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UPCOMING EVENTS & EDUCATION

October 12th, 2021

IROMA Membership Meeting - Legal Update
Idaho Pizza Company 7 PM



IDAHO RENTAL HOUSING

OCTOBER 2021

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208-423-8173 | WWW.IAAHQ.COM | INFO@IAAHQ.COM

Protective Orders & Crime Victims Rights

By the Law Offices of Kirk A. Cullimore

A resident comes into your office. He tells you he has a protective order and wants the other lease signer who was involved in an incident taken off the lease. Can you do that? What are the options in this situation?

Under Idaho law, there are currently no specific rights for tenants who are victims of abuse (although we are currently proposing some).

Fire Prevention Tips

By Idaho Apartment Association

As winter approaches the outdoor fires that have ravaged the west are finally beginning to subside. However, we are about to enter the time of year when indoor fires sadly become more common.

The best way to protect the people and things that you care about from fire is to stop the fire in the first

place. There are some simple ways your tenants can prevent a fire from starting.

Most fires occur while cooking, also causing the most fire-related injuries. Candles, heating, and children using matches and lighters are also common causes of fires, fire-related injuries and deaths. Here are some important tips to share with your tenants to help protect their lives and your property.



Fire Alarms

Some state laws require that landlords install and maintain fire alarms in their properties. However, even if it weren't required by law landlords would be foolish to not make sure

that the property has such alarms for the safety of the tenant and of the property. You should regularly inspect the apartment and ensure that the fire alarm is operating (and that the tenants haven't removed the batteries or disconnected it).

1116 Vista Ave #187
Boise, ID 83705
info@iaahq.com



(Continued on page 4)

Chair's Message : Why is the Idaho Apartment Association Important? IAA Benefits Summary



*By Lynnette Horton
Regional Manager
CBW Properties
2021 Idaho
Apartment
Association Board
Chair*

You may have heard the following quote before:

“Every man owes a part of his time to the business in which he is engaged. No man has the moral right to withhold his support from an organization that is striving to improve conditions within his sphere” – Theodore Roosevelt

It is renewal season, and you will soon see your renewal invoices in the mail. For big complexes that have previously budgeted them for January, this is a reminder. For small owners, paying early means you can claim your dues on your 2021 taxes!

Because we have a diverse membership population in the IAA many people have a variety of reasons for being members of the Association. Some join for the legislative efforts that the IAA provides and the support that is given proactively to protect owners, investors, and landlords. Others have joined for the IAA to become more involved and more engaged in the industry.

The Idaho Apartment Association was recently awarded the fastest growing membership increase throughout the entire National Apartment Association. This was a HUGE honor for us, and we are very excited. But

we have found out that many people, big and small, do not know all of the benefits of membership. Do you remember why you joined? Here are just a few reasons why you should renew your membership or even re-instate it if it has lapsed.

- Legislative Advocacy – Idaho Landlord Tenant laws have not been substantially changed for over 40 years. We have hired a lobbyist and are on the way to delivering positive change for landlords and tenants that will make being either easier, and improve the business environments.
- Education – The IAA is an invaluable tool in educating our industry. Even owners who are professionals benefit when the IAA educates others. We all benefit from the IAA education programs!
- Landlord Guide, Forms, Industry Publications – Running alongside our education classes and events are our publications & forms. Keeping you educated and informed increases your revenue. As well as having up to date legal forms is necessary when operating a rental.
- Discounted Tenant Screening – It may not seem like a huge benefit to some. But everyone benefits from tenant screening. Choosing the correct tenant decreases your liability, damage, and loss. With our up to date screening services it saves you more than just the cost

of the screening, it can save you thousands!

- Staff Hotline – We are available to answer your questions whenever the office is open.
- Online rent-pay and property management software – Available as a service to all members who would like to use it. This is especially useful for taking electronic rent payments.
- Online videos – We have made a series of informational videos on topics of interest to landlords. We also posts video of our meetings and some events online for those who are not able to attend in person.
- Events – From the Annual Trade Show to the Tribute Awards, the IAA has events for everybody so that you have the opportunity to learn and network with other professionals.
- Networking – One of the most valuable resources in the association is the other members. We strive to give you opportunities to meet with other members regularly to make connections and learn from other people in the industry.

