



# MS Multifamily Council

## NEWS

JANUARY 07

### Upcoming Events:

January 11th

Hattiesburg membership meeting. 11:30 at Canecreek Restaurant.

January 16th

Jackson membership meeting at noon at Steam Room Grille.

January 18th

Gulf Coast membership meeting at Aunt Jenny's in Ocean Springs at noon.

### *\$1,700 Raised for the Boys & Girls Club*

For their annual auction for children this year, the MMC Jackson partnered with the Boys and Girls Club of Central Mississippi. The Boys & Girls club graciously donated 16 pieces of ceramics made by the children to be auctioned off at the Jackson Christmas Party on December 8th. Thanks to some incredible members, we were able to meet our \$1,500 goal.

#### **Our gracious buyers:**

Jim & Georgette Turner of Gatekeeper  
Mr. & Mrs. Rusty Reed of Turf Alert  
Bob Anderson of Automatic Laundry  
Kenny Pittman of Heritage Properties  
Nicci Godziszewski of StateStreet Group  
Barbara O'Banner of Ambling Management  
Mike Rowell of The Apartment Guide  
Kim Cruise of StateStreet Group  
Arthur Blankenship of Argen  
Chamberlan Carothers of Southgate Realty  
Linda Ravia of StateStreet Group  
Cindy Logan of StateStreet Group  
Doug Jones formerly of Landmark  
Lisa Randall of Landmark  
Brian Miller of Ambling Management  
Vernice Williams of Summer Park

A special thanks to Mike Rowell for being our auctioneer.

# 2007 MMC Officers

## MMC

*President*  
Brian Miller

*Vice President*  
Frank Buchanan

*Secretary / Treasurer*  
Lee Crisler

## Hattiesburg

*President*  
Chamberlan Carothers

*Secretary*  
June Owens

*Treasurer*  
Betty Jo Ison

## Gulf Coast

*President*  
Catherine Barnett

*Vice President*  
Danielle Pietz

*Secretary / Treasurer*  
Kim Caston

## RAM starts January 9th!

We will meet in Jackson at the Home Builders Association  
in the boardroom from 6:00 p.m. - 8:00 p.m.

**Tuesday, January 9**

*The Expanding Role of Professional Multihousing Management*

**Thursday, January 11**

*Planning for Multihousing Management Success*

**Tuesday, January 16**

*On the Front Line: The Property Manager*

**Thursday, January 18**

*Multihousing Management: Economics & Finances*

**Tuesday, January 23**

*Property Maintenance & Energy and Water Conservation*

**Thursday, January 25**

*Risk Management & Maintenance Plans*

**Tuesday, January 30**

*Marketing Rental Housing & the Marketing Plan*

**Thursday, February 1**

*Processing Applications, Move-in & Move-out Procedures and Resident Relations  
& the Resident Handbook*

**Tuesday, February 6**

*Managing the Site Office & the Operations Manual*

**Thursday, February 8**

*Management of Shared Interest Association*

**Tuesday, February 13**

*Government Assisted & Insured Housing & Military Housing*

**Thursday, February 15**

*Management's Role During New Construction & Rent-up*

**Tuesday, February 20**

*The Law & Multihousing Management*

**Thursday, February 22**

*RAM Final Exam*

## Welcome Hattiesburg Chapter!

As you all know, we have gained a Hattiesburg chapter of the MMC. They will be starting off the year with a general membership meeting on January 11th. The meeting will be held at Canecreek Restaurant at 11:30 and will feature a guest speaker. We will also be accepting the MMC bylaws, introducing our officers and getting our 2007 committees in place.

The Hattiesburg chapter hopes to have a representative from HUD to speak on Fair Housing in February and a speaker on landscaping in March.

I look forward to seeing all of you at the January meeting who have been anxiously waiting for a Hattiesburg MMC chapter.

If you have any questions about the Hattiesburg chapter or would like to receive all email regarding this chapter's meetings, please call me at 601-969-3446 or email me at [cedelen@hbam.com](mailto:cedelen@hbam.com)

# Maintenance Check Up

The costs of repairing and replacing appliances in your rental property can be significant if preventative maintenance practices are not employed. To avoid the risk of costly repairs, perform a maintenance check up twice a year on all units.

## Here's a checklist to follow

- ✓ Replace the HVAC filters & remove other debris around the system. Wipe off accumulated dust and grime. Check and clean all vents. Remove debris from outside unit of the HVAC system.
- ✓ Check & replace weather stripping around doors and windows.
- ✓ Remove accumulated sediment & residue from the hot water heater by draining completely.
- ✓ Remove mold & mildew from bathrooms completely or add new caulking.
- ✓ Run water on all sinks and check for leaks.
- ✓ Run a full cycle on the washer and dishwasher with vinegar to remove residue & check hoses for leaks.
- ✓ Add baking soda to garbage disposal & loosen caked on food particles.
- ✓ Clean stove burners with a degreaser & test to ensure a free passageway of the gas.
- ✓ Spray coil cleaner on refrigeration condenser coils & grills & brush off other build-up.
- ✓ Defrost freezer and clean. Don't forget to clean the drip pan. Seals and gaskets must be cleaned & lubricated.
- ✓ Change smoke detector batteries & test.

## *It takes the biggest laundry service company to make the littlest residents happy.*



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# Tentative Calendar of Events

## JANUARY

- 11 Hattiesburg membership meeting
- 16 Jackson membership meeting
- 18 Gulf Coast membership meeting

## FEBRUARY

- 8 Hattiesburg membership meeting
- 13 Board of Directors meeting
- 15 Gulf Coast membership meeting
- 20 Jackson Crawfish Boil

## MARCH

- 8 Hattiesburg membership meeting
- 15 Gulf Coast membership meeting
- 20 Jackson membership meeting  
CLP class dates to be set

## APRIL

- 12 Hattiesburg membership meeting
- 19 Gulf Coast membership meeting
- 21 Jackson Cook-Off

## MAY

- 10 Hattiesburg Summer Party
- 15 Board of Directors meeting
- 17 Gulf Coast Summer Party
- 22 Jackson membership meeting

## JUNE

- 14 Hattiesburg membership meeting
- 19 Jackson Summer Party
- 21 Gulf Coast membership meeting

## JULY

- 12 Hattiesburg membership meeting
- 19 Gulf Coast Bowling Tournament
- 24 Jackson membership meeting

## AUGUST

- 9 Hattiesburg membership meeting
- 14 Board of Directors meeting
- 16 Gulf Coast membership meeting
- 21 Trade Show in Jackson

## SEPTEMBER

- 13 Hattiesburg membership meeting
- 18 Jackson membership meeting
- 20 Gulf Coast membership meeting

## OCTOBER

- 11 Hattiesburg membership meeting
- 18 Gulf Coast membership meeting
- 23 Jackson Bowling Tournament

## NOVEMBER

Annual Awards Banquet in Jackson.

## DECEMBER

Christmas Parties.