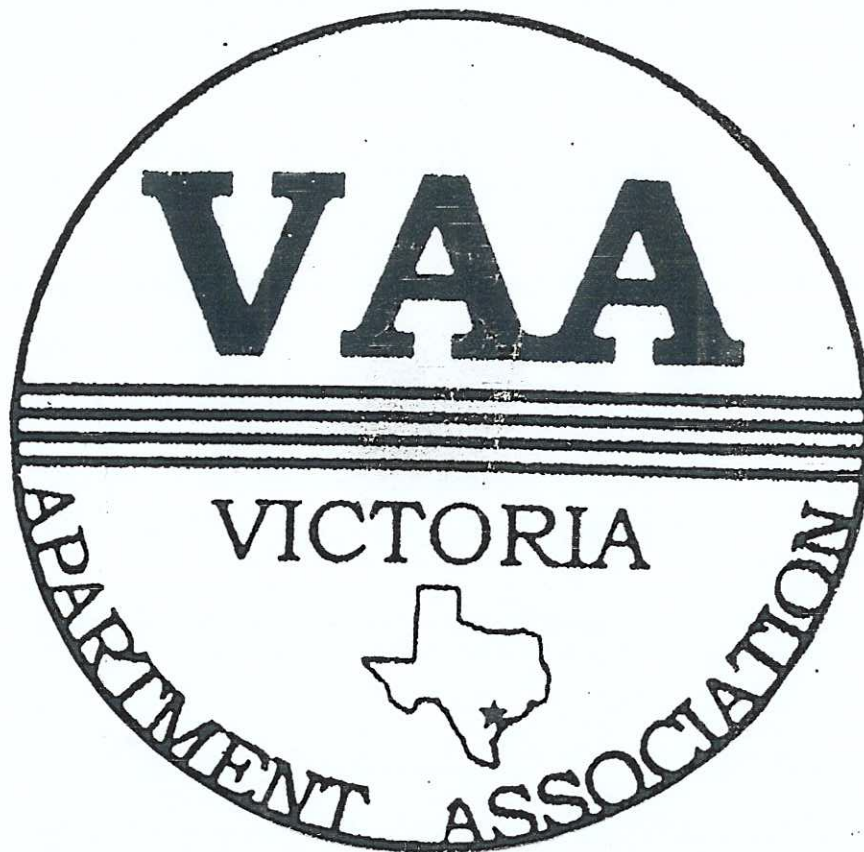


**THE
VICTORIA
APARTMENT
ASSOCIATION**

EST. 1975

September 2023



**Serving: Calhoun, Dewitt, Goliad, Jackson, Lavaca,
Refugio and Victoria Counties**

2023 VAA MEMBERSHIP ROSTER

OWNER/PROPERTY MEMBERS

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BAILEY SQUARE
BRIAN CWEREN
CANEY RUN ESTATES
CARRIAGE PARK APARTMENTS
CENTRAL PARK APARTMENTS
CHERYL CLIBURN
COLONIAL VILLAGE
APARTMENTS
CORNERSTONE APARTMENT
HOMES
COUNTRY LANE TOWNHOMES
DEERWOOD APARTMENTS
DIAMOND PROPERTIES
ELLIS PROPERTY VENTURES
LLC
ENCHANTED GARDENS
ENCORE VICTORIA
EPPINGER MANAGEMENT INC.
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APARTMENTS
FILIP REAL ESTATE
INVESTMENTS LLC.
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LP
FOX RUN APARTMENTS
GARDENS OF VICTORIA
GOLDEN OAKS APARTMENTS
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KATE'S PLACE APARTMENTS
LA DOMINION PARTNERSHIP
LATIGO CROSSING
MISSION OAKS OTM HARMONY
LP
MOCKINGBIRD LANE
APARTMENTS
MOSSWOOD APARTMENTS
NORTH STREET APARTMENTS
OAK FOREST APARTMENTS
OAKS APARTMENTS
PINNACLE POINTE
POINT ROYALE APARTMENTS
SAGE CREEK APARTMENTS
SEA BREEZE APARTMENTS

