

# The Management Times

Fall 2004

Quote  
Unquote...

Keep away from people who try to belittle your ambitions. Small people always do that, but the really great ones make you feel that you too, can become great.  
--Mark Twain

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WEIGAND-OMEGA MANAGEMENT, INC.

## Fall

*We have been very lucky this past summer. We have had lots of rain with moderate temperatures. As a result, the lawns look great. The HVAC problems were not nearly as plentiful as most summers.*

*Most markets are still very competitive and traffic will begin to slow in the next few months. It is very important for everyone to give their best efforts in the next few months to enable your property to go into the winter months in the best possible position. Whether your job is to make units ready for occupancy, lease units, maintain the common areas, or a combination of the above your performance is directly*

*related to the success of the property. The property must always put its best foot forward from a curb appeal perspective and the units that are shown must be spotless. We must pay **special** attention to the prospects when they arrive and make them feel that there is nothing more important than taking care of their needs.*

*If we provide the **most friendly and helpful** service with competitive products and prices we will continue to stand out in the market.*

By Bob Hanson  
President

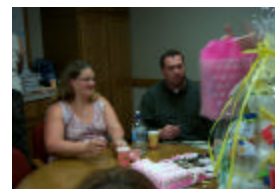
## The Newest Family Member at WOM

### Jillyan Rose

**Parents:** Jason Welch  
(Twin Rivers) and  
Tammy.

**Weight:** 8lbs 7oz  
20 1/2 in.

Congratulations !!



## Employees On The Move



### Lendora & Jerry Cates

Welcome to Pinellas Park Lendora and Jerry Cates! Lendora worked in Wichita as manager of Country Acres Senior Residences for the past 5 years and recently transferred to Cornerstone Pinellas Park in Florida. Joining her in this new adventure is her husband, Jerry. Her Supervisor for 5 years, Ginger Johnson said “We are sorry to lose her to Florida but we are sure she will be a great addition to the

Cornerstone family. Lendora’s bright, cheerful personality is a bright spot in the day and Jerry is always good for a laugh with his joke of the day”.

When not working, Lendora and Jerry like to spend time with their grandchildren who, luckily, also reside in Florida. Welcome to Jerry and Lendora!

## Employee Recognition

Amanda Scantlin (Manager of Lodge West Apartments) recently earned the highly-regarded credential for residential real estate managers, the Accredited Residential Manager (ARM) certification awarded by IREM.

- ◆ She had to meet experience and educational requirements and pass a certification exam.
- ◆ She has demonstrated the human relations and other expertise necessary to cost-effectively attract and retain residents, thereby enhancing property value.
- ◆ Her pledge to adhere to the ARM Code of Professional Ethics—A code that is strictly enforced by IREM—underscores the professional integrity to which she is committed.
- ◆ Her membership in IREM, by virtue of her ARM certification will enable her to take ongoing advantage of high-level networking opportunities with other members and an increasing array of cutting-edge educational programs, products and services.
- ◆ Last but not least, the resources available to her as an IREM Member will help her—and by example her colleagues—anticipate and respond appropriately to the growing challenges confronting residential real estate managers.

*Congratulations Amanda!*



## Halloween Safety Tips for Trick or Treating



1. Children should go out during daylight hours only unless accompanied by a responsible adult.
2. Plan a safe route so parents know where their older kids will be at times. Set a time for their return home. Make sure that your child is old enough and responsible enough to go out by themselves.
3. Let your children know not to cut through back alleys and fields. Make sure they know to stay in populated places and don't go off the beaten track. Stay in well lighted areas.
4. Stop only at familiar houses in your neighborhood unless they are accompanied by an adult.
5. Small children should never be allowed to go out alone on Halloween. Make sure an older sibling or adult is with them.
6. Instruct your children not to eat any treats until they bring them home to be examined by you.
7. Instruct your child to never go into the home of a stranger or get into their car.
8. Make sure your child carries a flashlight, glow stick or has reflective tape on their costume to make them more visible to cars.
9. Let them know that they should stay together as a group if going out to Trick or Treat without an adult.

# WELCOME NEW EMPLOYEES

Applewood  
Deborah Miles  
Terry Giefer

U-Stor Belton  
Belinda Miller  
Carl Davis

Cedar Lakes  
Ethan Ellis

Cherry Hill  
Sherri Baker  
Ron Mondile

Flint Hills  
Nathyn Kennedy  
Preston Lawton

Four Seasons  
Rob Guittar  
Andra Baldwin

Gardenville  
Andrew Robertson  
April Robertson  
Joe Robertson  
Peggy Robertson

General DeGaulle  
Bernell Story  
Cye Cohen  
Mary Jane Durrant

Huntington Park  
Kristen Doppelt

Maple Gardens  
William Smith

Pinellas Park  
Jerry Cates  
Lendora Cates

Raintree  
David McLaughlin

Remington Park  
Rigoberto Vasquez  
John Risinger

Safe-T-Stor  
Sandra Payne  
Buddy Payne

Skyline  
Tracy Phipps

St. Charles  
Mary Storer  
Wade Tyler

Stratford East  
Gretchen Freeman

Stratford West  
Julie Fielder

Summit Woods  
Robert Watkins

Twin Lakes  
Kermit Fielder Sr.

