



# Keynotes



## 1st Meeting of 2006!

### Take Our Future to Lunch!

Featuring a panel  
discussion: *What Your  
Asset Manager Wants*

#### The Mansion at Oak Hill

5801 E. 116th

Thursday, February 2nd  
Luncheon, 11:30

RSVP by January 31st, 2006  
\$20.00

Phone: 317-815-0163

e-mail: iremoffice@aol.com

*Candidates Please Note: You are  
required to attend two of Chapter  
24 meeting's in 2006 as part of  
your Candidate Requirements.*

## Back by Popular Demand! Take Our Future to Lunch, February 2nd

Featuring a panel discussion:  
*What Your Asset Manager Wants*

Start your professional new year off right. Attend our first 2006 IREM luncheon, on Thursday, February 2nd at the Mansion at Oak Hill at 11:30. This luncheon hails the return of our successful "Take our Future to Lunch" student mentoring program and will conclude with a panel discussion on "What Your Asset Manager Wants". Our esteemed panel featuring Asset Managers from Commercial, Retail, Residential and REIT disciplines will provide expert insight in to what they expect from their real estate property manage-

ment professionals. Thanks to you, our members, and many of our Friends, we are hosting students from the Ball State University Residential Property Management degree program and the Center for Real Estate Studies at Indiana University. These students represent our future leaders and workforce and we will introduce IREM as an important part of their professional career. Students will be paired with a current IREM Chapter 24 member who will act as a mentor for the student at the luncheon and help them network.. We have several mentors

committed, however, we need more. Call the IREM Office if you are interested in positively affecting a young persons professional career, and taking an active role in your local IREM Chapter. You also won't want to miss our revealing and insightful discussion on What Your Asset Manager Wants at our luncheon, Thursday, February 2nd 11:30 at the Mansion at Oak Hill, 5801 E. 116th St. Call Julie Dowrey, Chapter Administrator, 317-815-0163 now to make your reservation for this special IREM luncheon event.

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## IREM Annual Meeting a Success!

The IREM 2005 Annual Chapter meeting, held in November at The Eiteljorg Museum proved to be a special evening. Thanks to our sponsors, Corporate Cleaning Systems, Lawn-Pride and ServiceMaster, members enjoyed a fabulous meal and an opportunity to celebrate a great year for IREM Chapter 24. Jim Evans, Chapter 24's IREM Region 6 Vice President swore in our 2006

Executive Committee and installed our two newest ARM's, Kelly Rodriguez and Debbie Allen. IREM Chapter 24 was proud to present a check to the Learning Centers for Children for \$11,554.30 from our golf outing and we received a special thank you from Coburn Place for our Closets for Coburn Project. President Gorman ended the evening with a fond fare-

well and awarded, "Friend of the Year" to ServiceMaster Family of Brands and "CPM of the Year" to Kris Moore. ARM of the Year went to Ellen McMahan, Candidate of the Year to Beth Kirkham, and Associate of the Year went to Maura Gordon. Kudos to all for your dedication and devotion to the promotion and standards of our profession and IREM Chapter 24.

## 2006 Officers

### *President*

**Claudia Price, CPM**

### *President-elect*

**Kris Moore, CPM**

### *Vice President*

**Mimi VanArsdall, CPM**

### *Treasurer*

**Tassy Davis, CPM**

### *Secretary*

**Patti Whipple, CPM**

### *Past President*

**Mike Gorman, CPM**

## Income and Expense Reporting Begins!

*Its easy! Complete only One Form for Office Buildings and send a copy to both IREM and BOMA for credit and your free copy of the report.*

Its time to participate in the 2006 edition of the IREM Income and Expense report. Your individual submission is important to make the report statistically representative of our area and a usable comprehensive tool. For your efforts and if you file your report prior to March 1, 2006, you will receive a free copy of this report normally a \$304.95 charge to the public. Shopping center reports are due by April 1, 2006. You may submit your data

online at <http://ie.irem.org/irem/cwb>, or call or e-mail the chapter office for a form. If you need any assistance in submitting your data, please contact Sharon Williams, Income & Expense Chair at 317-632-2626, or call the IREM Chapter 24 office at 317-815-0163. We also ask that you please encourage peers and business associates to participate in this important study. All information is held in strict confidence. Reports must be filed with IREM's Chicago office by

March 1, 2006 (April 1 for shopping centers and enclosed malls), in order for you to receive a free copy of the publication. Please list IREM Chapter 24 as the Chapter to receive credit for your submission. Thanks for your participation!