SEA GREEN APARTMENT
HOMES
SILVERMINE APARTMENTS
STARY'S RENTALS
STONEBROOK APARTMENTS
SUMMERSTONE APARTMENTS
SUMMIT RENTAL &
MANAGEMENT CO. LLC
TALLY PROPERTIES
TANGLEWOOD APARTMENTS
THE COLONY
THE DUKE
THE GROVE VICTORIA
THE LANDING APARTMENTS
THE LOFTS ON AIRLINE, LLC.
THE POINTE AT VICTORIA
THE POST OAK
THE RESERVE
THE VILLAS
THE WHITTINGTONS
THOMAS NINKE APARTMENTS
TOMMY THOMPSON
TREMONT APARTMENTS
VALLEY FRUIT INVESTMENTS
VICTORIA PLACE APARTMENTS
VICTORIA PLATINUM
PROPERTIES, LLC
VICTORIA STATION
APARTMENTS
VICTORIA TRAILS
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VILLAS ON INDEPENDENCE
VISTA ALTA TOWNHOMES
VISTA DEL SOL
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VENDOR MEMBERS

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ANGELS AMONG US. LLC
APPLIANCE PRO
ARMER AIR LLC
BRIAN P. CWEREN, ATTORNEY
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DIANA ESCALANTE STATE
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HOME OUTLET
HOUSING AUTHORITY OF
VICTORIA
JANSEN INTERNATIONAL
JOHNSTONE SUPPLY
KWORKS
NEC CO-OP ENERGY
ON GUARD, INC
RASA FLOORS & CARPET
REDI - CARPET
SEALMASTER
SERVPRO OF VICTORIA
SERVICE SUPPLY
SHERWIN WILLIAMS
SURPLUS WAREHOUSE
TENANT TRACKER, INC
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VTXENERGY
WINSTON WATER COOLER

Craig Housworth
Owner/Manager

The UPS Store 

8806 N Navarro
1708 N Navarro
Victoria, TX 77904

P: 361.576.6411
F: 361.576.6421
C: 361.676.0458

store5474@theupsstore.com
theupsstorelocal.com/5474

M-F: 8am - 6:30pm
Sat: 9am - 3pm

CAM (CERTIFIED APARTMENT MANAGER) CLASS

The Victoria Apartment Association will be hosting a CAM class. This class will be held October 3, 4, 5 and 10, 11, 12th at The Community Room in the Victoria Mall (across from Chick-Fil-A)

Why should you take the CAM Class now?

- *CAM is in rewrite and will change significantly after the New Year.
- *Having the class in your own back yard is a huge advantage
- *3 days a week still leaves you time to manage your property, especially if you have to lock up in order to go class.
- ***You're using the best instructor for CAM!**

- Industry veteran – she understands the role of manager and property management.
- She teaches CAM all the time – full course – 12 in a year's time/
- Co-author of CAM curriculum – she helped write it
- Co-author of test question writing – lead SME if there were any questions about the questions – she knows the test!
- She has created a study guide that she will send to the students after class – it is only for her students.
- She includes an online orientation program via Zoom so you know what's coming down the road!

The cost will be \$850 per student. This will include your eBook, the class and the test (one try).

We will need:

- *Approximately 12 – 15 people to form the class
- *A location to hold the classes.
- *Sponsors to provide lunch and snacks.
- *Sponsors to help with the cost of the

If you are interested in taking the class please let Toni know. A registration form is in this newsletter.

SEPTEMBER FORUM

The September Forum is scheduled for **Thursday, September 14, 2023.** The forum will be held at SRU Homestore (4800 N. Navarro).

District Attorney, Constance Filley will speak on the crime in Victoria and squatters.