Twin Rivers  
John Bateman

C.S. Washington  
Cheryl Evola

U-Stor Westport  
Alexander Tryon  
Barbara Duff

Windham Court  
Richard Benish

U-Stor Westport  
Alex ander Tryon  
Barbara Duff

WOM  
David Sponsel  
Jack Vanek  
Tracy Kennedy  
Richard Becker



## SAFETY CORNER



### Moisture and Mold Preventative Maintenance...

- ◆ Clean, inspect and repair roof gutters regularly. Inspect roofs and siding materials regularly and make repairs as soon as possible when necessary.
  - ◆ Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
  - ◆ Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.
- HIDDEN MOLD**
- ◆ Suspicion of hidden mold—You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and tenants/residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture, inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).
  - ◆ Investigation hidden mold problems - Investigating hidden mold may be difficult and require caution when the investigation involves disturbing potential sites of mold growth,. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper.

From WOM Safety Manual

## SAFETY AWARDS

Four employees received safety awards September and October.

George Wood of Twin Lakes accepted his 8 year Sears socket set in September.

Three staff members accepted awards in October - Versal Willson of Villa West received his two year Leatherman tool. Matt Smith of Remington

Park received his first year safety jacket and Greg Adams of Georgetown Court received his two year Leatherman tool.

Congratulations to all of you, we appreciate your hard work!

By Yolanda Porter

# Flu Shots

Pneumonia shots will also be available for \$34.00

## **MANAGERS MEETING (Home Office)**

WEDNESDAY OCTOBER 27, 2004

10:00am to 11:00am

## **SAFETY MEETING (Maple Gardens)**

WEDNESDAY NOVEMBER 17, 2004

8:00am to 9:00am

## **TO ALL OUT-OF-TOWN EMPLOYEES...**

If you would like to receive a flu shot this year please feel free to go to any location in your area offering a flu shot clinic. Weigand-Omega Management, Inc will then reimburse you up to \$10 for your flu shot. A receipt for your flu shot must be submitted to Kelly at the corporate office in order for your reimbursement to be processed.

\$10 Copay for Employees  
\$17 Copay for Family Members

*A small price to pay for good health!!*

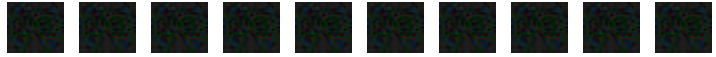


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*Weigand-Omega Management, Inc. was founded in July of 1976 as Omega Management, Inc. In August of 1987, Omega Management changed its name to Weigand-Omega Management, Inc. to better reflect the relationship that exists with J.P. Weigand & Sons, Inc., an old line nationally respected brokerage firm. Weigand-Omega currently manages approximately 4,600 apartments and condominiums as well as 3,700,000 square feet of office, retail and warehouse space, 5 homeowners associations and 12,000 storage units.*



We're on the Web:  
weigandomega.com

Our space fits  
your needs!

**Mission Statement:** *Our mission at Weigand-Omega Management, Inc. is to establish and maintain a mutually beneficial relationship with each client we serve; to manage each property to provide maximum long-term performance for the owner and maximum value for the tenant(s); and to conduct our business with integrity — as individuals and as a company — in a manner that commands the trust and respect of our owners, our tenants, our employees, our vendors and our peers.*

**Don't Fall behind this Season....**

*Winter is right around the corner and here is a checklist so you don't fall behind this season...*

- ◆ *Clean and put away your gardening tools, wash them with warm soapy water making sure to get all of the surfaces clean. When the tools are clean and dry coat them with a thin layer of oil or petroleum jelly to prevent the formation of rust while they're not in use.*
- ◆ *Clean and put away your patio furniture.*
- ◆ *Have a heating professional come in and check out your furnace before you need it. Annual maintenance makes good sense and taking care of it before you need the heat will save you long wait times later on.*
- ◆ *Walk around your house and check the caulking and weather stripping, this is an ideal time to remove or replace any that is damaged or missing.*
- ◆ *Autumn is also a good time to order and stack wood for wood burning stoves and fireplaces.*
- ◆ *An easy way to help prevent wet basements during the rainy season is to simply install a splash block at the end of your gutter's downspout. This will help keep water away from your basement and help with dampness.*