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UPCOMING EVENTS & EDUCATION

January 9th, 2024

IROMA Meeting

Section 8, City of Boise and How it effects you! Deanna L. Watson
 Idaho Pizza Company 7-8PM
 5150 W. Overland Rd.

January 22nd, 2024

Board of Directors Meeting

Meridian City Hall
 10am – 11am

IDAHO RENTAL HOUSING

JANUARY 2024

OFFICIAL PUBLICATION OF THE IDAHO APARTMENT ASSOCIATION

208-508-9013 | WWW.IAAHQ.COM | TYLER@IAAHQ.COM

2024 IAA Board of Directors

Welcome our 2024 Board of Directors and Committee Chairs!

Executive Committee

Chairman
 Vice Chair (Education Liason)
 Treasurer (Events Liason)
 Secretary (Membership Liason)
 Immediate Past Chair (Gives Liason)
 Government Affairs Chair (GA Liason)
 Membership - Immediate Past Chair
 Executive Director
 Legal Representative

Board Member #1 (IROMA Rep)
 Board Member #2
 Board Member #3
 Board Member #4
 Board Member #5
 Board Member #6
 Board Member #7
 Board Member #8

Education Committee

Chair
 Vice Chair
 Past Chair
 Exec. Committee Liason

Government Affairs Committee

Chair
 Vice Chair
 Past Chair
 Exec. Committee Liason

IAA Gives Committee (2024 Start)

Chair
 Vice Chair
 Past Chair
 Exec. Committee Liason

Sandy Thrash
 Dan Isaac
 Summer Hazen
 Taylor Grange
 Ben Widmyer
 Len Galus
 Stacy McBain
 Tyler Wolters
 Kris Sperry

Kris Ellis
 Dan Stewart
 Angee Jensen
 Jennifer Abrao
 KaLynn Cooper
 Candace Walker
 Taylor Reed
 Alex Costa

Taylor Reed
 Jenny Brummett
 Sandy Thrash
 Vice Chair

Len Galus
 TBD
 N/A
 Gov't Affairs Chair

Angee Jensen
 Lynnette Horton
 N/A
 Immediate Past Chair

Membership Committee

Chair
 Vice Chair
 Past Chair
 Exec. Committee Liason

IROMA Committee

Chair
 Vice Chair
 Past Chair
 Exec. Committee Liason

Events Committee

Chair
 Vice Chair
 Past Chair
 Sub-Committee - Golf Tournament
 Chair
 Sub-Committee - Education Conference & Tradeshow
 Co-Chairs
 Sub-Committee - Tribute Awards
 Chair
 Exec. Committee Liason

Brian Benner
 Josh Bartholomew
 Stacy McBain
 Secretary

Juli Frontino
 Kris Ellis
 Tom Eubanks
 IROMA Chair/Rep.

Dan Stewart
 KaLynn Cooper
 N/A

Brian Benner
 Len Galus, Lynnette Horton

KaLynn Cooper
 Treasurer



TRIBUTE AWARDS NIGHT

Hosted by
Greg Cerbana



FRIDAY
FEBRUARY 2nd

TICKET
\$75
Per Person

AT RIVERSIDE HOTEL *Space is Limited!*
DOORS OPEN AT 06:00PM

Presented by

Blong

flooring • cleaning • restoration

**HD
SUPPLY**

The Events
BOARD INITIATION
GALA DINNER
AWARD CEREMONY

For more information:
email Tyler@iaahq.com

Register Here



and



Presents



THE FUTURE
IS YOURS
TO CREATE

EDUCATION CREDIT PROGRAM

BETTERING OUR INDUSTRY BY
INVESTING IN ITS PEOPLE.



"AN EDUCATION IS
AN INVESTMENT
WITH THE GREATEST
RETURNS"
BENJAMIN FRANKLIN

EARN CREDITS TOWARDS
IAA EDUCATIONAL
EVENTS WHEN YOU USE
PG LONG!
CALL TO LEARN MORE.

