



OnSite

VOLUME FIVE | ISSUE 6 JANUARY 2025

Upcoming Events



CONTENTS

- 2025 BOARD OF DIRECTORS
- BREAKFAST & LUNCHEON CONNECTIONS
- CFC, CAM & CALP
- DIRECTORY

And MORE!!!!

February 18th

Luncheon
Connection

Sponsored by:
City Carpet Outlet

February 11th

Critical Thinking &
Problem Solving

Workshop
9:30-1100

Summit Celebration
March 11th, 6:30-9:00
Platinum Sponsor:
City Carpet Outlet

CAM Hybrid Online
Assistance Course
March 24-28th 2-4 PM
\$200.00

2025 AAFW-NEI Board Members Executive Officers



Kelly
Durkes

.....
President
Windsor Oaks



Cody
Groves

.....
Vice President
Chadwell
Supply



Cecilia
Rolf

.....
Secretary
Hays & Sons



Patrick
Kelley

.....
Treasurer
BAM Mgmt.



Hays+Sons

Your Disaster Recovery Professionals





2025 AAFW-NEI Board Members Directors-At- Large



Matt Underwood



Director at Large
Windsor Oaks



Angie Rose



Director at Large
Perry Law Office



Joe Thayer



Director at Large
The Ventry & Canal Flats



John Curtis



Director at Large
Michaels Org.



Patrick Gillan



Director at Large
Antrim Group



Michaels
COMMUNITIES THAT *lift* LIVES



THE VENTRY

canalflats

Apartment Association



OF FORT WAYNE-NEI

Breakfast & Luncheon Connections 2025

February 18th
Luncheon
Connection
Sponsored by:
City Carpet Outlet

April 8th
Breakfast
Connection
Sponsored by:
Masters Heating &
Cooling

June 10th
Luncheon
Connection
Sponsored by:
Reusser Design

September 16th
Breakfast Connection
Sponsored by:
Northeast Mechanical
Services

October 14th
Luncheon
Connection
Sponsored by:
City Carpet Outlet

December 16th
Breakfast
Connection
Sponsored by:
CRDN

CRITICAL THINKING & PROBLEM SOLVING WORKSHOP

 **START
AT
9:30AM**

*This workshop will help
you develop your critical
thinking and problem
solving skills.*

Program of the day:

Welcome and introductions
Overview of the workshop
Discussion of Thinking & Solving
Fun exercises to help learners

**TUESDAY
FEBRUARY
11TH**

**IN PERSON
& VIRTUAL**

Class is at Servpro: 5401 Keystone Drive Fort Wayne In

Luncheon

Connection
Sponsored by:

**CITY CARPET
OUTLET**

TUES. FEBRUARY 18TH 11:00-1:00PM

REGISTRATION AT 11:00, LUNCH BEGINS AT 11:30
CERUTIS 6601 INNOVATION BLVD.

Don't miss out on this scrumptious event!
[Click here to reserve your spot!](#)



Education. Support. Connections.



Mission

We connect housing professionals and service providers through education, resources, and meaningful relationships — creating a supportive community that champions everyone’s success.

Vision

To grow our membership and strengthen our local independent association by prioritizing personal connections, offering education and resources, supporting member success, and expanding our digital presence with value-driven services and advertising opportunities.

Apartment
Association



OF FORT WAYNE-NEI

**NEWEST
MEMBERS**



Apartment
Association
OF FORT WAYNE-NEI



CFC

CERTIFICATION & TESTING

EPA

OFFERED THROUGH 2025

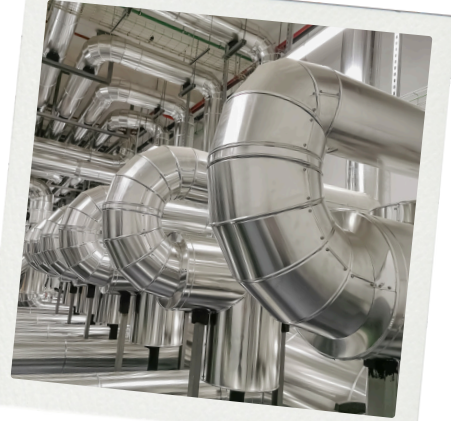
- Complete EPA 608 Course
- Refresher sessions
- Testing sessions
- Retesting Sessions

CONTACT US

260-482-2916

5530 A St. Joe Road

www.aafw.org



CALP

Hybrid Course

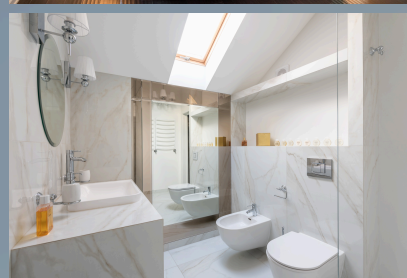
Certified Apartment Leasing Professional

- ONLINE COURSE
- STUDY GROUP IN PERSON
- IN-PERSON INSTRUCTOR HELP

IF YOU WANT TO EARN YOUR CALP IN 2025 AAFW-NEI CAN HELP!

