

The Columbus Chatter

Members Supporting Members since 1985



Greater Columbus APARTMENT ASSOCIATION

Uptown Columbus

The Corporate Center
8th Floor

233 12th Street
Suite 800
Columbus, GA 31901

Phone 706.568.9990 Fax
706.243.4880

Email:
info@greatercaaonline.org

Letter from the President

Hello Members!

Happy SEPTEMBER!!!! I hope everyone has gotten back into the swing of kiddos going back to school. If no kiddos, then figuring out how to beat the school traffic! Great things are happening this month!!!

FOOTBALL STARTS!!!!!! (Go Dawgs!) Cooler weather is slowly coming upon us. Mosquitos are going away. Deer season will be starting soon. And The GAA Annual Conference!

We have a meeting this month as well!!!! I know you are **MOST** excited about that! Denise and I attended the GAA Annual Meeting along with many Columbus Members and reported on our wonderful chapter at the state board meeting. Thank you for making this year such a success! We will share information we obtained from the meeting with you at the September meeting. Please mark your calendar for **September 25th** for the dinner meeting! It will be at the DoubleTree. Please plan to join us! We will be discussing drug awareness and how it effects our industry.

Reminder- Board Nominations are due **September 14th for 2019!** Please submit someone or yourself today! Even if you are already on the board, you must be nominated again. Just because you are nominated, does not guarantee a position. All nominees will be voted on by the board of directors and inducted at the Awards Party on **December 15th**.

Also, mark your calendar for **October 23rd!!!!** This will be our Vendor Appreciation night by the pool with DJ Mike Kelly! This is a **COSTUME** party!!! FUN! A prize will be awarded to the best costume! I cannot wait to see what everyone comes up with!

Live Blessed,

Kristi Oyster
Property Manager
Greystone at Inverness



GREYSTONE
PROPERTIES



Greater Columbus
APARTMENT ASSOCIATION

Monthly Dinner Meeting

Tuesday, September 25th 2018

The Double Tree by Hilton
Social Hour 6:00pm – 7:00pm
Dinner Meeting 7:00pm

Guest Speaker will be Captain Bohannon with the
Columbus Police Department
Drug Awareness

Education Presentation for NALP Candidates, Certificate & Pin Ceremony
Vendor Spotlights

READY FITNESS
EQUIPMENT • DESIGN • SERVICE



LeisureCreations

Reservation Form

Name: _____

Company/Property: _____

Email: _____

**Registration is \$40 per Member
\$50 for late registration**

Fax form to 706-243-4880 or send to colapts@knology.net

**Reservations required by 9/20/18
Facebook RSVP's will be Formal Reservations
No shows will be invoiced.**

If you cannot attend, please send another team member in your place.

WELCOME

New Members

Gentry Solutions
Southeastern Laundry
Tony Dushane Allstate Agency
Enclave at Highland Ridge

Go Getters Club

Niki Brown 2 **Carol Sanford 2**

Lindsay Booth 1 **Kim Tabb 1**

Anje Litle 1 **GCAA Office 6**

Recruit new members to the association and let's add your name to the Club! Visit www.GreaterCAAonline.org for membership info!

Upcoming Events & Reminders.....

September 14 th	BOARD NOMINATIONS DUE
September 25 th	Dinner Meeting at The Double Tree 6pm –Drug Awareness
October 5 th	Community Outreach Committee Meeting @ The Gardens on Stadium 12:00pm – Bring Your Own Lunch
October 11 th	Active Shooter Response Training, The Corporate Center
October 23 rd	Vendor Appreciation – Halloween Party & Contest @ Double Tree
November 1 st	Award Nominations DUE
December 15 th	Christmas Party / Awards Night – Columbus Museum

FOLLOW US ON FACEBOOK AT www.Facebook.com/aps All events and meetings are posted there or visit our website at www.ColumbusApartmentAssociation.org

DO YOU HAVE ANNOUCEMENTS TO SHARE? Please contact the GCAA office by the 30th of each month to submit birthdays, anniversaries, new employees, etc.

Newsletter Submissions

If you have an announcement you or your company would like to include in our monthly newsletter, please send those to Colapts@knology.net by the 30th of each month to be included in the upcoming issue of The Columbus Chatter. We want to know about our members! You can share any info like birthdays, wedding/work anniversaries, promotions, new employees, recipes, grand openings, invites to special meetings, etc.

GCAA Board Nominations are open until Sept 14th!

