

Fall 2024



Details on Page 5. PLEASE RSVP to your Community Office.

GRAND VIEW AND SUMMIT VIEW

# Guardian

## Recycling suggestion

Mondays and Tuesday mornings (for Tuesday afternoon collection) the recycling dumpsters are at their fullest from the weekend.



If you can, please bring your recycle to the dumpsters on Wednesdays or Thursday mornings, for Thursday afternoon pickup. We just want to spread the load so it's not so over-filled at the beginning of the week. Thank you!

## Santa Claus will be at the Summit View Office

From 4pm to 6:30pm on **Friday, December 13th and Friday, December 20th.**

Santa will hand out Christmas stockings and food bags.

Please bring your own camera if you want pictures of your kids with Santa.



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## Please Read!

### NO MORE OVERFLOW ROLLOFF DUMPSTERS

We are sorry to report that the extra large dumpsters are now gone and probably won't be returning.

The Linn County Landfill where community garbage is taken, now **charges extra money for non-standard items.**

For example: mattresses \$25 each, appliances \$50 each, paint cans \$25 each, and so forth.

This has increased our monthly trash bill by **thousands of dollars**, which unfortunately must be passed along to residents.

### Remember

Dumpsters are for **daily household garbage** bagged and tied only.

NO furniture, mattresses box springs, appliances (including televisions), paint, tires, construction debris, or wood.

ANYONE caught, in person or by camera, illegally placing items into community dumpsters will be charged up to \$250.00 for time, travel expense, and landfill fees.

**Non-residents** putting their trash in Grand View and Summit View dumpsters will be **reported to the City and may face fines.**

### We need your help!

See someone putting junk in the dumpster that doesn't belong? Give your community office the date, time, license plate, and ideally a photo. If we catch the perpetrators, you'll get **\$25 off your next monthly rent.**

## SAY HELLO

### To Your New Neighbors!

*In Grand View please welcome:*

**On Canyon:** Maria Calderon

**On Catskill:** Jade Namias

**On Glacier:** Willard Johnson,  
Sony & Lelene Luders, Lennea  
Fusco

**On Kelly:** Elyse & Smith Jimenez

**On Hoosier:** Ima Alliance, Lawrence  
"Lance" Foight II

**On Scottsdale:** Ronie Joseph

**On Vicksburg:** Lori Holman &  
Randall Knight, Frederick &  
Debra Paskar

**On Decatur:** Gabe Macho &  
Brooke Gaffney-Simmer

*In Summit View please welcome:*

**On Curtis:** April Miller

**On Barbara:** Jamie Kahler, Paul Herger  
& Cathrine Schooley, Rosbeli Perez  
Hernandez

**On Cynthia:** Robert Thomas, Megan  
& Jeffrey Voshell

**On Michael:** Yvenet Joseph & Jouse-  
line Exy, Matthew Musel, Jill Medina

**On Norma:** Peggy Spore, Jean Fran-  
cois & Daigelie LaFosse

**On Austin:** Gabriel Guadalupe Lopez,  
Tracy Kay & Mark Willis, Everisto  
Vargas

**On Morgan:** Idar Miranda & Anna  
Garcia Arriaga

**On Ann:** Kelsey Wilhite

**On Elizabeth:** Guillermo Ochoa, Kel-  
sey Wilhite

**On Curtis:** Jennifer Carreto & Isaac  
Garabito



*Our deepest sympathy goes to the families and friends of Kendal Fuller & Gary Oliphant, residents of Summit View.*

*Sending wishes of peace to the families of Cynthia Dries, George Vandee, Ronald Knight, and Jody Lawson, residents of Grand View.*



#### ***New Arrivals?***

*Please let our office know when you have new additions to your family.*

*We would love to put a note in the newsletter (with your permission, of course).*

## Don't Lose Your Home!

**This is serious.** Someone can get clear title to your home by paying your past-due property taxes and waiting to see if you catch back up. **We had a resident lose their home recently in just this manner.**

When you receive a letter saying you taxes are past due or sold at a tax sale, you need to **pay close attention to what the letter says and act upon it.**

**Call** the Linn County Treasurer's Office **319-892-5500** for the total past due amounts – you **cannot** see this online at [iowataxandtags.org](http://iowataxandtags.org).

If you have a loan on your home and are unable to pay, contact your lienholder. Or, consider a personal loan.

Please **let us know** when you have your tax situation resolved. If you have issues paying, call your community office and we'll see if we can find any way to be of assistance.