Everyone is invited!! All managers, office staff, maintenance and vendors are invited to attend this forum. Lunch will be provided at no cost to you or your property. **Please RSVP by noon on Monday, September 11, 2023 so lunch can be ordered.**

Thanks to SRU Homestore for hosting this event. If you would like to sponsor this forum, please let Toni know.

TAA EDUCATIONAL INFORMATION

For all of your educational needs please visit the TAA web site at: www.taa.org

VAA BOARD MEETING

The September Board meeting will be held at The Sky on **Monday, September 18, 2023.** It will begin at noon.

EVICCTIONS

The evictions for this month were unavailable at the time of printing. Sorry for any inconvenience this may cause. All evictions will be printed next month. Evictions are from JP Precinct 3, Judge Whitaker's Office. Make sure to thank them if you are in their office.

CALENDAR OF EVENTS

September

- 18 – Board Meeting, Noon, The Sky
- 14 – Forum, Noon, Speaker: DA Constance Filley

October

- 3, 4, 5 – CAM/CAS Class
- 10, 11, 12 – CAM/CAS Class
- 18 – 20 – TAA Fall Board Meeting, San Antonio
- 25-26 – South Texas Farm & Ranch Show Concessions (funding Operation Firefighter)

November

- 9 – Forum – Noon, Webinar on Service Animals, Location tba
- 10 – Award nominations, scholarship applications due
- 13 – Board Meeting, Noon, The Sky

December

- 1 – Christmas Party, Awards, 6:30 pm, Colony Creek Country Club

ELECTRONIC NEWSLETTERS

If you would rather receive the newsletter by email, please let Toni know.

OPERATION FIREFIGHTER SUPPORTER CARDS

The 2023 Operation Firefighter Supporter Cards are still available. Please show your support by buying a support card and displaying it in your office.

ALL money donated goes to buy toys and food for the families.

For more information, please contact Toni Stithem at (361) 571-8664 or email her at victoriaapartmentassociation@Yahoo.com

2023 SPONSORSHIP OPPORTUNITIES

We are looking for sponsors for the following events. Please look at the list below and consider sponsoring an event or two (or more). All support is greatly appreciated!!

Board Meetings (September, November)

Forums (September, November)

Dare to Live (On Going)

Community Service Project – Operation Firefighter (December)

Christmas Party (December)

Maintenance, Manager/Office Staff and Vendor of the Year Awards (December)

Educational, Maintenance and Continuing Education Scholarships (December)

Newsletter (Monthly, Quarterly or Yearly)

By sponsoring an event you will be recognized in any advertising done and at the event. You will also get a business card size ad in the newsletter, the month of your sponsored event. Sponsor banners can be hung at the event.

If there is a new event you would like to have considered, please let us know.

If you need more information or would like to sign up as a sponsor call Toni at (361) 572-4686 or send an email to Victoriaapartmentassociation@Yahoo.com.

NOVEMBER FORUM

The November forum will be held on Thursday, November 9th.

Vickie Cowart with NAA will be conducting a webinar on service animals.

More information will be coming on this forum.

OPERATION FIREFIGHTER COLLECTION JARS

If you cannot do a collection box, there is still a way for you to help out with Operation Firefighter. We have collection jars that you can put on your counter or desk and collect change. Every penny counts!

Every dollar counts as an item. The member collection the most items will win lunch for the staff.

If you would like a collection jar, please let Toni know and she will get you one.

TOPICS WANTED!

If you have a topic you would like discussed at one of the forums, please let us know. It can be a topic for maintenance or managers or both.

This is your Association, so please let us know what you would like to be discussed.

RSVP'S AND NO SHOWS

We are having a problem with people RSVP'ing to forums and then not showing up. This is costing our sponsors and the Association money. Lunch for the forums have to be ordered by Monday afternoon, but no later than Tuesday morning. Lunch is ordered based on the RSVP's. Depending on what is served, some meals are running around \$15.00 per person and when over 20 people don't show up, it adds up.

We understand that things happen and you can't attend, but please if you RSVP, please make your best effort to be present. We don't want to have to stop offering lunch.