IROMA

December 12, 2023

We had our annual business meeting, nominations, and elections.

The 2024 IROMA Board:
President: Juli Frontino
Vice-President: Kris Ellis
Treasurer: Jerry Tarter
Secretary: Janice Dike
Newsletter Editor: Kathy Tarter
Trustee (1): Amanda Jackman expires 12-24
Trustee (2): Eileen Scott expires 12-25
Trustee (3): Rochelle Hess expires 12-26
The Board Representative to IAA: Kris Ellis

*It was a fun way to kick off the holiday season with our IROMA Holiday Party.
We enjoyed bingo, prizes, treats and a good time.
We appreciate everyone's attendance and those who helped set up and clean up!*

**Reminder to pay your IAA dues for 2024, if you have not received an invoice:
Contact tyler@iaahq.com**

January 9, 2024 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 for help ordering.

Topic: Section 8, City of Boise and How it affects you!

Speaker: Deanna L. Watson

**Executive Director: Boise City Ada County Housing Authority (BCACHA)
208-345-4907 e-mail: dwatson@bcacha.org**

- Explanation of the Housing Choice Voucher Program (HCV)
- Benefits to the landlord
- How a landlord gets on the program
- Housing Quality Standards, annual inspections and recertifications
- Fraud Issues
- Boise Landlords can no longer chose to be exempt from accepting Section 8!

Please plan to attend and bring your questions!

IROMA

COMMUNICATION WITH APPLICANTS

DON'T JUMP JUST CUZ THEY SAY JUMP!

Training starts at the time of application, which also means not allowing the future residents to train you.

One landlord shared how over time he has come to the point where he would rather tell applicants/residents how things must go if they are to move in, rather than accommodate their requests. In the past, he would have tried to bend over backwards to assure applicants/residents to accommodate their request for something to be done differently, only later to discover that accommodating the resident's requests often leads to more and more requests or complaints.

For example, the landlord had a college student who wished to move in to his rental which was very close to the college, just one block away. It was perfect for him. However, the student was going to be traveling home on the weekends (about 50 miles away). The father asked if the landlord would be negotiable on the rent. The following is the response as told by the landlord and a second example of how this rental property owner has evolved over time in his landlording practices:

I said to him, "Sure, how much more do you want to pay?" He laughed. I laughed, and he never mentioned it again. I held my ground and he sent his application and his son moved in. Done! No more explaining this or that, no more pandering. Take it or leave it! You want the room or not? I am not mean about it. I am just firm and provide no excuses. It has taken me a while but it feels good to hold my ground.

Another example: I had somebody who wanted to look at one of our vacancies. We made a time for 12:30. At 11 o'clock he texts me and he says, "I just woke up, I will be there at 1:30". I texted him back and told him that I was sorry that I was not available at 1:30 as we made an appointment for 12:30. We would have to reschedule. Could I have been there at 1:30? Yes, I could have. However, it was how he dealt with it. He told me that he would be there at 1:30. No asking if it was OK. In the past I would have said sure that is fine. But I would be jumping all over the place all the time. I refuse to do that now.

By Jo, a successful Connecticut rental property owner, LandlordingAdvice.com.



APARTMENT COMMUNITY **MANAGERS GROUP**

Who should attend?

Property managers and maintenance personnel

- Monthly Meetings
- Create relationships with fellow managers
- Monthly training topics
- Stats and calls for service

Please join us:

The second Wednesday of each month.

**Next Meeting-
Wed. January 17th**

10:00AM-11:30AM

Meridian Public Safety
Training Center
1223 E Watertower St.
Meridian, ID

Contact us:

208-846-7300
crimeprevention@meridiancity.org

The Meridian Police Department Apartment Managers Group is a crime prevention program designed to reduce crime, drugs, and high calls for service on multi-housing properties as well as provide an avenue for open communication amongst law enforcement and property management.



Meridian Police Department
APARTMENT COMMUNITY
Managers Group



Register here!

