

2011 MEMBERSHIP DIRECTORY & INDUSTRY GUIDE



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MISSION STATEMENT AND GOALS

Mission Statement

The Utah Apartment Association (UAA) is a non-profit trade association dedicated to providing a common foundation for rental housing professionals and the various businesses that service the industry. Nearly 1 in 3 Utah households rent their housing. There are over 175,000 rental units in Utah and tens of thousands of Utah families draw their livelihood from the multi-family housing industry.

UAA is the premier state organization representing multi-family builders, owners, developers, leasing consultants, service technicians and suppliers. We exist to promote professionalism, education, career development and proactive legislative efforts to benefit owners, investors, residents and association members.

Goals

- * Support the industry by providing and maintaining quality affordable apartment homes to the public.
- * Provide public service to the community.
- * Promote professionalism and ethical business practices in the apartment industry.
- * Provide timely, quality and relevant educational offerings to the industry on apartment related issues.
- * Offer social and networking opportunities to our members.

Serve as the primary voice of the industry within the State of Utah by having a positive influence on the legislative and regulatory process at all levels.

Membership in the organization means that a member is committed to high professional standards and on-going training/education related to the industry. Our members intend to conduct business with the public in an honest and ethical manner.

The 2011 Membership Directory and Industry Guide is provided solely as a resource for UAA members. The accuracy of the information provided cannot be guaranteed and may change without notice. Listing in the Management Companies or Apartment Communities sections does not imply UAA membership or guarantee community or company is a member in good standing or complies with UAA ethics and standards.

Pictures on the cover provided by Apartment Guide of Greater Salt Lake.

BENEFITS OF MEMBERSHIP

Benefits of Membership for Owners and Managers

Legal Forms

As a member of the UAA, you have access to online forms including leases and several other legal forms that are up to date with unique Utah law. The UAA also sells forms in carbon copy from our office to its members. Forms are updated continually and reviewed by legal counsel to protect your interests. Our forms are trusted and respected by judges, and are efficient legal tools when used correctly.

Educational Opportunities

The UAA provides an ongoing series of training programs on industry related topics throughout the state. We offer a Property Management 101 series for new members to help them master the basics of managing residential rental properties. There is also a Property Management 201 for those who have already taken 101 and want to learn more. The UAA holds free monthly seminars on relevant topics and also major educational events like our annual Economic Conference. For information on classes and a schedule logon to our web site at www.uaahq.org.

Tenant Screening Services

UAA Members can use our tenant screening services. For \$20 an applicant, the UAA will do credit and criminal background checks to help you make an informed decision on each applicant.

Utah Apartment Journal

The association publishes a monthly newspaper filled with articles of interest. This "trade journal" keeps you informed about what is happening in the industry. This professional publication will help you stay informed on important issues and improve your knowledge.

Monthly Owner Manager Meetings

The UAA holds monthly meeting for members in Salt Lake, Orem, and Ogden with seminars on a variety of topics. At these meetings, owners can also ask questions, purchase forms, and get personal support and coaching. The meetings also offer an opportunity to meet and get to know other professionals in the industry and share information helpful in the daily operation of your rental property. For more information see our calendar at www.uaahq.org/calendar.

Legislative Representation

The Utah Apartment Association serves as a unified voice while advocating for the industry. We have a strong history of influencing legislation at the state and local levels. One owner/manager alone can do little to influence the course of state/county/municipal governments. By combining our strength and resources, the association can advocate on such issues as burdensome regulation, oppressive or unbalanced taxation, unreasonable fees, and other important issues.

Fair Housing Trade Show and Education Conference

The association sponsors an annual fair housing trade show and education conference. Exhibitors include UAA vendor/supplier members who display the latest products and methods of delivering services. Educational seminars from some of the most renowned national speakers in the industry are held throughout the day. Over 1,000 industry professionals will attend this highly informative conference each spring as well as over 100 exhibitors.

Favorable Presentation to Residents

Membership in the UAA will help project to your residents a sense of higher professionalism and care. It gives owners a competitive advantage in attracting residents who want to rent only from professional and ethical owners.

The Utah Apartment Association is considered the industry expert in the state and has focused on developing a favorable reputation for promoting good business practices within the industry. Our customers – the residents of our communities – associate a certain comfort level with members of the organization. This favorable reputation may help you to show customers that you are doing everything you can to stay current on industry standards and regulations, and that you do business in an ethical manner.