OPERATION FIREFIGHTER BOXES

It is hard to believe that Christmas is right around the corner. With Christmas, comes Operation Firefighter!

Operation Firefighter is a project done in conjunction with the Victoria County Volunteer Fire Department and the Victoria County Fire Marshal's Office. Families are nominated by apartment complexes and each family chosen is visited by Firefighter Santa and his elves (all arriving on firetrucks with lights and sirens). Each family receives toys (five per child), food and a complete Christmas dinner. Last year we helped 17 families, which included 41 children. We helped families in Victoria and Edna.

We also visit the Senior Citizen that lives alone and has no family. Each senior gets a box of gifts (including a gift for the fur-babies) and a complete Christmas dinner which includes a smoked ham which is still warm when delivered. Last year we helped 19 Senior Citizens. We helped Senior's in Victoria and Edna.

We ask our members to put out a collection box so that we can collect as many toys and as much food as possible. The more we collect the more families we can help. And as you know, there will be many more families in need this year.

The member collecting the most items will win lunch for the staff.

If you would like a box, please let Toni know so we can have them ready to go by October 1st.

CAS (CERTIFIED APARTMENT SUPPLIER) CLASS

If you are a multifamily property supplier with a year or more of experience, the **Certified Apartment Supplier (CAS) certification** is ideal for you. CAS is a great way to establish a better understanding of your property management clients.

Why become CAS certified? Differentiate yourself from other property suppliers with CAS certification. CAS certification helps to demonstrate your commitment to your property management clients.

Attract more clients. CAS certification differentiates you from other property suppliers. It demonstrates a commitment to understanding the needs of your property management clients. Completing the process required to earn a CAS certification shows you are dedicated to helping property managers with their everyday challenges. CAS covers:

- *Applicant screening, leasing contracts and move-ins.
- *Rent collection, lease renewal, the move-out process, lease termination, and eviction
- *Property management systems and their functions.

Strengthen existing client relationships. CAS Certification gives you a better appreciation of the responsibilities and goals of property managers, making you more effective at solving their problems and helping them reach their goals. You'll learn about:

- *Addressing property and environmental hazards and crimes.
- *Analyzing property financial operations and underperformance
- *Monitoring property performance to achieve an owner's investment goals
- *Maximizing net operating income.

Who is right for CAS Certification? The only requirement to enter the CAS certification process is 12 month's experience in the

great introduction for newer members of the industry or a career booster for those with more experience.

The CAS class will be held in Victoria in conjunction with the CAM class. It will be on October 3, 4, 5, 10, 11, and 12th. CAS students have to attend four of these days. Days are based on the module being taught. The class will be held in The Community Room in the Victoria Mall (across from Chick-Fil-A).

The cost of the CAS class is \$550 per member and \$675 for non-members. This class can be invoiced and credit cards are accepted with a 4% convenience fee. This fee includes your eBook, the class and the test (one try).

If you are interested in taking the class please let Toni know. A registration form is in this newsletter.

CAM/CAS SPONSORS WANTED!!

We are looking for sponsors for lunch, morning and afternoon snacks for the CAM/CAS class. We are hoping to have between 12 and 15 people attend the class.

If you would like to provide a morning or afternoon snack or lunch for the group, please let Toni know which snack or lunch you would like to provide and which day.

By sponsoring a meal or snack, we will run your business card in the November newsletter.

VICTORIA APARTMENT ASSOCIATION FORUM

DATE: Thursday, September 14, 2023

LOCATION: SRU Homestore
(4800 N. Navarro)