Inform, Educate & Advocate: Meet NAA's 2024 Chair, Rick Snyder, CPM



By [Michael Miller](#) | January 1, 2024 | Updated January 3, 2024

San Diego, the city that bathes in year-round sunshine, boasts a temperate climate and offers ready access to picturesque beaches and majestic mountains, is often seen as a dream destination for tourists. But what makes it a perfect place to call home? Rick Snyder, CPM, the 2024 NAA Chair of the Board and a true-blooded San Diegan, explains, "San Diego is a slice of paradise tucked within the U.S. borders. Unlike other regions, we don't have to grapple with excessive humidity or extreme heat. Our seasons might not be as pronounced, but this is the life I'm accustomed to; this is my home."

Snyder's journey in real estate began even before he finished high school, culminating in establishing his own business in 1988. His passion for property management blossomed after earning his business administration degree from San Diego State University. He found joy in designing processes and structures that ensured successful property management. Now, as NAA's first Chair from California in 40 years, he feels privileged and honored to bring his visionary leadership to the table.

This year, 2024, is an election year that may bring fresh legal and regulatory challenges to the multifamily housing industry. However, Snyder is confident that NAA will continue to serve as a valuable resource for its members, keeping them informed and educated.

[Click here to read full article](#)



IAA GOLF TOURNAMENT 2024

SAVE
THE
DATE

FRIDAY, JUNE 14TH 2024

HOLD YOUR SPOT!

\$TBD

4-PERSON SCRAMBLE

Come and play Idaho Apartment Association's First Annual Golf Tournament at **Centennial Golf Course** in Nampa, Idaho

Tyler Wolters – Executive Director

TYLER@IAAHQ.COM

Address :
2600 Centennial Dr, Nampa, ID 83687



2024 Power Player Partners



Directory of Preferred Suppliers and Vendors

"Members doing business with Members"

Advertising & Marketing

Realtor.com

Jennifer Marvin

3315 Scott Blvd
Santa Clara, CA 95054
(805) 223-9413

jennifer.ladd@move.com

<http://www.realtor.com>
Advertising & Marketing

Apartment Listing

Costar (Apartments.com)

5596 W. Los Flores St.
Meridian, ID 83646
509-688-5233
jdantonio@costar.com
<http://www.apartments.com>
Apartment Listing

Rent.

Travis Wilson
950 E Paces Ferry Rd NE Ste. 2600

Atlanta, GA 30326
208-841-5652
traviswilson@rentpath.com
<https://www.apartmentguide.com>

Attorney

Law Offices of Kirk Cullimore

12339 S 800 E Ste 100
Draper, UT 84020
801-571-6611
kirkjr@cullimore.net
<http://www.cullimorelaw.com/>
Attorney

Neal Colborn, PLLC

James Colborn
2309 N. Mountain View Drive, Ste. 160

Boise, ID 83706
208-343-5931
gln@idahorealestatelaw.com
<https://www.idahorealestatelaw.com/>

Cleaning

A Fireman's Chimney Sweep

Bryan Fredrickson

1901 N Washington
Emmett, ID 83617
(208) 890-4588
service@firemancs.com
www.firemancs.com
Cleaning

PG Long Floorcovering

Brian Benner
2240 S. Cole Road, Suite 130
Boise, ID 83709
(208) 850-4502
brian@pglongfloorcovering.com
www.pglongfloorcovering.com

Starlit Cleaning Services LLC

Catherine Glass
5334 North Hertford Way

Boise, ID 83714
(208) 859-6705
Catherineglass561@gmail.com

System Kleen & Restoration, Inc.

Kent Mortensen
PO Box 869

Meridian, ID 83680
208-371-8878
systemkleen@gmail.com

Winn Outdoor Washing

Kolbe Winn
670 e fallingbranch Dr

Meridian, ID 83642
(208) 985-4105
kolbewinn@gmail.com
Winnwindows.com

Construction & Repairs

Boise Bathtub Refinishing

Matt Knudson

11988 W Alliance Court
Boise, ID 83713
(208) 917-9990
boiserefinishing@gmail.com
<https://boiserefinishing.com>
Construction & Repairs

BUSS MECHANICAL SERVICES INC.