## *Get Educated!*

### IREM Chapter 24 2006 Education Offerings

Jan 17-18	HRS402
Feb 14-15	MKL405
Mar 15-20	MNT402
May 9-10	FIN402
May 15-20	RES201
June 19-20	BDM602
June 21-22	MPSA01
June 23	CPM001
June 24	CPMEXM
Oct 17	ETH800

Contact IREM National for more information:

Phone: 800.837.0706

Web site: [www.irem.org](http://www.irem.org)

Fax: 800.338.4736

Or Contact us locally:

Julie Dowrey

Chapter Administrator

317.815.0163

[Iremoffice@aol.com](mailto:Iremoffice@aol.com)

## 2006 Education Calendar

The following courses will be offered by IREM Chapter 24 in the year 2006. Find out more about locations, times and our two year CPM lock-step program in the special insert section of this newsletter.

**HRS402– Jan 17-18 Human Resources** HR planning and requirements, recruitment, selection, training, development, and employee management.

**MKL405–Feb 14-15 Marketing & Leasing Multifamily** Market assessment, marketing planning, strategies, leasing strategies, and resident retention.

**MNT402– March 15-20 Property Maintenance and Risk Management**

Property risk analysis, maintenance programs, maintenance projects, conservation and environmental hazards.

**FIN402-May 9-10 Investment Real Estate Financial Tools** Budgeting and analysis, cash flow analysis, capitalization and valuation, financing, loan analysis.

**RES201-May 15-20 Successful Site Management** this course teaches basic site management skills and is designed for the ARM designation. The ARM certification exam is given at the end.

**Capstone Course Series June 20-21**

- **BDM602–June 19-20**

Writing and Using Property Management plans

- **MPSA01-June 21-22** Management Plan Skills Assessment
- **CPM001-CPM– June 23** Certification Exam Preparation Seminar
- **CPMEXM– June 24** CPM Certification Exam

**ETH800-October 17 Ethics for the Real Estate Manager** CPM code of professional ethics, ethical decision making, conflict of interest, detailed case study.



## IREM Happenings—2006 Event Calendar

**Thursday, February 2nd, 2006 at 11:30 AM, Take Our Future to Lunch at the Mansion at Oak Hill**

Meet our industries brightest up and coming stars. Find out from our top notch panel discussion "What Your Asset Manager Wants" Call Julie at 317-815-0163 to reserve your spot today.

**Wednesday, April 12th, 2006 at 11:30 AM, Fire,**

**Life, Safety Festival , Location TBD**

**Wednesday, June 7th, 2006 at 11:30 AM, Real Roofing Essentials, Location TBD**

**Wednesday, August 2nd, 2006 at 11:30 AM, Successful Tenant Improvement, Location TBD**

**Tuesday, September 12th, 2006 , IREM Chapter 24 8th Annual Golf Outing Benefiting Learning Centers for Children, The Fort Golf Course**

**Tuesday, November 7th, 2006 at 6:30 PM, IREM Chapter 24 Annual Meeting, Eiteljorg Museum**

## IREM National Update– 2006 Member-Get-A-Member

You know all about the great opportunities and benefits that IREM membership has to offer ... spread the word by participating in the **2006 IREM Member-Get-A-Member Campaign!** Earn the chance to win fabulous rewards!

Encourage your colleagues and coworkers to apply for IREM Membership – CPM® Candidate, ARM®, Associate, Student, Academic or AMO® – and list your name

on the application as the referring member.

- Just **one** application with your name listed as the referring member enters you into the grand prize drawing for \$2,500.
- Furthermore, the **top 25 members** with the most new member referrals will also be rewarded with \$500. (In case of ties, drawings will be held to determine the winners.)