If you or someone you believe would make a great leader as a board member for the association, Please contact the association office at colapts@knology.net or your President, Kristi Oyster at KOyster@greystoneproperties.net. Nomination Forms are available online at www.GreaterCAAonline.org

HERE WE "GROW" AGAIN!

We have a new website! Please visit www.GreaterCAAonline.org to find the latest information about the Greater Columbus Apartment Association.



Featured Board Members of the Month



Brittany Perkins, Lakeside Village

GCAA Property Management Director

Hi! My name is Brittany Perkins and I am originally from Newnan, Ga and have lived in Columbus for the past 8 years. I got my start in property management when I moved here and became a leasing agent for Woodruff. I quickly fell in love with the industry and have been in it ever since. I enjoy meeting new people and helping them find a place to call home. I am married to Clint Perkins and have two children Cyrus (3) and Max (1), they keep me busy and always on my toes. I am an active member with Cascade Hills Church serving on the invitation team, I love being able to be a part of people's journey to Christ. This is my first year serving on the board of GCAA and love the friendships and camaraderie that it brings. I hope to continue serving with GCAA and look forward to meeting new people and creating new friendships.

Brittany Perkins, Property Manager

Lakeside Village, Woodruff Property Management Company

WHO'S GOT THE SPIRIT?

GCAA is looking for the next winner of the SPIRIT STICK for the

September DINNER MEETING? Only two more meetings left!

HAVE YOU GOT IT? BRING IT!



MEMBERSHIP APPLICATION

- OWNER/MANAGER MEMBERSHIP**
Any person, corporation, Partnership, or other organization which owns, builds, develops, manages, operates, or supervises the operation of multi-family rental housing.
- ASSOCIATE MEMBERSHIP**
Any person, corporation, partnership or other organization which services, supplies or otherwise deals with multi-family rental housing, lenders, title companies, insurance companies and any other organizations or institutions interested in the promotion of the multi-family rental housing industry

OWNER/DEVELOPER/MANAGEMENT COMPANY _____

COMPANY NAME _____

***Management companies applying for membership for multiple properties, list those properties and the unit count for each:**

PROPERTY _____ TOTAL UNITS _____

PROPERTY _____ TOTAL UNITS _____

PRIMARY CONTACT NAME _____ TITLE: _____

MAILING ADDRESS: _____

CITY _____ STATE _____ ZIP _____

**if P.O. Box, please provide a physical address as well*

Phone _____ Fax _____

Email (for company or primary contact): _____

DUES:	Owner/Manager Members Each property with 100 units or less Each property with 101-300 units Each property with 300 units or more Administrative Fee \$50.00	Annual Dues \$150 plus \$1.10 per unit \$200 plus \$1.10 per unit \$250 plus \$1.10 per unit
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*a property with 100 units or less, AND without its own mgmt. office, will only be charged the per unit cost. However, the management company must be charged at least \$150 dues. (Ex: if XYZ company has 100 units in various locations, but only one management office, XYZ will be charged \$150 plus \$1.10 per unit. They will not be charged \$150 per location. If ABC company has only one property as a GCAA member, which is 100 units, it WILL be charged the \$150 because the management company or owner must be charged the dues rate at LEAST once.)

Associate Members Product/Service Provider	Annual Dues \$200 <u>1st year- \$200 + \$50(admin) = \$250</u>
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PLEASE ACKNOWLEDGE YOUR UNDERSTANDING OF THE FOLLOWING INFORMATION BY SIGNING BELOW.

This application is made in accordance with and subject to the bylaws and articles of incorporation of the Greater Columbus Apartment Association. I agree to abide by the Code of Ethics, bylaws and articles of incorporation of the Greater Columbus Apartment Association. I hereby apply for membership and enclose payment for the first year's dues and administrative fee. (Invoices for the prorated portion of the second year's dues will be sent in November of each membership year.) Membership renews automatically on an annual basis. Cancellation must be received in writing, and prior to Dec 31 in order to cancel dues obligations for the following year. Make checks payable to the GREATER COLUMBUS APARTMENT ASSOCIATION. Dues payments to the Association may be deductible as a business expense, but are not deductible as a charitable contribution. By joining, members also become a member of the National Apartment Association and Georgia Apartment Association. Fifteen (15) dollars of each member's annual membership dues will go toward a one-year subscription to NAA's Units Magazine. In the event of suspension or termination of membership, I agree to immediately discontinue the use of said Association's insignias in any form, and will not represent myself or my company as a member.