# Resident Resources

## PREPARE YOUR HOME AND YARD FOR COOLER TEMPERATURES

### Outdoor Tasks:

- Plug in your heat tape.
- Disconnect hoses from outdoor spigots. Drain and store.
- Store outdoor furniture, cushions, toys, etc.
- Rake leaves and shred to use as mulch, or dispose of them with biodegradable bags available at the office. Communities pick up yard bags on dry Mondays, Wednesdays, and Fridays.
- Walk around your home's exterior and check for loose skirting. Close any that are open. Replace any with holes.
- Central air conditioning unit, covering it may attract mice and they may chew on cord/cables.
- Clean and store garden tools.
- DO NOT USE deck, porch, or patio as storage areas.

### Indoor Tasks:

- Test smoke and carbon monoxide detectors when you set clocks back **Saturday night, November 3.**
- Check windows and doors for weather-tightness and install weather stripping where it's needed.
- Change furnace filters in January, April, July and October. Have furnace professionally inspected.
- If needed, set traps for rodents.
- Reverse those ceiling fans again. They should blow upward (clockwise) in winter to push warm air across ceilings and down walls.



## Parking, Plowing, Snow Removal

Whether you LOVE winter or HATE it...

### Its coming!

During a snow event, Hames managers will plow the streets when 2 inches of snow accumulate.

**All** cars must be off the street so the plows can go through.

Cars left on streets, Storm Shelters & Office Parking Lots, in vacant home sites, or sites owned by Hames Homes (model homes or not) will be charged a Parking Violation fine.

You may contact your office to make arrangements for guest parking when there is inclement weather is coming.

- When shoveling driveways, please pile the snow either on the lawn in front of your home or behind your driveway. **Never shovel the snow back into the street, which creates a driving hazard for your neighbors.**
- Please keep in mind that **streets may be plowed more than once.** We apologize for the inconvenience but we will plow when we believe we can improve the street conditions.
- **Residents with fire hydrants:** please keep the area around them free from snow for emergency access.





# Trick or Treat!

If you want trick-or-treaters to come to your house, please turn your porch light on. Turn your porch light off if you do not want to be disturbed.



Ghosts & goblins: do not haunt any neighbors whose porch lights are off. Halloween is Thursday, October 31. Trick or Treating Hours are 5pm-8pm.

## Requesting Rent , Utility or other Housing Assistance

Waypoint is acting as the centralized intake for rent and utility assistance throughout Linn County.

New applicants in Linn County may contact Waypoint Services at 319-366-7999 and leave a message to assess eligibility for available rent and utility assistance sources.

The Waypoint Housing Services Team has lots of different options. The quickest way to get through the system is go online to the Iowa Coordinated Intake Portal (website below), and prefill information. Waypoint's team will call applicants back within 24-hours.

To move even quicker through the system, residents should have copies of bills, income, lot rent, identification, etc. ready.

<https://www.iowahousinghelp.com/>

[www.hames.com](http://www.hames.com)  
[sales@hame](mailto:sales@hame)



[homes.com](http://homes.com)  
[shomes.com](http://shomes.com)

## Summit View Rental Garages

Due to the metal guards, we cannot plow right up to the doors. Please remove the snow from the front of your garage door. Place snow 4-6 feet from the garage and management will plow that area again.

If snow is not removed from in front of the garage and drifts occur, melting snow may seep into your garage and damage belongings stored on the floor.

### Summit View

## Picture of Pride 2024



### Most Improved



# THE SPOOKS ARE BACK!

## HALLOWEEN PARTY SATURDAY, OCTOBER 26

**Grand View & Summit View residents, and Hames employees & their families are invited!**

Schedule:

Please arrive **5pm-5:15pm.**

5:30pm Costume Contest for children, followed by adults. Prizes awarded for best costumes in the following categories:

- Children 0-4
- Children 5-8
- Children 9-12
- Young Adults 13-17
- Adults

Immediately following the contest we will serve supper then have a Hayrack Ride! (Weather Permitting.)

**The Haunted House is back! It will be open at 6008 Wabash St. SW the evening of the party, October 26th. You may drive yourself or the Grand View Hayrack ride will drop off and pick up (weather permitting). We will make multiple trips to the Haunted House with the Hayrack Ride so no one is left out.**

**The Haunted House will be open again Halloween Night October 31st from 7pm-9pm**



**Please fill out the registration slip below and return to your Community Office before Friday 10/18/24. Your response is appreciated so we prepare enough food.**

**Please Detach & Return**

• -----  
 Yes, we are planning to attend the Halloween Party!