At its simplest level, the IAA is a pool of resources for those in our business, and a voice of advocacy for our industry. It is a network of individuals and companies committed to professionalism and excellence. It is an organization committed to honoring our noble profession.

Please renew your membership for 2022 and commit to getting other property owners, managers, and ancillary businesses to support the IAA and assure we can continue to effectively pursue our mission.

Cooking

Cooking fires are the number one source of fire damage to rental properties.

Stay Alert

- To prevent cooking fires, you must be alert. You won't be alert if you are sleepy, have taken medicine or drugs, or consumed alcohol that makes you drowsy.
- You should have access to a fire extinguisher in the kitchen and know where to find it and how to operate it before cooking.

Watch what you heat!

- The leading cause of fires in the kitchen is unattended cooking.
- Stay in the kitchen when you are frying, grilling, or broiling food. If you leave the kitchen for even a short period of time, turn off the stove.
- If you are simmering, baking, roasting, or boiling food, check it regularly, remain in the home while food is cooking, and use a timer to remind you that you're cooking.

Keep things that can catch fire and heat sources apart.

- Keep anything that can catch fire – oven mitts, wooden utensils, food packaging, towels or curtains – away from your stovetop.
- Keep the stovetop, burners and oven clean.
- Wear short, close-fitting or tightly rolled sleeves when cooking. Loose clothing can dangle onto stove burners and can catch fire if it comes in contact with a gas flame or electric burner.

Turkey Fryers

- NFPA discourages the use of outdoor gas-fueled turkey fryers that immerse the turkey in hot oil. These turkey fryers use a substantial quantity of cooking oil at high temperatures, and units currently available for home use pose a significant danger that hot oil will be released at some point during the cooking process. The use of turkey fryers by consumers can lead to devastating burns, or other injuries

and the destruction of property.

Candles

If you allow candles in your property at all, it is important that your tenants follow these guidelines.

- Consider using battery-operated flameless candles which can look, smell, and feel like real candles.
- Use sturdy, safe candleholders.
- Protect candle flames with glass chimneys or containers.
- Keep candles at least 12 inches from anything that can burn.
- Never leave a burning candle unattended. Avoid using candles in bedrooms and sleeping areas. Extinguish candles when you leave a room. Keep children and pets away from burning candles.
- Be careful not to splatter wax when extinguishing a candle.
- Never use a candle when medical oxygen is being used.
- Always use a flashlight – not a candle – for emergency lighting.

Heating

- Have a three-foot "kid-free zone" around open fires and space heaters.
- Supervise children when a fireplace, fire pit, or other space heater is being used. Use a sturdy, metal screen to prevent contact burns, which are even more common than flame burns.
- All heaters need space. Keep things that can burn, such as paper, storage boxes, bedding or furniture, at least 3 feet away from heating equipment.
- Use heating equipment that has the label of a recognized testing laboratory.
- Never use your oven for heating.
- Install stationary space heating equipment, water heaters or central heating equipment, according to the local codes and manufacturer's instructions.
- Make sure all fuel-burning vented equipment is vented to the outside to avoid carbon monoxide poisoning. CO is created when fuels burn incompletely. CO poisoning can cause illness and even death. Make sure the venting for

exhaust is kept clear and unobstructed. This includes removal of snow and ice around the outlet to the outside.

- Install and maintain carbon monoxide alarms to avoid risk of carbon monoxide poisoning.
- Maintain heating equipment and chimneys by having them cleaned and inspected annually by a qualified professional.

Portable electric space heaters

- Turn heaters off when you go to bed or leave the room.
- Use and purchase portable space heaters with an automatic shut off so if they're tipped over they will shut off.
- Place space heater on solid, flat surface.
- Plug power cords directly into outlets and never into an extension cord.
- Inspect for cracked or damaged, broken plugs or loose connections. Replace before using.

Wood burning stoves and Fireplaces

- Install the stove, chimney connectors and chimneys following manufacturer's instructions or have a professional do the installation.
- Burn only dry, seasoned wood. In pellet stoves, burn only dry, seasoned wood pellets. If using artificial logs, follow the manufacturer's directions and never burn more than one log at a time.
- Start the fire with newspaper or kindling, never with a flammable liquid, such as lighter fluid, kerosene or gasoline.
- Have sturdy screen on a fireplace. Keep the doors of your wood stove closed unless loading or stoking the live fire.
- Allow ashes to cool before disposing. Dispose of ashes in a tightly covered metal container and keep the ash container at

Because you are not a party to the protective order, you have no involvement with the victim's enforcement of the protective order. It is important to remember that your involvement with a resident who has a protective order is only limited to the 2 situations discussed below.