The top 25 recruiters will be recognized and the winner of the grand prize drawing will announced at the 2006 joint IREM®/CCIM conference this October in Tampa, Florida.

To be considered for Member-Get-A-Member rewards, applications with your name listed as the referring member must be received between October 1, 2005, and September 30, 2006.

## 2006 IREM Chapter 24 Committee Member Request

A big thanks to our 2006 Committee Chairs for volunteering their time and expertise to make your Chapter a success, but they can't do it alone. Call a Committee Chair of your choice and get involved in **your** IREM Chapter 24.

**AMO Admissions:** Patti Whipple, CPM 815-5990

**ARM Admissions:** Margi Williamson, CPM 317-796-0860

**Education:** Mollie Wood, CPM, 571-9333

**Income/Expense Analysis:** Sharon Williams, CPM Candidate, 632-2626

**Legislation:** Gordon Dowrey, CPM Candidate, 281-3153

**CPM Admissions:** Margi Williamson, CPM 317-796-0860

**Programs/Public Relations:** Sharon Williams, CPM Candidate 632-2626

IREM Chapter 24 is looking for a few great members to join in on the fun!

**Welcome!  
To Our Newest  
Friend of IREM**



*Electronic Security, Access Control, CCTV, Fire Detection and Monitoring*

**Sonitrol of Indianapolis, Inc.**

**219 East St. Joseph St.  
Indianapolis, IN 46202  
Contact: Andy Brenton  
Phone: 317-261-2600**

**E-mail:**

**abrenton@esonitrol.com**

**Look for Your  
Local IREM  
Chapter 24 Dues  
Invoices to Arrive  
in the Next Two  
Weeks**

**Look for your IREM Chapter 24 local dues invoice to arrive in the next two weeks. These dues support the operation and activities of your local chapter and are in addition to National dues.**

IREM Chapter 24  
P.O. Box 90403  
Indianapolis, IN 46290

Phone: 317.815.0163  
Fax: 317.706.0281  
Email: Iremoffice@aol.com

**Institute of Real Estate Management  
of the NATIONAL ASSOCIATION OF REALTORS®**

In principle and practice, the Institute of Real Estate Management values and seeks a diverse membership. There are no barriers to full participation in the organization on the basis of gender, race, creed, age, sexual orientation, national origin, or disability. Moreover, the Institute of Real Estate Management encourages equal opportunity practices among its membership.

**2006 Chapter Officers**

***President***

Claudia Price, CPM  
Lauth Property Group

***President-Elect***

Kris Moore, CPM,  
Colliers Turley Martin Tucker

***Vice President***

Mimi VanArsdall, CPM  
CBRE

***Secretary***

Patricia Whipple, CPM  
Colliers Turley Martin Tucker

***Treasurer***

Kathryn (Tassy) Davis, CPM  
Duke Realty Corporation

***Past President***

Michael Gorman, CPM  
Edward Rose Companies

**Friends of IREM**

R. ADAMS ROOFING, INC.

ALLIANCE CONSULTING & TESTING,  
INC.

CHARLES C. BRANDT  
CONSTRUCTION COMPANY

CCS, INC

CMIT SOLUTIONS

GSF SAFEWAY

HP PRODUCTS

INITIAL TROPICAL PLANTS

JMI MECHANICAL

LAWN PRIDE

LEHMAN'S MECHANICAL  
CONTRACTORS

MR. MARBLE CARE  
TH MARBLE AND GRANITE

MAINSCAPE LANDSCAPING

PLYMATES MATMAN

RAMSEY & NORTH MECHANICAL SERVICES,  
INC.

REDLEE/SCS INC.

REI CONSTRUCTION SERVICES

ROOFTECH, INC.

S & K BUILDING SERVICES, INC.

