Michele Davis  
509-688-5233  
[mdavis@costar.com](mailto:mdavis@costar.com)  
[www.apartments.com](http://www.apartments.com)

### Apartment List

602-743-3262  
[jboyt@apartmentlist.com](mailto:jboyt@apartmentlist.com)  
[www.apartmentlist.com](http://www.apartmentlist.com)

### Housing Idaho.com

208-331-4743  
[lesliep@ihfa.org](mailto:lesliep@ihfa.org)  
[www.idahohousing.com](http://www.idahohousing.com)

### Rent Path

208-841-5652  
[Traviswilson@rentpath.com](mailto:Traviswilson@rentpath.com)  
[www.apartmentguide.com](http://www.apartmentguide.com)

### Attorney

**Law Offices of Kirk A. Cullimore**  
[www.cullimorelaw.com](http://www.cullimorelaw.com)  
[kirkjr@cullimore.net](http://kirkjr@cullimore.net)

### Neal Colborn, PLLC

James Colborn  
208-343-5931  
[gn@idahorealestatelaw.com](mailto:gn@idahorealestatelaw.com)

### Sperry Law

Kristopher Sperry  
208-609-9005  
[Kris@ksperrylaw.com](mailto:Kris@ksperrylaw.com)

### Cleaning and Restoration

**A Fireman's Chimney Sweep**  
Bryan Fredrickson  
208-890-4588

### BELFOR Property Restoration

KaLynn Cooper  
208-386-0009  
[kalynn.cooper@us.belfor.com](mailto:kalynn.cooper@us.belfor.com)

### Bio-One Boise

Travis Nichols  
208-505-8731  
[info@bio-oneboise.com](mailto:info@bio-oneboise.com)

### Bio-One Idaho Falls

Justin Turley  
208-881-2321  
[info@bio-oneidahofalls.com](mailto:info@bio-oneidahofalls.com)  
[www.biooneidahofalls.com](http://www.biooneidahofalls.com)

### CTR Cleanup & Total Restoration

208-377-1877  
[charlotte@ctr-nw.com](mailto:charlotte@ctr-nw.com)  
[www.ctr.nw.com](http://www.ctr.nw.com)

### Disaster Kleenup

Serving Treasure Valley

208-941-6697

[joe.blackwood@iddk.com](mailto:joe.blackwood@iddk.com)

[www.iddk.com](http://www.iddk.com)

### PCAM Services Inc.

Shaun Eshgh  
425-202-7733

### ServPro of Boise

208-375-0300  
[btewell@servproboise.com](mailto:btewell@servproboise.com)

### Surface Restoration

720-416-7151  
[tanya@surfacerestoration.net](mailto:tanya@surfacerestoration.net)

### System Kleen & Restoration, Inc.

Kent Mortensen  
208-371-8878  
[systemkleen@gmail.com](mailto:systemkleen@gmail.com)

### Winn Outdoor Washing

Kolbe Winn  
208-985-4105

### Collections

**Genesis Credit Management**  
844-662-9001  
[bill@genesiscred.com](mailto:bill@genesiscred.com)

### Construction & Repairs

**A Grade Quality Painting**  
[agradequalitypainting@gmail.com](mailto:agradequalitypainting@gmail.com)

[www.agradequalitypainting.com](http://www.agradequalitypainting.com)

### Buss Mechanical Services Inc.

Marggie Buss  
208-562-0600  
**JRS Home Solutions**  
Kyle Shehee  
208-386-0280

### Idaho Pool

**Remolding**  
Scott Heusser  
208-495-5047  
**Precision Concrete Cutting**  
Aleshea McDonald  
801-427-9740

### Communications

**Key Texting**  
Craig Holmes  
510-708-7485  
[craig@thatkey.com](mailto:craig@thatkey.com)  
[www.keytexting.com](http://www.keytexting.com)

### Mitch Whited

208-342-5880  
[allelectricidaho@yahoo.com](mailto:allelectricidaho@yahoo.com)

### Financing

### Washington Federal Bank

Bryan Churchill  
208-338-7380  
[bryan.churchill@wafd.com](mailto:bryan.churchill@wafd.com)

### Fitness Equipment

**Boise Fitness Equipment**  
Scott Wilde  
208-884-0885  
[scott@boisefitnessequipment.com](mailto:scott@boisefitnessequipment.com)

### Flooring

### Cost Less Carpet

Bryan Wippel  
208-378-0279  
[costlesscarpet@gmail.com](mailto:costlesscarpet@gmail.com)

### Great Floors

208-884-1975  
[b.embree@greatfloors.com](mailto:b.embree@greatfloors.com)

### Ideal Floors

208-377-3600

### PG Long Floor Covering

208-850-4502  
[brian@pglongfloorcovering.com](mailto:brian@pglongfloorcovering.com)  
[www.pglongfloorcovering.com](http://www.pglongfloorcovering.com)