Although often the victim simply wants the perpetrator taken off the lease, the ability to remove the perpetrator from the lease is NOT one of the victim's rights.

We are proposing the following be in our landlord tenant act revision. The rights of the victim would include:

1. If your resident is a "crime victim" i.e. the victim of domestic violence, stalking, burglary/ aggravated burglary, dating violence, as well as several sexual offenses, your resident may request that you install new locks. You would be required to install a new lock if the resident (1) provides either a protective order or a police report documenting one of the crimes listed above, and (2) pays for the cost of installing the new lock. You can retain a copy of the key to the new lock. More importantly, you would have to refuse to provide a copy of the new key to the perpetrator of the crime, i.e. the other resident.

2. If your resident is the victim of domestic violence i.e. any criminal offense involving violence or physical harm by one cohabitant against another, including but not limited to: assault; harassment (which includes threatening a violent felony); kidnapping; several sexual offenses; stalking; child abuse; then the resident can terminate the lease if the resident:

- is current on all the obligations under the lease;
- provides written notice of termination;
- provides a protective order or copy of police report documenting that the renter is a victim of domestic violence and did not participate in the violence; and
- Gives 30 days notice and pays rent for the month following the one in which they give notice).

A resident who satisfies the 4 conditions above would be released from the lease and no additional paperwork is necessary/ required. You should mark the file and/or lease that the resident has been released from the lease as a victim of domestic violence. That means the lease is not terminated as to the remaining resident(s).

You could elect to terminate the lease due to the criminal activity that was the domestic

violence. Otherwise, the remaining resident(s) have an ongoing obligation for rent and amounts due under the lease until the lease is properly terminated by either party.

As always, give our office a call anytime you have questions regarding protective orders and we will try to answer any question (s), or find out the answer to any question(s), you may have. 801-571-6611

M.U.M.

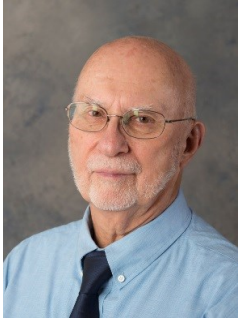
MEMBERS USING MEMBERS

If you are using good companies that have not signed up with IAA yet, please encourage them to do so!

You can email contact information to info@iaahq.com and we will personally reach out to your supplier or vendor contact.

IROMA President's Message:

5 WARNING SIGNS TO HEED WHEN SHOWING A RENTAL



By Tom Eubanks
2021 IROMA
President

A prospective renter's demeanor during a tour can be a clear sign they are very interested in the home and will be a model resident, or they could send some signals that they'll be a nightmare resident after they move in. Here are five warning signs to look for when showing your rental.

1. They're unreasonably or inexcusably late

If an applicant is truly interested in finding a rental home, they'll show up on time or call you if they're running late. And if they're a complete no-show, consider them a no-go.

2. They complain about everything

If nothing in the home meets the applicant's expectations or they are otherwise needy and demanding, they'll likely be a nuisance after moving in, bombarding you with unreasonable requests for repairs, reimbursement, or attention.

3. They bring too many people to the tour

Bringing a friend to the showing for safety in numbers - or simply a second opinion - is

appropriate and even expected. But if applicants bring an entourage, it might be a sign that there will be a lot of people visiting the home, which increases the potential for drama connected to the home, or worse they may be casing the property for its burglary potential.

4. They ask inappropriate questions

"Do any cops live here?" "Is the guy on the first floor single?" "What hours do the neighbors work?"

At a minimum, these questions are inappropriate: at worst, they indicate that the applicant could put other residents' and building's safety at risk. Don't answer questions that aren't related to the home you're touring - and steer clear of

applicants who ask them.

5. They damage the home you're showing

They might call it testing the windows or checking the sturdiness of a railing, but if an applicant casually damages your rental - or drops litter as they tour - it's a pretty sure bet they either don't plan to live there themselves or simply don't care about the property or the condition they leave it in.