2011-2012 Event Calendar

July 2011

7/4/11	Office	UAA Office Closed (Independence Day)	
7/13/11	7:30 AM	Golf Tournament	South Mountain
7/25/11		Office Closed (Pioneer Day)	UAA Office
7/26/11	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
7/27/11	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
7/28/11	7:00 PM	General Membership Meeting	UAA Training Room

August 2011

8/24/11	10:00 AM	Last Chance Barbecue	Wheeler Farm
8/23/11	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
8/24/11	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
8/25/11	7:00 PM	General Membership Meeting	UAA Training Room

September 2011

9/5/11		Office Closed (Labor Day)	UAA Office
9/14/11	7:30 AM	Rental Housing Economic Conference	Salt Lake Board of Realtors
9/27/11	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
9/28/11	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
9/29/11	7:00 PM	General Membership Meeting	UAA Training Room
9/30/11	6:00 PM	Tribute Awards Dinner	Zermatt Resort

October 2011

10/19/11	11:30 AM	October Luncheon	UAA Training Room
10/25/11	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
10/26/11	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
10/27/11	9:00 AM	Maintenance Mania & Education	Salt Lake Board of Realtors
10/27/11	7:00 PM	General Membership Meeting	UAA Training Room

November 2011

11/15/11	7:00 PM	Annual General Membership Meeting	UAA Training Room
11/25-26/11		Office Closed (Thanksgiving Holiday)	UAA Office
11/30/11	11:30 AM	UAA Board Meeting	UAA

December 2011

12/26/11		Office Closed (Christmas Holiday)	UAA Office
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January 2012

01/23/12		Legislature Begins	Utah State Capitol
01/24/12	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
01/25/12	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
01/26/12	7:00 PM	General Membership Meeting	UAA Training Room

February 2012

		UAA Legislative Day on the Hill	Utah State Capitol
02/20/12		Office Closed (President's Day)	UAA Office
02/21/12	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
02/22/12	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
02/23/12	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden

March 2012

		NAA Capitol Conference	
3/21/12	11:30 AM	March Luncheon	
03/27/12	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
03/28/12	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
03/29/12	7:00 PM	General Membership Meeting	UAA Training Room

April 2012

04/18/12	8:00 AM	2011 Trade Show & Education Conference	South Towne Expo Center
04/24/12	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
04/25/12	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
04/26/12	7:00 PM	General Membership Meeting	UAA Training Room

May 2012

5/16/12	11:30 AM	May Luncheon	UAA Training Room
05/22/12	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
05/23/12	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
05/24/12	7:00 PM	General Membership Meeting	UAA Training Room
05/28/12		Office Closed (Memorial Day)	June 2012
06/28-30/12		NAA Education Conference & Exposition	Boston, MA
06/26/12	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
06/27/12	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
06/28/12	7:00 PM	General Membership Meeting	UAA Training Room

July 2012

07/04/12		Office Closed (Independence Day)	UAA Office
07/12/12	7:30 AM	Golf Tournament	TBA
07/24/12		Office Closed (Pioneer Day)	UAA Office
07/24/12	7:00 PM	General Membership Meeting	5703 S 1475 E, S. Ogden
07/25/12	7:00 PM	General Membership Meeting	55 W University Pkwy, Orem
07/26/12	7:00 PM	General Membership Meeting	UAA Training Room

*UAA TRAINING FACILITY IS LOCATED AT 448 EAST WINCHESTER (6400 SOUTH) SALT LAKE CITY, 84107



Management Companies

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Peachtree Windows & Doors

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peachtreeutah@hotmail.com

Peak Property Solutions, Inc

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DRAIN CLEANING

Rescue Rooter

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West Valley City, UT 84120
PH: 801-973-2097
FX: 801-973-2098
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Robert W Speirs Plumbing Inc

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FX: 801-546-0577
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www.speirsplumbing.com

Roto-Rooter

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Salt Lake City, UT 84104
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FX: 801-972-2843
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www.rotorooter.com

Professional Drain Service LLC

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FX: 801-964-1663
customerservice@prodrainservice.com

Shamrock Plumbing, LLC

Marv Hill
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North Salt Lake, UT 84054
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