TOPIC: Crime in Victoria

SPEAKER: DA Constance Filley

SPONSOR: Victoria Apartment Association

DOORPRIZE: (1) \$10 Gift Card

LUNCH PROVIDED

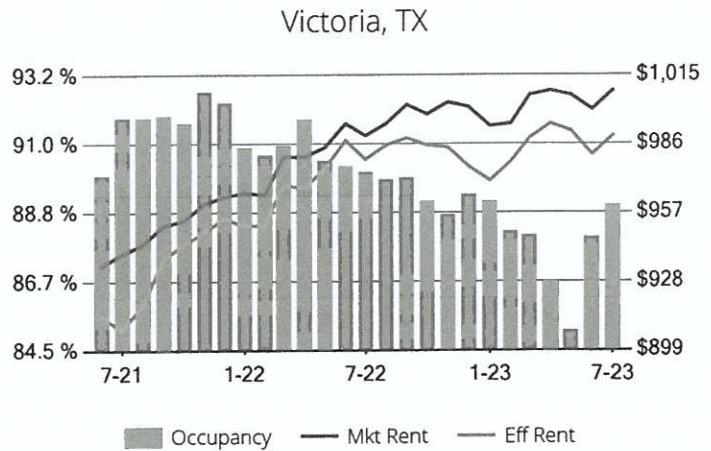
RSVP to Toni at 572-4686 by Noon on Monday,
September 11, 2023.

Victoria, TX

End of July, 2023

General Overview

Conventional Properties	Jul 2023	Annual Chg
Occupancy	89.1	-1.2%
Unit Change	168	
Units Absorbed (Annual)	88	
Average Size (SF)	819	+1.2%
Asking Rent	\$1,008	+1.8%
Asking Rent per SF	\$1.23	+0.6%
Effective Rent	\$989	+1.0%
Effective Rent per SF	\$1.21	-0.2%
% Offering Concessions	28%	+38.9%
Avg. Concession Package	5.5%	+25.8%



Market Breakdown

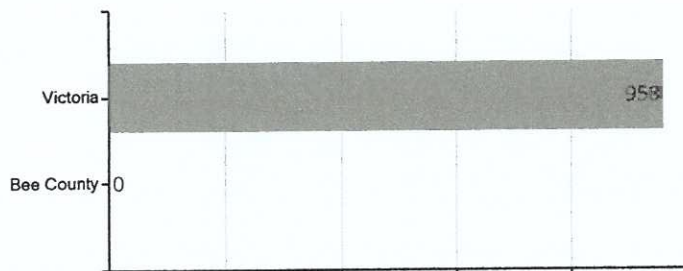
Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent		Rent Concessions	
						Mkt	Eff	Props Offering	Avg Package
Conventional	72%	54	6,042	89.1%	819	\$1,008	\$989	27.8%	5.5%
Affordable	24%	27	2,036	91.1%	937	\$837	\$837	0.0%	0.0%
Senior Living	4%	8	341	100.0%	635	\$660	\$660	0.0%	0.0%
Totals *	0%	0	0	0.0%	0	\$0	\$0	0.0%	0.0%

Top 5 Submarkets

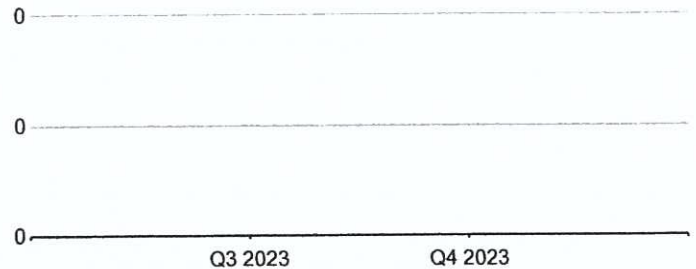
Occupancy	Annual Change	Jul-23	Change	Effective Rent	Jul-23	Change
Bee County		100.0%	9.2%	Bee County	\$993	7.8%
Victoria		88.8%	-0.8%	Victoria	\$1,000	0.2%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



ALN Apartment Data tracks 11K management companies with over 185K properties, comprised of over 24.3 million total units. Copyrights: All data, information and material provided through ALN Platforms or Reports are copyrighted. All resale, redistribution, or other forms of dissemination is strictly forbidden. For additional information about our nationwide services, please contact Sales@alndata.com or call 800-643-6416 x 3.