### Sherwin Williams Floorcovering

208-362-9773  
[sw8622@sherwin.com](mailto:sw8622@sherwin.com)

### Insurance

**Alta Claims & Insurance Services**  
Edward Canavan  
714-403-2978

### Geico Treasure Valley

Nathan Bude  
208-9176050

### SentryWest Insurance Services

Tiffany Thompson  
801-272-8468  
[Tiffany.thompson@sentrywest.com](mailto:Tiffany.thompson@sentrywest.com)

### Renters Legal Liability

Julie Larson  
801-783-3565  
[julie@rllinsurance.com](mailto:julie@rllinsurance.com)

### Western Reporting

Brent Rasmussen  
801-308-0005  
[brent.rasmussen@westernreporting.com](mailto:brent.rasmussen@westernreporting.com)  
[www.westernreporting.com](http://www.westernreporting.com)

### Internet, TV & Phones

**Sparklight**  
208-323-6811  
Katie Flores  
[Katie.flores@sparklight.biz](mailto:Katie.flores@sparklight.biz)

### Quantum Fiber

208-412-0010

### Landscaping

### Cutting Edge Landscape

208-378-4588  
[johnb@cuttingedgelandscape.com](mailto:johnb@cuttingedgelandscape.com)

### Diamon Lawns

Garrett Wilde  
208-484-5568

### U.S. Lawns

Boise Area  
208-463-4317  
Twin Falls Area  
208-934-6255

### Laundry Services

**Hainsworth Laundry Company**  
Melissa White  
800-529-0955  
[melissa@hainsworthlaundry.com](mailto:melissa@hainsworthlaundry.com)

### Maintenance Supply

**HD Supply Facilities**  
Dan J. Stewart  
208-514-9920  
[daniel.stewart@hdsupply.com](mailto:daniel.stewart@hdsupply.com)  
[www.hdsupplysolutions.com](http://www.hdsupplysolutions.com)

### Ferguson Enterprise

Mike Murphy  
208-593-1865

### CBRE

Shawndy Behne  
505-837-4997  
[Shawndy.behne@cbre.com](mailto:Shawndy.behne@cbre.com)

### Paint

**Sherwin Williams**  
208-362-9773  
[sw8622@sherwin.com](mailto:sw8622@sherwin.com)

### Pest Control

**Boise Pest Pros**  
Logan Kimball  
208-908-4680  
[rvoss@spraguepest.com](mailto:rvoss@spraguepest.com)

### Sprague Pest Control

Richard Voss  
208-338-8990  
[rvoss@spraguepest.com](mailto:rvoss@spraguepest.com)

### Property Management

**Commercial Northwest Property Management**  
208-344-0288  
[maryanne@commercialnw.com](mailto:maryanne@commercialnw.com)

### Evans Property

Rene Evans  
208-251-8697  
[revans@gatecityrealestate.com](mailto:revans@gatecityrealestate.com)

### PODS LLC

Rudy Espinoza  
971-804-1397

### Proximity

Shannen Floyd  
208-288-5560  
[shannenf@cbhhomes.com](mailto:shannenf@cbhhomes.com)

### Square One Property Management, LLC

208-488-4276  
[crossfieldmeridian@gmail.com](mailto:crossfieldmeridian@gmail.com)

### Reputation Mgmt

**Curbvue**  
530-556-4900  
[michelle@curbvue.com](mailto:michelle@curbvue.com)

### Security

**Signal 88 Security**  
208-340-5446  
[dcrowell@signal88.com](mailto:dcrowell@signal88.com)

### ADT Multi-Family

Jeanette Mendez  
480-292-2330  
[jjmendez@adt.com](mailto:jjmendez@adt.com)

### Software Landlord Tech

Logan Miller  
208-906-8886

### Satellite Services

**Superior Satellite**  
208-426-9800  
[supersatidaho@gmail.com](mailto:supersatidaho@gmail.com)  
[www.superior-satellite.com](http://www.superior-satellite.com)

### Scent Marketing

**Aire-Master of Gem State**  
Patty Thies  
208-250-9221  
[gemstate@airmaster.com](mailto:gemstate@airmaster.com)  
[www.airmaster.com](http://www.airmaster.com)

### Tenant /Pet Screening

**Western Reporting**  
Brent Rasmussen  
801-308-0005  
[brent.rasmussen@westernreporting.com](mailto:brent.rasmussen@westernreporting.com)  
[www.westernreporting.com](http://www.westernreporting.com)

### Utility Billing

**MultiFamily Utility Co**  
Scott Rawley  
619-963-6200  
[srawley@multifamilyutility.com](mailto:srawley@multifamilyutility.com)

### Wholesale

**Costco**  
208-321-8745  
[w761mkt03@costco.com](mailto:w761mkt03@costco.com)