Remember fair housing laws when showing your rentals to prospects and pay attention to warning signs that could indicate a less-than-ideal resident.

Originated by Nancy Robbers, real estate writer at [Zillow.com](https://www.zillow.com).



least 10 feet away from the home and any other nearby buildings. Douse and saturate with water.

- Chimneys and vents need to be cleaned and inspected at least once a year.

Children and Fire Tools

- Keep matches and lighters up high, out of the reach of children, preferably in a locked cabinet. It is an adult's job to keep fire tools away from children.
- If you feel you must keep matches or lighters more convenient, have only one lighter or matchbook and keep it securely with you at all times.
- Teach young children to tell a grown-up if they find matches or lighters.
- Lighters that look like toys can confuse children. Do not buy or use them.
- If you are concerned about a child's use of fire tools or interest in fire, please contact your local fire department to find a Juvenile Firesetter Program, a free and educational class.

sturdy ashtrays.

- Before you throw out butts and ashes, make sure that they are out, and dousing in water or sand is the best way to do it.
- Never smoke where oxygen is being used.
- Never smoke in bed.
- Before going to bed, check under furniture cushions and in other places that people smoke for cigarette butts that may have fallen out of sight.
- To prevent a deadly cigarette fire, you have to be alert. You won't be if you are sleepy, or have taken medicine or drugs that make you drowsy.

Open Air Burning

- Open air burning is restricted in many areas. Call the local fire department or municipality before outdoor or open air burning, including brush fires, fire pits, and burn barrels.
- Closely attend all outdoor fires.
- Use chimneys, outdoor fireplaces,



Awards Season is Here!

Recognize and reward your team members who work so hard to serve our industry!

Nominations are open!!

Send us your list of nominees!

www.iaahq.com/2021awards



Smoking

If your residents are allowed to smoke in the property, they should follow these guidelines carefully to prevent further damage to the property.

- Choose fire-safe cigarettes if they are available in your area. They are less likely to cause fires.
- If you smoke, smoke outside.
- Wherever you smoke, use deep,

and fire pits outdoors only and at least 10 feet away from the home or anything that can burn and any other nearby buildings.

- Fireworks should only be used in approved areas and at approved times. You must follow the safety instructions on the packaging to prevent injury and property damage.

Welcome to our newest supplier members!

Ferguson Facilities Supply

Flooring

(888) 334-0004

Mike.Murphy@ferguson.com
ferguson.com

Full House Junk Removal LLC

Cleaning & Junk Removal

(208) 994-2429

fullhousejunkremoval@gmail.com
www.fullhousejunkremoval.com

IROMA

September 14, 2021

Stacy A. McBain

Speaker: Stacy A. McBain, Realtor; Associate Broker; Founder AVID Investor's Club
Swope Investment Properties
stacy@inflowpr.com Cell: (208) 921-0630

Topic: Market Analysis & Trends

- Ada County Median SFR sales price is \$530,500 up 32.3% year over year
- Canyon County Median SFR sales price \$410,500 up 32.9% year over year
- 6 million fewer workers upholding similar productivity numbers (GDP)
- Boise's population growth is 8X the national average
- Prices up 125% in 25 years nationwide, pricing people out
- 18.8% rental growth in Boise was #2 in the nation (Behind Tampa)
- SFR sells better vacant
- MF sells better with higher rents

October 12, 2021

IROMA Monthly Meeting

ALERT – ALERT – CHANGE OF LOCATION TO:
IDAHO PIZZA COMPANY
5150 W. OVERLAND RD, BOISE, ID
(HILLCREST SHOPPING CENTER)

If you wish to eat, please arrive and order by 6:15 pm. Meeting starts at 7:00 pm, speaker at 7:30 pm, Board Meeting at 8:15 pm.

Speaker: Gary Neal, Attorney at Law
Neal & Colborn, PLLC
2309 N. Mountain View Dr., Ste. #160
Boise, ID 83706
(208) 994-3276

Topic: Legal Updates

- American with Disabilities Act (ADA)
- Fair Housing Act
- End of the Eviction Moratorium
- Protect your Rights in Landlord-Tenant Disputes
- HUD protects the right to Fair Public Housing
- Reasonable Accommodation Request

Please plan to attend and bring your questions!