260-482-2916

alymon@aafw.org



CAM

Hybrid Course

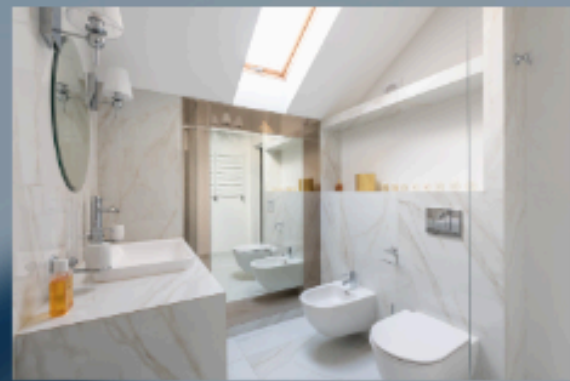
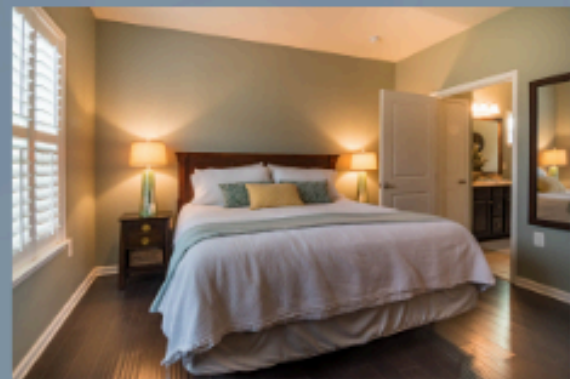
Certified Apartment Manager

- ONLINE COURSE
- STUDY GROUP IN PERSON
- IN-PERSON INSTRUCTOR HELP

IF YOU WANT TO EARN YOUR CAM IN
2025 AAFW-NEI CAN HELP!

260-482-2916

alymon@aafw.org



Summit Celebration

Shining Stars of the Industry

March 11th, 2025 6:30-9:00

Sponsorships

Platinum \$1500

Gold \$1000

Silver \$650

Bronze \$275

- Predominately featured in the invitation mailed to all AAFW-NEI Members
 - Maximum exposure and promotion prior to, during & after the event in publications and at Association meetings.
 - Company information mentioned many times during the event.
 - Featured in the event program.
 - Predominately featured on all sponsor signage for event.
 - Promoted in the OnSite as Sponsor in the event wrap-up.
- Two Complimentary Tickets to Event.

- Company name is listed as a sponsor in the invitation, mailed to all AAFW-NEI Members
- Exposure and promotion prior to, during & after the event in all publications
- Company information mentioned once during the event
 - In the event program
- Company name listed as a sponsor on at least two signs for event
- Promoted in the OnSite as Sponsor in the event wrap-up

Sponsorships

Summit Celebration

Shining Stars of the Industry

March 11th, 2025 6:30-9:00

PLATINUM

CITY CARPET
OUTLET

SILVER

Chadwell
SUPPLY



GOLD



BRONZE



Sponsored by: Perry Law Office

Summit Celebration

Shining Stars of
the Industry

March 11 th, 2025 6:30-9:00

Summit Celebration Entertainment Magic Man Rusty



RUSTY AMMERMAN – ENTERTAINER

A Revealing Look at the Maniac behind the Magic

For most adults, the chance of realizing a childhood fantasy is so elusive, it seems like magic.

For Rusty Ammerman, it IS magic.

The comic and magician is now a regular, featured performer at the World Famous Magic Castle in Hollywood, CA, fulfilling a dream he first put on paper back in 1984 when he was asked his goal in the entertainment industry.



Summit
Celebration
2024

*Shining Stars of
the Industry*

Nomination Categories

*Sharon K. Hauser, Manager of the Year
Maintenance Supervisor
Assistant Property Manager
Maintenance Technician
Leasing Consultant
Rookie of the Year
Associate Member of the Year*





2025 Sponsorships

Support AAFW-NEI



- Breakfast/Luncheon-Sponsorships FULL
- Summit Celebration
- 2025 Tradeshow-Sponsorships FULL
- 2025 Golf Outing
- Education Program: CFC, CAM, CALP



Networking & Connecting



OnSite Bi-Monthly Newsletter

OnSite is published each January, March, May, July, September, and November. Make sure your business ad is in the newsletter for readers to connect with you!