Upon the approval of the application by the Board of Directors, the primary contact listed will automatically receive a new member packet including a copy of the current *Membership Directory*, upcoming event information, GCAA membership sticker, and current newsletter. All further correspondence, event notices and publications will be directed to their attention, by email, unless the GCAA office is notified to send additional notices to other company representatives or member requests correspondence be sent by other means of communication. To promote camaraderie and business among its supporters, GCAA encourages its current members to display their membership sticker and to include the GCAA logo on company literature and advertising.

Authorized signature: _____ **Date:** _____

CURRENT MEMBER WHO RECOMMENDED MEMBERSHIP (if applicable): _____



2018 Recognition Awards Recognizing Excellence

GCAA Recognition Awards are presented at the Annual Party in December. These Awards represent the best of the best! GCAA members may nominate someone in each of the following categories, keeping in mind the nominees' service to their residents, customers, co-workers, and our Association.

Nomination Guidelines:

Each submission will be read by a panel of judges selected by the Executive Committee. The winner will be selected based on the content of the details in the submission as well as their service to GCAA. These are not selected by the number of times submitted. The more information we get, the better! Check the boxes that apply to each nominee. Do not use the nominees name or community name or company name in the written section of this form. Nominee should be referred to as "this person" or "this nominee". Refer to a property or company as "the property" or "the company". Submit by the deadline Nov. 1, 2018. Late nominations will not be considered.

❖ **Exceptional Site Team Member** (Assistant Manager, Leasing Consultant, etc.)

- Aided or led in resident retention programs?
- Developed and executed resident activities?
- Has superior leasing techniques, product knowledge, closing techniques?
- Has ability to resolve professional or resident conflict or ability to lead?
- Contributed to creatively developing programs for renewal or rent collection?

Nominee's name, company, and title _____

Why nominated? _____

❖ **Exceptional Property Manager Member** (Property Managers)

- Aided or led in resident retention programs?
- Developed and executed resident activities?
- Has superior leasing techniques, product knowledge, closing techniques?
- Has ability to resolve professional or resident conflict or ability to lead?
- Contributed to creatively developing programs for renewal or rent collection?

Nominee's name, company, and title _____

Why nominated? _____

❖ **Exceptional Corporate Support Team Member** (Regional, Training, Marketing, Maintenance or Administrative)

- Contributes to the company's success, financial well-being or increased occupancy?
- Goes above and beyond to ensure the highest quality of service, overcomes personnel challenges or leads by example?

Nominee's name, company, and title _____

Why nominated? _____

❖ **Extra Mile Award** (Any Team Member)

- Goes above and beyond the expectations outlined for her/his position?

Nominee's name, company, and title _____

Why nominated? _____

❖ **Exceptional Service Team Member** (Supervisor, Technician, Grounds Personnel or Housekeeper)

- Does s/he control budget inventory, contribute to overall operations, execute or assisted in executing preventative maintenance procedures?
- Goes above and beyond to ensure resident satisfaction or success of the team?

Nominee's name, company, and title _____

Why nominated? _____

❖ **Associate of the Year** (Any Vendor Team Member, Nominate an Individual, not a company)

Nominee's name, company, and title _____

Why nominated? _____

- Are they a current member of the association?

❖ **Associate Company of the Year** (Any Vendor Company)

- Are they a current member of the association?

Nominee's name, company, and title _____

Why nominated? _____

❖ **Property of the Year**

(Due to the amount of information needed, nominations for this category must be done separately from this form)

Your submission for your nominee for this award must include:

- Facts: Name and age of property, Management company, Number of units, Names of all staff members

Award will be based on the following criteria:

- **Resident services & satisfaction (50% of score):** Submit a description of services provided to residents. Include any community involvement events with residents (such as fundraisers for charity, whether related to GCAA or not) & resident activities provided by staff (such as neighborhood watch meetings, holiday parties, etc). If available, include any examples of resident surveys or testimonials to show the level of resident satisfaction at this community.
- **Staff support of apartment industry (20% of score):** List industry experience, designations or certifications held by staff members. Include how on-site personnel continue their training.
- **GCAA, GAA, or NAA service, support & participation (30% of score):**
 - List the following: Names of Vendors the property uses who are GCAA, GAA or NAA members

Names of any staff members who are now or have been Board members or committee volunteers
GCAA, GAA or NAA special events that staff has participated in during 2018 & how participated (ex:
volunteered to help with community outreach, attended and volunteered the Maintenance Appreciation
night, Vendor Appreciation Night etc...)
GCAA, GAA or NAA meetings that staff has attended during 2018.