SERVICEMASTER FAMILY OF BRANDS

SONITROL

***Please Include our Friends of  
IREM on your next bidding  
opportunity!***

January 2006

# Keynotes Special Insert

## Closets for Coburn

An IREM Chapter 24 Community Service Project

### IREM Chapter 24 Update

On Saturday, October 24th, IREM Chapter 24 completed its first phase of the Closets for Coburn community project. After many months and hours of planning, fund raising, designing, measuring, cutting, nailing, construction and painting, thirty permanent closets replaced the old and deteriorating armoires used by the families at Coburn Safe Haven. Kris Moore, CPM and Closets for Coburn Chair headed up this incredible project with the help of Scott Mingus and Steve Gresham of CTMT Construction. The day was clear and the enthusiasm high for over 60 volunteers who helped in so many ways. Many thanks to all who participated in this incredible event. We could not have pulled it off without our volunteer's contribution of time and considerable effort. Look for Closets for Coburn Phase II In 2006! The pictures tell the story!



January 2006

# Keynotes Special Insert

## *IREM Chapter 24 2005 Annual Dinner at The Eiteljorg Museum*

IREM Members, Friends, and compatriots celebrated another great IREM Chapter 24 year on Monday, November 7th 2005, in the stunning Sculpture Room located in the Eiteljorg Museum. Spirits were high as the evening began with a delightful cocktail hour sponsored by our Friends, Corporate Cleaning Systems. After our meet and greet, attendees enjoyed a scrumptious meal sponsored by ServiceMaster Family of Brands. Excitement was mounting as we enjoyed our luscious molten lava cake sponsored by LawnPride as attendees anticipated the IREM Chapter 24 Awards Celebration (and Monday night football!).

Thanks to Jim Evans, IREM Chapter 24's Regional Vice President for attending and sharing his kudos to IREM Chapter 24 and our successes in 2005. Jim then did the honors of installing two new ARM's and our Executive Committee for 2006. One of the highlights of the evening was a presentation of our golf outing contribution check for \$11,554.30 to Jim Hale, Representative for the Learning Centers for Children. We were also happy to recognize the hard work and dedication shown by Kris Moore and all who participated in Phase I of the Closets for Coburn Project. As the evening drew to a close, 2005 President Mike Gorman took the floor and awarded the following well-deserved honors. Congratulations IREM Chapter 24 on another great year!

- 2005 Friend of the Year—ServiceMaster Family of Brands
- CPM of the Year—Kris Moore, CPM
- CPM Candidate of the Year—Beth Kirkham
- ARM of the Year—Ellen McMahan
- Associate of the Year—Maura Gordon



January 2006

# Keynotes Special Insert

## Two Year CPM Lock-step Program

All Classes to be held at the Barrett Center located at the Apartment Association of Indiana, 9202 North Meridian, Suite 250. Call Julie Dowrey, Chapter Administrator, for more details.  
317-815-0163

### 2006—Year One

#### Requirement

-Complete an Associate Membership Application  
(not a requirement if already a member)

\*Must attend two IREM local Chapter Meetings

#### Date

January 17

#### Fee

\$195

#### Courses

HRS402 Human Resource Essentials

January 17-18

\$560

MKL405 Marketing & Leasing Multifamily

February 14-15

or -

MKL406 Marketing & Leasing Office Buildings

February 14-15

\$560

MNT402 Property Maintenance & Risk Mgt.

March 14-15

\$560

FIN402 Investment Real Estate Fin. Tools

May 9-10

\$560

ETH800 Ethics for the Real Estate Manager

October 17

\$160

Year One Cost:

\$2,595

### 2007—Year Two

#### Requirement

-Chapter Dues

#### Date

January 1

#### Fee

\$150

-National Dues

January 1

\$500

-Candidate Application Fee (not required if already a candidate)

January 1

\$150

-Designation Application Fee

October 1

\$200

\*Must attend two IREM local Chapter Meetings

#### Courses

ASM603 Investment RE Financing & Valuation 1

January 16-17

\$560

ASM604 Investment RE Financing & Valuation 2

February 13-14

\$560

ASM605 Investment RE Financing & Valuation 3

March 13-14

\$560

BDM 602 The IREM Model &

MPSA01 Management Plan Skills Assessment

May 8-11

\$560 + \$600

CPM001 CPM Certification Exam Preparation

September 11

\$300

CPMEXM CPM Exam

September 12

\$100

Year Two Cost:

\$4,240

### Total Two Year Program Cost:

Candidacy Fee/Dues

\$1,195

Course Fees:

\$5,640