MARGGIE BUSS
P.O. Box 190476
Boise, ID 83719-0476
(208) 562-0600
marggie@bussmechanical.com

Disaster Response

Tamica Purdy
5089 Alworth St.
Unit A

Garden City, ID 83714
(208) 849-2270

tpurdy@teamdr.com
teamdr.com

Idaho Concrete Lifting

Seumas Hodges
8105 S Chugiak Pl

Meridian, ID 83642
(208) 912-0027
shodges@idahoconcretelifting.com
www.idahoconcretelifting.com

Idaho Pool Remodeling

Scott Heusser
PO Box 923

Meridian, ID 83680
(208) 495-5047
scott@idahopoolremodeling.com
www.idahopoolremodeling.com

JRS Home Solutions

Kyle Shehee
629 N School Avenue

Kuna, ID 83634
(208) 386-0280
jrscarpenters@gmail.com
www.jrshomesolutions.com

Precision Concrete Cutting

Aleshea McDonald
3191 North Canyon Road

Provo, UT 84604
(801) 427-9740
aleshea@safesidewalks.com
safesidewalks.com

RE Building and Construction

Tom Little
3013 N Tamarack Dr

Boise, ID 83703
(208) 971-8462
tom@rebuildingandconstruction.com
Rebuildingandconstruction.com

Fitness Equipment

Boise Fitness Equipment

Scott Wilde
331 N Milwaukee Street
Boise, ID 83704
208-884-0885
scott@boisefitnessequipment.com
Fitness Equipment

Flooring

Cost Less Carpet

Bryan Wippel

5088 Chinden Blvd
Boise, ID 83714
208-378-0279
costlesscarpet@gmail.com
Flooring

Great Floors

2855 E Fairview Avenue
Meridian, ID 83642
208-884-1975

Insurance

Alta Claims & Insurance Services

Edward Canavan
6093 S Ostrum Ave
Meridian, ID 83642
(714) 403-2978
eddy@altaclaimsservices.com
<https://betterwithalta.com>
Insurance

GEICO Treasure Valley

Nathan Bude
2959 N Eagle Rd
Ste 115

Meridian, ID 83646
(208) 917-6050
Boiseagent@geico.com
Geico.com/meridian-bude

SentryWest Insurance Services

Tiffanie Thompson
3313 West Cherry Lane
PMB #421

Meridian, ID 83642
8012728468
paul.borup@sentrywest.com
www.sentrywest.com

The Guarantors

Cassandra Bretscher
1 World Trade Center

New York, NY 10007
(206) 851-4232
cassandra.bretscher@thegarantors.com
www.thegarantors.com

Internet, TV & Phones

Quantum Fiber

999 W. Main St. 11th floor
Boise, ID 83702
208-412-0010
Ebin.Barnett@lumen.com
<http://www.centurylink.com/mdu>
Internet, TV & Phones

Landscaping

Cutting Edge Landscape

5407 Alworth Street
Boise, ID 83714
208-378-4588
johnb@cuttingedgelandscape.com
Landscaping

Diamond Lawns

Garrett Wilde
3520 W Amity Rd

Meridian, ID 83642
(208) 484-5568
Garrettw@diamondlawnsidaho.com
www.diamondlawns.com

U.S. Lawns of Boise

Jeremy Vincent
PO Box 1696
Nampa, ID 83653
208-463-4317
jeremy.vincent@uslawns.net

Directory of Preferred Suppliers and Vendors

"Members doing business with Members"

Maintenance Supply

Ferguson Enterprise
Mike Murphy

586 N Locust Grove Rd
Meridian, ID 83642
(208) 593-1865

Mike.Murphy@ferguson.com
Maintenance Supply

HD Supply Facilities Maintenance

Dan J. Stewart
223 E Parkway Drive

Boise, ID 83706
208-514-9920
daniel.stewart@hdsupply.com
<http://www.hdsuppliesolutions.com>