NOTE: Please send this nomination separately by emailing as a PDF file to Colapts@knology.net, faxing to 706-243-4880 or mailing/delivering to the GCAA Office at 233 12th Street, Suite 800 Columbus, GA 31901
Office hours are 10am - 4pm Monday - Thursday. There is also a drop box available to the right side of the door for your convenience.

❖ **Alyce W. Patton Award**

This award was established in 2011 to honor the memory and legacy of Alyce who a mentor, leader, and beloved friend was to so many in our association and industry. As a Past President of GCAA and GAA officer, Alyce was a fierce supporter of our association and was passionate about the involvement and education of our members. She was known to many of us as a mentor in our careers, always looking for ways for others to grow and always there to give an encouraging 'push' to move us forward. Alyce was passionate about service to our organization and our community. She truly showed that you get out of something what you put into it. She made things happen; the perfect example of a 'mover and a shaker'. This quote reminds us of her:

"We make a living by what we get, but we make a life by what we give."- Winston Churchill

When nominating a person for this award, think about a GCAA member who you have seen demonstrate a passion for excellence, who works to see that others succeed, who show that they care about the well- being of other human beings by a demonstrated effort to make a difference in the lives of others and who has been a mentor to you in this industry and/or in life. This award will annually honor a GCAA member who, like Alyce, shows a tremendous spirit of giving and service to others.

- 2012 Award Winner - Tammy Sides, Woodruff Properties
- 2013 Award Winner - Gene Kemp, Colony Furniture Leasing
- 2014 Award Winner - Kathy Flynn, Thayer Properties
- 2015 Award Winner – Anje Litle, Flournoy Properties
- 2016 Award Winner – Lynn Free, Greystone Properties
- 2017 Award Winner – Kristi Oyster, Greystone Properties

Nominee’s Name, Company & Title _____

Why nominated? (attach additional page if necessary)

RETURN NOMINATIONS BY FAX OR EMAIL BY NOVEMBER 1st.

colapts@knology.net (706) 243-4880

Nominations received after this date may not be included in the final judging.

Please submit by the due date to ensure your nominations are included.

Recognition Awards will be presented on December 15th at

The Columbus Museum where GCAA will host the Annual Christmas Party

Active Shooter Response Training

Thursday, October 11, 2018

9:00am - 11:00am

Corporate Center

What would YOU do if:

- There was a report of shots fired?
- You heard gunshots in the building?
- You came face-to-face with an aggressor?

This training teaches OPTIONS:

- How to prepare for emergencies
- Safety devices available
- How you might be alerted to threats
- Methods to secure and barricade doors to slow down an aggressor
- Ways to share information to help with the response
- Evacuation considerations
- How to counter an attack when you have no other options



Active Shooter Response Training Registration Form

Name: _____

Company/Property: _____

Email: _____

Registration is \$45 per Member \$55 per Non-Members
\$55/\$65 for late registration

Fax form to 706-243-4880 or send to info@greaterCAAonline.org

Reservations required by 10/3/18

Facebook RSVP's will be Formal Reservations

No shows will be invoiced.

If you register and then cannot attend, please send another team member in your place.



Greater Columbus APARTMENT ASSOCIATION

2018 Awards Night Sponsorships

Platinum Sponsorship - \$1200.00

- Full page Advertisement on website Member Guide
- One Half page advertisement in the first 4 issues of the 2019 newsletter
- Six Complimentary Dinner Reservations & Six additional drinks tickets for the event
- Company Name Placement on the event Sponsor Board & Program
- Exclusive Recognition on social media and the night of the event.

Gold Sponsorship \$800.00

- Half page Advertisement on website Member Guide
- One Half page advertisement in the first 3 issues of the 2019 newsletter
- Four Complimentary Dinner Reservations & Four Additional Drink Tickets for the event
- Company Name Placement on the event Sponsor Board & Program
- Exclusive Recognition on social media and the night of the event.

Silver Sponsorship \$600.00

- Quarter Page Advertisement on website Member Guide
- One Half page advertisement in the first 2 issues of the 2019 newsletter
- Three Complimentary Dinner Reservations & Three additional Drink Tickets for event
- Company Name Placement on the event Sponsor Board & Program
- Exclusive Recognition on social media and the night of the event.

Bronze Sponsorship \$400.00

- Business Card Size Advertisement on website Member Guide
- One Half page advertisement in the first issues of the 2019 newsletter
- Two Complimentary Dinner Reservations & Two additional Drink Tickets for event
- Company Name Placement on the event Sponsor Board & Program
- Exclusive Recognition on social media and the night of the event.