\_\_\_\_\_ Adults \_\_\_\_\_ Kids \_\_\_\_\_ SV \_\_\_\_\_ GV  
 Number Number Family Name Please circle community

Or email information to [grandview@hameshomes.com](mailto:grandview@hameshomes.com) or [summitview@hameshomes.com](mailto:summitview@hameshomes.com).



# Community Events

## Grand View

### Picture of Pride 2024



### Most Improved



## Adult Programs

### Christmas Cards for Veterans

Call Theresa at 319-390-5242 if interested in volunteering. We make cards that are delivered to veterans living in our communities, and to the Veteran's Home in Marshalltown.

Card making on Saturdays 10am-4pm at Grand View Community Room on Oct. 12, Nov. 9, and Nov. 23, if needed.



## Senior Bingo has Moved

Bingo is now at the **Grand View Community Room** on the 3rd Tuesday of each month at 2pm. Call your office if you want the call chain to remind you—or just show up!

## Senior/Adult Breakfast has Moved

Friday Breakfast is now at the **Grand View Community Room**, still at 9:30am to 11:00am on Fridays. All grownups in Grand View and Summit View are welcome to attend!

## Food Pantry

10am—2pm Tuesdays & Wednesdays  
*Cant' come in person?* Call or text 9am-noon Tuesday or Wednesday 319-361-1977 and a food box will be prepared for you. Pick up that day between 2pm and 5:30pm at the Summit View Office.  
*Everyone welcome.*

## CHRISTMAS LIGHTS CONTEST

JUDGING Wed. Dec. 11th

Please leave your lights on until 9pm.

Show us your holiday cheer!  
We will award five - \$50 Gift Certificates to the most festive homes.



**Curtis Hames**



**Clint Aldeman**



*'The Homes People'®*

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

## WHY NOT UPGRADE?

The next time your friends or co-workers tease you about living in a “trailer park,” remind them that manufactured and mobile homes are the **best housing value in America**.

Hames homes are built with the same materials as site-built homes, but are constructed indoors so there’s more efficiency, less waste, and lower cost—in other words, “greener”. And, manufactured homes DO appreciate in value.

Call Curtis or Clint at (319) 377-4863 or email [sales@hameshomes.com](mailto:sales@hameshomes.com),

Financing available to qualified buyers through Circle Finance LLC, NMLS #366020.



Hames—The Homes People® is proud to again be part of this fall’s Greater Cedar Rapids Area Home Builders Parade of Homes!

As in the spring, a manufactured home will be showcased as one of the area’s best new homes in an exciting neighborhood—Grand View.

Come and view the NEW Adventure Mojave at 6302 Luke St. SW, just south of Wilson Ave.

Explore the other spectacular new homes open for viewing on Luke St.

Curtis and Clint will be at 6302 Luke Street on Saturday, September 22 and Saturday, September 29 to answer questions about how you can UPGRADE and finance a spacious new home of your own.



More info online:

[cedarrapidshomes.thegazette.com/houses](http://cedarrapidshomes.thegazette.com/houses)



5410 Wabash St. SW  
Cedar Rapids, IA 52404

**Halloween Party**  
**Saturday 5pm**  
**October 26th**  
**At Grand View**  
**Please RSVP**

**Grand View Community**

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

**Email:**

**hamescommunities@hameshomes.com**

**Grand View Staff**

**Community Manager:** Daniel Hitchman  
**Office Admin:** 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

**Email:**

**hamescommunities@hameshomes.com**

**Summit View Staff**

**Community Manager:** Brett Petersen  
**Office Admin:** Becky Erlacher  
**Sr. Office Administrator:** Theresa Geyer  
**Assistant Manager:** Jonathon Bishop  
**Community Coordinator:** Kelly Hitchman

***EMERGENCY NUMBERS***

*For after-hour emergencies, the numbers to call are:*

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

**Office Hours for Grand View and Summit View**

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

We will also be open 9am to noon on the Saturdays closest to the first of the month. Both offices will be open on Nov. 2nd, Nov. 30th, Jan. 4th and Feb. 1st .

***Holiday Hours***

***Closed Thanksgiving Day, Nov. 28th***

***Open 9am-6pm Friday, Nov. 29th***

***Open 9am-noon Saturday Nov. 30th***

***Open 9am-noon Christmas Eve, Tuesday, Dec. 24th***

***Closed Christmas Day, Wednesday, Dec. 25th***

***Regular Business Hours Resume Thursday, Dec. 26th***

***Open 9am-6pm New Years Eve, Tuesday, Dec. 31st***

***Closed New Years Day, Wednesday, Jan. 1st***

***Regular Business Hours Resume Tuesday, Jan. 2nd***

***Open Saturday, Jan 4th, 9am-noon***