Director's Message : Do you have to allow an Assistance Animal for a Guest?

By Paul Smith
Idaho Apartment Association
Executive Director

I was recently asked if a landlord had to allow an assistance animal if it belonged to a guest?

The tenant was being regularly visited by a family member who had an assistance animal, and the landlord worried that if other tenants saw this animal on the property, they would want pets or for their visitor's pets to be allowed (both were prohibited).



Fair Housing law is clear on this. You do not have to allow a guest to bring an assistance animal on the property. Fair Housing laws apply to residents, not their guests.

But in this case, we talked through the issue and IAA encouraged the owner to allow the animal and simply explain to others. Being a professional landlord sometimes means providing customer service, and as long as the animal is causing no damage or disturbance, and is only there occasionally, what harm does it do?

Member Education Center on www.iaahq.com

Grow Yourself Professionally by Earning a Credential!



CERTIFIED APARTMENT
MANAGER

[Certified Apartment Manager \(CAM\)](#)

Earning your CAM credential gives you the knowledge to increase your community's net operating income. Whether you're new to apartment management or a long-time property manager, you'll enhance your skills, knowledge, and ability to effectively manage an apartment community and achieve its owners' investment goals.



CERTIFICATE FOR APARTMENT
MAINTENANCE TECHNICIANS

[Certificate for Apartment Maintenance Technician \(CAMT\)](#)

Maintenance expenses are the single largest controllable element in any operating budget. This course acts as an introduction for new maintenance professionals or as a refresher for the veteran employee, teaching what it takes to run a cost-effective maintenance program.



Education Institute

[National Apartment Leasing Professional \(NALP\)](#)

Leasing professionals are the first people prospective residents meet and are responsible for generating traffic, conducting leasing demonstrations, overcoming objections and qualifying prospective residents. This program teaches all these skills and more.

[Certified Apartment Portfolio Supervisor \(CAPS\)](#)

This program's curriculum emphasizes recruiting, retaining and engaging high-performing employees. You'll also learn how to analyze and report property and portfolio financial results, conduct due diligence and community takeovers and oversee management agreements.

Directory of Preferred Suppliers and Vendors

“Members doing business with Members”

Apartment Listing

American Falls Housing Authority
afhousing@hotmail.com

Apartment Locators Home Finding Service

James Asroui
 208-939-6106
info@apartmentconnector.com

Apartments.com
 Michele Davis
 509-688-5233
mdavis@costar.com
www.apartments.com

Apartment List
 602-743-3262
jboyt@apartmentlist.com
www.apartmentlist.com

Housing Idaho.com
 208-331-4743
lesliep@ihfa.org
www.idahoHousing.com

Rent Path
 208-841-5652
Traviswilson@rentpath.com
www.apartmentguide.com

Attorney

Law Offices of Kirk A. Cullimore
www.cullimorelaw.com
kirkjr@cullimore.net

Neal Colborn, PLLC
 James Colborn
 208-343-5931
gln@idahorealestatelaw.com

Cleaning and Restoration

Bio-One Boise
 Travis Nichols
 208-505-8731
info@bio-oneboise.com

Bio-One Idaho Falls
 Justin Turley
 208-881-2321
info@bio-oneidahofalls.com
www.biooneidahofalls.com

CTR Cleanup & Total Restoration
 208-377-1877
charlotte@ctr-nw.com
www.ctr-nw.com

Disaster Kleenup

Serving Treasure Valley

208-941-6697
joe.blackwood@iddk.com
www.iddk.com

ServPro of Boise
 208-375-0300
btewell@servproboise.com
www.servproboise.com

Surface Restoration
 720-416-7151
tanya@surfacerestoration.net

System Kleen & Restoration, Inc.
 Kent Mortensen
 208-371-8878
systemkleen@gmail.com
www.systemkleen.com

Collections

Genesis Credit Management
 844-662-9001
bill@genesiscred.com

Construction & Repairs

A Grade Quality Painting
agradequalitypainting@gmail.com
www.agradequalitypainting.com

Communications

Key Texting
 Craig Holmes
 510-708-7485
craig@thatkey.com
www.keytexting.com

Mitch Whited
 208-342-5880
allelectricidaho@yahoo.com

Financing Washington Federal Bank
 Bryan Churchill
 208-338-7380
bryan.churchill@wafd.com
www.wafd.com