Vendor Photo Booth Sponsorship \$400.00 (Only 3 available)

- Company Logo on all printed Souvenir Pictures
- Company Name Placement on the event Sponsor Board & Program
- Exclusive Recognition on social media and the night of the event.
- One Half page advertisement in the first issues of the 2019 newsletter

Company: _____

Contact Person: _____

Contact Phone: _____

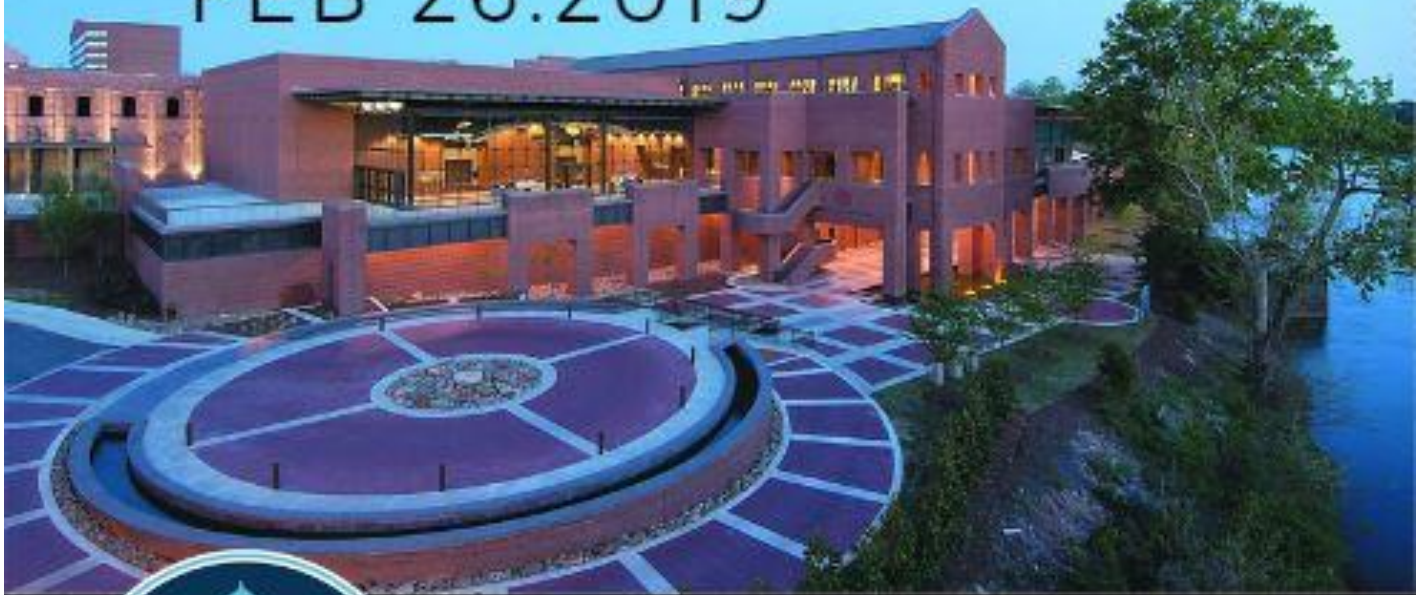
Email: _____

Sponsorship package: _____

Please send this form to the GCAA Office at info@greaterCAAonline.org or fax to 706-243-4880 no later than 11/15/18
All company logo used in event programs & social media must be submitted by 11/15/18

Annual Trade Show

FEB 26.2019



Greater Columbus
APARTMENT ASSOCIATION

Register to be an exhibitor

Early Registration is now available until Oct. 31st.

**Contact the Office at 706.568.9990 or
info@greaterCAAonline.org**

Visit www.GreaterCAAonline.org for more info

WEAR YOUR SUPPORT

2018 GCAA T-SHIRT



WE ARE EXCITED ABOUT THE NEW
GCAA T-SHIRTS!

DON'T MISS OUT ON ORDERING
YOURS TODAY!

SIZES:

S-XL-\$22.00 XXL-XXXL-\$24.00

FILL OUT YOUR ORDER FORM & RETURN
TO LINDSAY BOOTH

OVERLOOKCROSSING@BELLSOUTH.NET



706-323-6722

#memberssupportingmembers



*Also available in black

SAVE THE DATE

AWARDS NIGHT & CHRISTMAS PARTY

DEC. 15th at the Columbus Museum

WOW!

that's better