* ALN Active listings. For additional details and definitions, visit our methodology page.

ALN Apartment Data



CERTIFIED APARTMENT
MANAGER[®]



CERTIFIED APARTMENT
SUPPLIER[®]

If property management is your career, make the most of it! Becoming a **CAM** designate increases your knowledge, effectiveness and professionalism. The Certified Apartment Manager designation is from the National Apartment Association and is recognized across the country as a symbol of excellence.

To qualify for a **CAM** requires one year of general property management experience, attending all classes, passing proctored on-line exam (s). Note: The CAS Program (Certified Apartment Supplier) will be offered at the same time and requires attending four of the eight CAM modules

2023 (CAM) training modules include The Resident Experience, Financial Management, Industry Essentials, Risk Management, Marketing, Legal Responsibilities, Property Maintenance, Human Resource Management.

Dates: October 3-5 and October 10-12 (***Must Attend All Days***)

Times: 9:00 A.M. – 5:00 P.M.

Location: The Community Room in Victoria Mall (7800 N. Navarro, across from Chick-Fil-A)

Cost: **CAM** - \$850 member / \$975 non-member (Credit card payments add 4% fee)

CAS - \$550 member/\$675 non-member (Credit card payments add 4% convenience fee)

Requires Advance payment due by September 29, 2023

Please mail payment to: P. O. Box 7192, Victoria, Texas 77903

No shows will be billed – cancellations must be in writing 48 hours prior to class

For more information call (361) 572-4686 or E-mail: victoriaapartmentassociation@Yahoo.com

Student material will not be ordered and/or distributed until payment is received in full.

REGISTRATION FORM

Name: _____

Property: _____ **Address:** _____

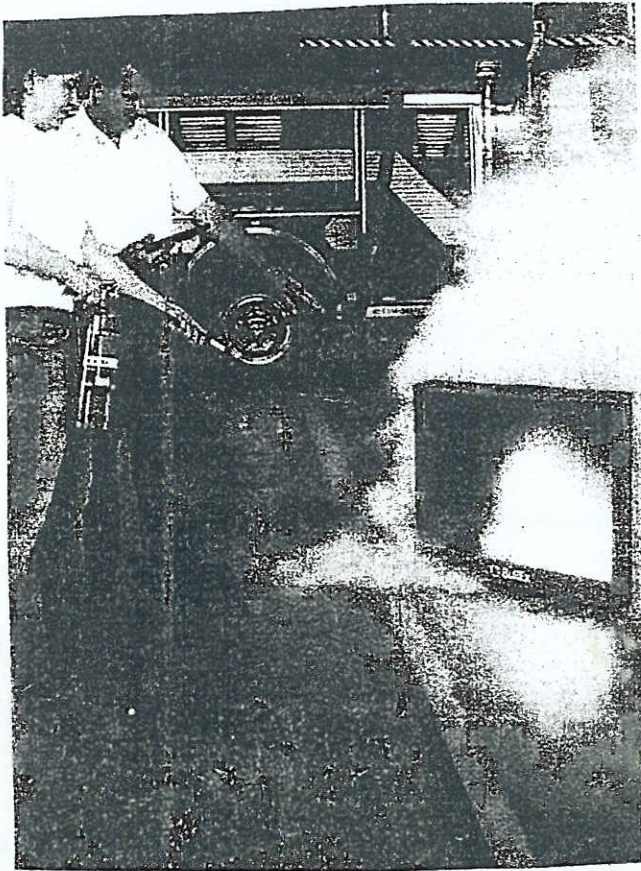
City/St/Zip: _____ **Phone:** _____

Company: _____

Email Address: _____

Authorizing Signature: _____

VICTORIA COUNTY FIRE MARSHAL'S OFFICE FIRE EXTINGUISHER SIMULATOR CLASS



Let us come into your office/apartment, business and train your staff/ tenants how to use a fire Extinguisher.

The system can be adapted to your surroundings. Kitchen fires in the apartments, under the desk in the office

Allows training to take place entirely indoors, in any environment.