Fitness Equipment Boise Fitness Equipment
 Scott Wilde
 208-884-0885
scott@boisefitnessequipment.com

Flooring

Cost Less Carpet
 Bryan Wippel
 208-378-0279
costlesscarpet@gmail.com

Great Floors
 208-884-1975
b.embree@greatfloors.com

PG Long Floor Covering
 208-850-4502
brian@pglongfloorcovering.com
www.pglongfloorcovering.com

Sherwin Williams Floorcovering
 208-362-9773
sw8622@sherwin.com

Insurance

Renters Legal Liability
 Julie Larson
 801-783-3565
julie@rllinsurance.com

Western Reporting
 Brent Rasmussen
 801-308-0005
brent.rasmussen@westernreporting.com
www.westernreporting.com

Internet, TV & Phones

A+ Satellite
 208-321-2534
caleb@apsboise.com
www.satdelight.com

Century Link
 208-412-0010
Ebin.Barnett@centurylink.com
www.centurylink.com/mdu

Superior Satellite
 208-426-9800
supersatidaho@gmail.com
www.superior-satellite.com

SenaWave
 Cyndi Woosley
 720-275-2636
lan@senawave.com

Landscaping

Cutting Edge Landscape
 208-378-4588
johnb@cuttingedgelandscaping.com

Emerald Lawns

208-570-2717
emeraldawnandpest@gmail.com

Green Services Inc.
 208-794-6448
jamin@mygreenservice.com
www.mygreenservices.com

U.S. Lawns
 Boise Area
 208-463-4317
 Twin Falls Area
 208-934-6255

Laundry Services

Hainsworth Laundry Company
 Melissa White
 800-529-0955
melissa@hainsworthlaundry.com

Maintenance Supply

HD Supply Facilities
 Dan J. Stewart
 208-514-9920
daniel.stewart@hdsupply.com
www.hdsupplysolutions.com

Mortgage Finance CBRE

Shawndy Behne
 505-837-4997
Shawndy.behne@cbre.com

Paint

A Grade Quality Painting
 208-919-2679
agradequalitypainting@gmail.com

Sherwin Williams
 208-362-9773
sw8622@sherwin.com

Pest Control Custom Bed Bug

Hans Madsen
 208-957-5511
info@custombedbugs.com

Pestcom Pest Management
 Steven Wilson
 208-639-1776
swilson@pestcom.com

Sprague Pest Control
 Richard Voss
 208-338-8990
rvoss@spraguepest.com

Property Management

Evans Property
 Rene Evans
 208-251-8697
revans@gatecityrealestate.com

Square One Property Management, LLC
 208-488-4276
crossfieldmeridian@gmail.com

Edward Anderson Broker
 509-994-2257
efa517@gmail.com

Commercial Northwest Property Management
 208-344-0288
marianne@commercialnw.com

Property Management Software

Henri Home
 Dan Vanderheide
 480-270-8383
dan@henrihome.com
<https://henrihome.com>

Entrata
 David Davies
 4205 Chapel Ridge Rd.
 Idaho, UT 84043
 801-877-1841
ddavies@entrata.com
<https://entrata.com>

Security

Signal 88 Security
 208-340-5446
dcrowell@signal88.com

Reputation Mgmt Curbvue
 530-556-4900
michelle@curbvue.com

Resident Portal Services

Henri Home
 Dan Vanderheide
 480-270-8383
dan@henrihome.com
<https://henrihome.com>

Satellite Services Superior Satellite
 208-426-9800
supersatidaho@gmail.com
www.superior-satellite.com

Scent Marketing

Aire-Master of Idaho
 Edward Zigmond
 208-466-0700
magicvalley@airemaster.com
www.airemaster.com

Aire-Master of the Gem State
 Patty Thies
 208-250-9221
gemstate@airemaster.com
www.airemaster.com

Tenant /Pet Screening

Western Reporting
 Brent Rasmussen
 801-308-0005
brent.rasmussen@westernreporting.com
www.westernreporting.com

Utility Billing

MultiFamily Utility Co
 404-487-6066
nweaver@multifamilyutility.com

Wholesale

Costco
 208-321-8745
w761mkt03@costco.com