AAFW-NEI Website + Weekly Update

Spotlight your business or community on our NEW website. Promote your business each week in the Weekly Update.



Membership Directory

Bi-monthly publishing of a complete listing of all members of AAFW-NEI- Highlight your business for members to see!



Contact Us
260-482-2916



Visit Our Website
www.aafw.org



Our Location
5530 A St. Joe Road

**AAFW-NEI MEMBERSHIP DIRECTORY
ADVERTISING AGREEMENT
2025**

Grow Your Business **With Us**

All Ads are Full Color

- Back Cover \$499- Ad size 4.5x7.25
- Inside Front/Back cover- \$449- Ad size 4.5x7.25
- Full Page \$429- Ad size 4.5x7.25 with Premium Placement
- Full Page \$399- Ad size 4.5x7.25
- Half-Page \$199- Ad size 4.5x3.75

Evictions - Collections - Estates



ANGELA B. ROSE
5532 Saint Joe Road - Fort Wayne, IN 46835
(260) 483-3110

**PERRY
LAW
OFFICE**
www.perryoffice.net

RAY S. PERRY
R. Scott Perry - Ramon S. Perry III - Max A. Myers - Logan D. Gilbert



LET'S TALK ABOUT YOUR LISTING IN THE MEMBERSHIP DIRECTORY

APARTMENT ASSOCIATION OF FORT WAYNE-NEI

The membership directory is distributed bi-monthly through the email distribution list. Help to ensure that the information in the directory is accurate.

Please reach out to Angie Lymon at alymon@aafw.org or call 482-2916 to make corrections or changes to your listing.

We make every effort to ensure our membership directory is correct, but we need your help!

EMAIL CHANGES TO:
ALYMON@AAFV.ORG



HOW CAN AAFW-NEI SERVE YOU?

DIGITAL
MARKETING



ONLINE
BUSINESS
SERVICES

WE OFFER

CONTACT US NOW



260-482-2916



aafwmail@aafw.org



5530A St. Joe
Road, Ft. Wayne
In 46835



MEMBERSHIP INFORMATION
*Update Your Services and
Property Online*

Contact Information Updates



DIGITAL MARKETING
*Advertising Sales for Online
Publications*

Membership Directory



MEMBERSHIP SERVICES
*Classes, Meeting, and Events
to Connect*

Sponsorship Opportunities

Advertise HERE

How does your laundry equipment stack up?

Get up to 6,400* more cycles per machine

The average family does 300 loads of laundry a year. Can your multifamily laundry handle that type of volume? Partnering with WASH means:

- ✓ **Top-brand commercial machines**
- ✓ **Lower energy & water consumption**
- ✓ **Better build quality**

Looking for loads of benefits? The experts at WASH can help you find the right machines for your property.

WASH



☎ 800.236.5599

🖥 wash.com/machine-sales

*Based on tests conducted by manufacturers.

ASSOCIATE MEMBERS



Associate Members of the AAFW-NEI

A

AN HOME REMODELING & GENERAL CONTRACTING LLC

* Office Phone.....(260) 221-7541

APARTMENTS.COM

* Toll Free Number.....(888) 658-7368

* Cellphone.....(513) 532-9108

ASPHALT MAINTENANCE SERVICE

* Office Phone.....(260) 422-6068

B

BC SURFACE SUPPLY

* Office Phone.....(260) 321-3092

BED BUG DESTROYERS

* Office Phone.....(260) 445-7815

BETTER BUSINESS BUREAU

* Toll Free Number.....(800) 552-4631

* Office Phone.....(260) 423-4433

BILLY'S BUG BUSTERS

* Office Phone.....(260) 579-1198

BONE DRY ROOFING, INC.

* Office Phone.....(260) 267-6189

BUG FREE PEST CONTROL, LLC

* Office Phone.....(260) 399-6189

C

CARPET ONE

* Office Phone.....(260) 489-4584

CFS INC.- FLOOR COVERING SPECIALISTS

* Office Phone.....(260) 456-3922

CHADWELL SUPPLY

* Cellphone.....(260) 255-8813

CITY CARPET OUTLET, INC.