Training record collection allows instructors export training records for certificate completion.

Train an unlimited number of students.

Simulate class A, B and C fires

Eliminates the need for clean-up

Evening and Weekend classes Available.

For more information call:
Toni at (361) 571-8664

FIRE EXTINGUISHER TRAINING CLASS REGISTRATION

Property _____

Address _____

Contact Name _____ Phone _____

Preferred Date _____ Time _____

VICTORIA APARTMENT ASSOCIATION FORUM

DATE: Thursday, November 9, 2023

LOCATION: TBA

TOPIC: Service & Emotional Animals/Pet
Screening

SPEAKER: NAA Victoria Cowart

SPONSOR: TBA

DOORPRIZE: (1) \$10 Gift Card

LUNCH PROVIDED

RSVP to Toni at 572-4686 by Noon on Monday,
September 11, 2023.

FIRE EXTINGUISHER SIMULATOR CLASS

The Victoria County Fire Marshal and the Victoria Apartment Association has teamed up together once again!! This time to bring you a fire extinguisher simulator class!

No more looking for fire extinguishers to train with, no more waiting for the weather to cooperate, no more worrying about a burn ban and most of all no more clean up. Fire extinguisher training and practice can now be done in your office, in your clubroom, your business, your model, basically anywhere. And there is no mess to clean up

Richard Castillo, Victoria County Fire Marshal, will bring and set up the system and everyone will be able to practice putting out fires. You can practice with office fires (under the desk) or apartment fire (in the kitchen) or wherever you would like to put the system.

Certificates can be printed for each person completing the class.

This can be done for your staff or it can be done for your tenants. Weekend and evening classes are available. It can also be incorporated into your property social.

If interested, complete the form in this newsletter and send it to Toni.

For more information contact Toni at (361) 571-8664.



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www.neccoopenergy.com

PRODUCTS AND SERVICE DIRECTORY

SUPPORT THOSE WHO SUPPORT YOUR ASSOCIATION

AIR CONDITIONING & HEATING

Armer Air LLC....361-579-0966
KWorks....361-935-4220

AIR CONDITIONING & HEATING SUPPLIES

Johnstone Supply....361-574-8349
Service Supply....361-788-2000
Winston Water Cooler....361-226-7944

APPLIANCE PARTS

Appliance Pro....361-570-5009

APPLIANCES

Appliance Pro...361-570-5009

ATTORNEY

Brian P. Cweren, Attorney at Law
....713-622-2111

BACKFLOW PREVENTOR TESTING

D & S Plumbing....361-571-2540

BIO-HAZARD CLEANUP

Angels Among Us, LLC....361-655-1605

BUILDING SUPPLIES

Home Outlet....361-579-6400

CARPET

RASA Floors....361-855-7272
Redi – Carpet....281-240-2500

CARPET CLEANING

A 1 Carpet & Tile Care....361-652-5870

CLEAN UP & RESTORATION

A 1 Carpet & Tile Care....361-652-5870
Servpro of Victoria....361-573-6000

COMMERCIAL CLEANING

KWorks....361-935-4220

CRIME SCENE CLEAN UP

Angels Among Us, LLC....361-655-1605

COLLECTION

Alexander Rose Associates, Inc.
...713-644-4441

COPYING

The UPS Store....361-576-6411

EMERGENCY PHONES

On Guard, Inc....800-920-8273

ENERGY PROVIDERS

Ambit Energy....310-487-8938
NEC Co-Op Energy....855-632-7348
VTXenergy....361-237-0573