Idaho Pool Remodeling

Scott Heusser
PO Box 923

Meridian, ID 83680
(208) 495-5047
scott@idahopoolremodeling.com
www.idahopoolremodeling.com

Office Supplies

Pacific Golf and Turf
Jason Letus

9900 W Fairview Avenue
Boise, ID 83704
(503) 318-7334
jletus@pacificgolfturf.com
www.pacificgolfturf.com
Office Supplies

Property Management

PODS LLC
Rudy Espinoza

1106 NW 10th St
Battle Ground, WA 98604
(971) 804-1397
respinoza@pods.com
www.pods.com
Property Management

Resident Portal Services

Multifamily Utility Company, Inc
Scott Rawley

POBox 86531
San Diego, CA 92138
800-266-0968
ddeverelle@multifamilyutility.com
Resident Portal Services

Restoration

BELFOR Property Restoration
KaLynn Cooper

1100 West Taylor Ave Suite 108
Meridian, ID 83642
(208) 386-0009
KaLynn.Cooper@us.belfor.com
Restoration

CTR Cleanup & Total Restoration

Logan Wetherholt
158 E 52nd St.

Boise, ID 83714-1494
208-377-1877
Logan@ctr-nw.com
www.ctr.nw.com

Disaster Response

Tamica Purdy
5089 Alworth St.
Unit A

Garden City, ID 83714
(208) 849-2270
tpurdy@teamdr.com
teamdr.com

JRS Home Solutions

Kyle Shehee
629 N School Avenue

Kuna, ID 83634
(208) 386-0280
jrscarpenters@gmail.com
www.jrshomesolutions.com

PCAM Services Inc.

Shaun Eshgh
702 West Idaho Street #1100

Boise, ID 83702
(425) 202-7733
shaun@pcamservices.com
www.pcamservices.com

Resto Clean Restoration

327 Kings Rd.
Nampa, ID 83687
(208) 899-4442
restocleanpro.com

SERVPRO of Boise

2882 N Eagle Road
Meridian, ID 83646
208-375-0300
btewell@servproboise.com

Scent Marketing

Aire-Master of the Gem State
Patty Thies

PO Box 3042
Nampa, ID 83653
208-250-9221
FAX: 208-887-9998
gemstate@airemaster.com
<http://www.airemaster.com>
Scent Marketing

Security

Securitas Security Services, USA
Allen Adams

9196 W Emerald Street
Boise, ID 83704
(986) 236-0918
allen.adams@securitasinc.com
<https://www.securitasinc.com/>
Security

Software

Landlord Tech (Our Pet Policy)
Logan Miller

950 W Bannock St
Suite #860
Boise, ID 83702
(208) 906-8886
logan@ourpetpolicy.com
ourpetpolicy.com
Software

MRI Software- Checkpoint ID

Bryce Karlman
28925 Fountain Pkwy
Solon, OH 44139
(208) 995-5311
bryce.karlman@mrsoftware.com
<https://checkpointid.com/>

Staffing Services

InterSolutions Staffing
Kris Burleson

3 Executive Campus
Ste. 570
Cherry Hill, NJ 08002
(512) 680-4501
kburleson@intersolutions.com
www.intersolutions.com
Staffing Services

Utility Billing

Multifamily Utility Company, Inc
Scott Rawley

POBox 86531
San Diego, CA 92138
800-266-0968
ddeverelle@multifamilyutility.com
Utility Billing

Valet Trash

Ally Waste
Taylor McBride

325 S Higley Rd
Suite 120
Gilbert, AZ 85296
(877) 689-2559
shows@allywaste.com
<https://allywaste.com/>
Valet Trash

Wholesale

Costco

2051 S Cole Rd
Boise, ID 83709
208-321-8745
w761mkt01@costco.com
Wholesale

Winsupply Boise

Scott Carlisle
1 North Maple Grove Road
Boise, ID 83704
(208) 672-7863
mscarlisle@winsupplyinc.com
www.winsupplyofboise.com