* Office Phone.....(260) 442-2773

CORT

* Toll Free Number(888) 260-2678

* Office Phone(616) 257-2770

* Cellphone.....(574) 257-2771

CRDN

*Office Phone.....(800) 514-9689

*Cellphone.....(260) 414-5700



Advertise
HERE

Associate Members of the AAFW-NEI

E

EDGE SUPPLY

- *Toll Free Number..... (866) 715-3343
- *Jon Cellphone..... (260) 442-9064
- *Matt Cellphone..... (260) 417-1047

F

FCL SECURITY

- * Office Phone.....(260) 482-5292

FREEDOM PROPERTY MAINTENANCE

- * Phone.....(260) 750-9449

G

GFL ENVIRONMENTAL, FORT WAYNE

- * Office Phone.....(260) 747-1791

GRABER ROOFING & GUTTERS

- * Rick Cellphone.....(260) 755-3623

GREENWAY BANK

Cell: (260)348-8261 • Office: (260)299-7116

H

HAYS & SONS COMPLETE RESTORATION

- * Toll Free Number.....(800) 536-4056
- * Office Phone.....(260) 471-9110
- * Cellphone.....(260) 210-0271

HOME LUMBER

- * Office Phone.....(260) 493-4436

HYLANT

- * Office Phone.....(260) 969-3900
- * Cellphone.....(260) 417-4202

IMPERIAL SURVEILLANCE INC.

- * Office Phone.....(260) 440-3570
- * Cell.....(260) 999-0829

INDIANA ASSOC. OF PLUMBING & HEATING

- Office Phone.....(317) 575-9292



Advertise
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Associate Members of the AAFW-NEI

J

JH Speciality, Inc.

* Office Phone..... (260) 482-5264

K

Knot Just Decks

* Office Phone.....(260) 745-0337

L

LANDART INC.

* Office Phone.....(260) 749-8993

LANDMARK ROOFING

* Office Phone..... (260) 610-7006

* Cell..... (260) 385-4515

M

MASTERS HEATING & COOLING

*Office Phone.....(260) 217-0246

MG SERVICES

* Office Phone..... (260)553-0369

N

NEXT LEVEL SERVICES

* Office Phone..... (260)402-8586

NORTHEAST MECHANICAL SERVICES

*Office Phone.....(260) 486-1988

P

PAUL DAVIS

* Toll Free Number.....(800) 436-7510

* Office Phone..... (260) 436-7510

* Cellphone.....(260) 341-7031

PEERLESS CLEANERS

*Office Phone.....(260) 422-9374

PERRY LAW OFFICE P.C.

* Office Phone..... (260) 483-3110

PPG ARCHITECTURAL FINISHES

*Office Phone.....(260-436-1854

PRECISION CONCRETE, INC.

* Office Phone..... (616) 403-1140

* Don Cellphone..... (317) 695-3271

PROFESSIONAL CARPET CLEANING

* Toll Free Number..... (888) 270-1992

* Cellphone..... (260) 489-0675

R

REUSSER

* Office Phone.....260.676.2261

RYAN FIRE PROTECTION

* Cellphone..... (260) 224-2734

S

S.W.O.R.N. PROTECTION

* Office Phone..... (260) 748-6600

* Cellphone..... (260) 255-5052

Advertise
HERE

Associate Members of the AAFW-NEI

S

SERVPRO OF FORT WAYNE

*Office Phone.....(260-436-8385

SHERWIN WILLIAMS, CO. - (PAINT)

* Office Phone..... (260) 484-8508

* Cellphone..... (260) 222-1623

SMART APARTMENT SOLUTIONS

* Office Phone..... (734) 747-6278

* Cellphone..... (248) 756-3383

STATE FARM INSURANCE -- JOHN CARR

* Office Phone..... (260) 489-3838

* Cellphone..... (260) 615-2906

T

TK FACILITY MANAGEMENT

* Office Phone..... (260) 633-4044

* Cellphone..... (260) 443-8213

THE HABEGGER CORPORATION

*Office Phone.....(317) 875-9966

THREE RIVERS LAWNCARE

*Office Phone.....(260) 842-5296

TOBACCO FREE ALLEN COUNTY

* Cellphone..... (260) 760-7555

TRUCHOICE ROOFING

*Office Phone.....(260)-222-8812

V

VALET LIVING

* Office Phone..... (765) 464-9442

W

WASH MULTIFAMILY LAUNDRY SYSTEMS, LLC

* Toll Free Number..... (800) 421-6897

WAYNE PIPE & SUPPLY

* Toll Free Number..... (800) 552-3697

* Office Phone..... (260) 423-9577

WINDOWS, DOORS & MORE

* Office Phone..... (260) 422-7077

260 IT BALES TECHNOLOGY

*Office Phone.....(260) 302-1300

A large graphic with the word "Advertise" in a bold, blue, sans-serif font. The word "HERE" is written in a yellow, outlined, sans-serif font and is positioned over the "I" and "R" of "Advertise".

Apartment Listings



Click here!