FLOORING SALES & INSTALLATION

RASA Floors....361-855-7272

FURNITURE & UPHOLSTERY CLEANING

A 1 Carpet & Tile Care....361-652-5870

GENERAL MAINTENANCE

KWorks....361-935-4220

HEATED PRESSURE/STEAM WASHING

A 1 Carpet & Tile Care....361-652-5870

HOME IMPROVEMENT

Home Outlet....361-579-6400

HOUSING

Housing Authority of the City of Victoria
....361-575-5581

INDUSTRIAL SUPPLIES

Service Supply....361-788-2000
Winston Water Cooler....361-226-7944

INSURANCE AGENCY

Diana Escalante State Farm....361-655-8746

PRODUCTS AND SERVICE DIRECTORY

SUPPORT THOSE WHO SUPPORT YOUR ASSOCIATION

INSURANCE – PUBLIC ADJUSTERS

Jansen International....281-873-8700

LAWN AND LANDSCAPING

A 1 Carpet & Tile Care....361-652-5870

LUMBER & RETAIL HARDWARE

Home Outlet....361-579-6400

MAKE READYS

kWorks....361-935-4220

NOTARY

The UPS Store....361-576-6411

PAINT AND EQUIPMENT

Sherwin-Williams....361-573-9071

PAINTING

KWorks....361-935-4220

PAVEMENT PRODUCTS

SealMaster....713-453-7325

PLUMBERS

D & S Plumbing....361-571-2540

PLUMBING SUPPLIES

Service Supply....361-788-2000

Winston Water Cooler....361-226-7944

REFRIGERATION SUPPLIES

Johnstone Supply....361-8-574-8349

REMODEL

KWorks....361-935-4220

SCREENING SERVICES

Tenant Tracker, Inc....800-658-9369 (Ext. 651)

SHIPPING

The UPS Store....361-576-6411

TILE

Sherwin-Williams....361-573-9071

TOOLS

Service Supply....361-788-2000

WALLPAPER

Sherwin-Williams....361-573-9071

WATER EXTRACTIONS

A 1 Carpet & Tile Care....361-652-5870

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- Municipal/Code Enforcement Issues

The Cweren Law Firm • (713) 622-2111
3311 Richmond Avenue, Suite 305 • Houston, Texas 77098

VICTORIA
MANAGEMENT ASSOCIATION

www.cwerenlaw.com

TDCA
TEXAS DISTRICT COURT ASSOCIATION

VICTORIA APARTMENT ASSOCIATION APPLICATION FOR MEMBERSHIP

I (we) hereby accept the responsibilities of membership as contained in the bylaws and code of ethics of the Victoria Apartment Association, and ask that the Board of Directors favorably consider this application for membership. I (We) understand that the dues check accompanying this application will be fully refunded only on the condition that this application is not accepted by the Board of Directors. I (We) do hereby authorize a representative of the Victoria Apartment Association to solicit and receive from any credit reporting agency reports of information concerning my credit rating or financial standing. I (We) do hereby release the Association and it's representatives from all liability and/or damage incurred as a result of such inquiry and concerning the information therein.

BUSINESS NAME _____

ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____

MAILING ADDRESS (If different) _____

PHONE NUMBER _____ **FAX NUMBER** _____

E-MAIL ADDRESS _____

WEB-SITE _____

AUTHORIZED REPRESENTATIVE _____

TYPE OF BUSINESS _____

YEARS IN BUSINESS _____

BANK OR FINANCIAL REFERENCE _____

OTHER BUSINESS REFERENCE _____

RECOMMENDED BY _____

(V.A.A. member in good standing)

DUES: OWNER MEMBER: \$275.00 + \$2.25 per unit annually **NUMBER OF UNITS** _____

ASSOCIATE MEMBER: \$150.00 per year

DATE _____ **SIGNED** _____

Approved by the Board of Directors on _____

Remit to: VAA at P. O. Box 7192, Victoria, Texas 77903

Your annual investment also includes \$5 per year for a subscription to *Texas Apartments Magazine*.



THE UPS STORE

8806 N Navarro

361-576-6411

tore5474@theupsstore.com

1708 N Navarro

361-572-0693

store6666@theupsstore.com



SCAN ME

Need Promo items?

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Victoria's Printing Super Stores

Victoria Apartment Association
P. O. Box 7192
Victoria, Texas 77903