

News & Views

SPRING, 1994

VOLUME 1, NUMBER 2


[FROM THE PRESIDENT...](#)
[BENTON PARK REBIRTH](#)
[EMPLOYEE OF THE QUARTER](#)
[EMPLOYEE OF THE YEAR](#)
[FAIRMONT APARTMENTS](#)
[INTRODUCING](#)
[ELVIS SIGHTING](#)

From the President...

I would like to thank everyone who attended our annual company meeting and Christmas party. A special thank you to Bob Straeb, Deputy Director of Missouri Housing Development Commission, and John Susi, Deputy Manager of the U.S. Department of HUD (pictured this page). Both were gracious enough to attend our meeting as guest speakers.

The meeting was a great success! Kohner Properties, Inc. will be undergoing many exciting changes in 1994. With the introduction of onsite software at each location, the newly designed Procedure Manual and Leasing Guide, and a renewed focus on safety, you as employees will be making some adjustments in your daily activities. Change is difficult, but if we all pull together, we can make these transitions smooth.

Our new management assignments and acquisitions continue to provide professional development and advancement opportunities for many of our people. We have planned for this growth and expect 1994 to be the best year in our history.

Best wishes to all of you. Thank you for your hard work and commitment to our success!

Jon M. Pyzyk, CPM, President
KOHNER PROPERTIES, INC.

Benton Park Rebirth

Kohner Properties, Inc. was recently named managing agent for Senate Square Apartments. Senate Square is located in the Benton Park historic neighborhood, just west of Soulard in the city of St. Louis. Kohner is working directly with the Department of Housing and Urban Development, Missouri Housing Development Commission and the General Partner, Community Property Associates to turn the property around and achieve full occupancy.

Jane Cross is manager of Senate Square with **Cindy McMillian** as assistant manager. Included in Jane's team are **Donald Halley**, **Kevin Body** and **DeAndre Boyd**. During Jane's tenure as manager, the leasing percentage has increased from 62% to 86% and still rising. Great job team!



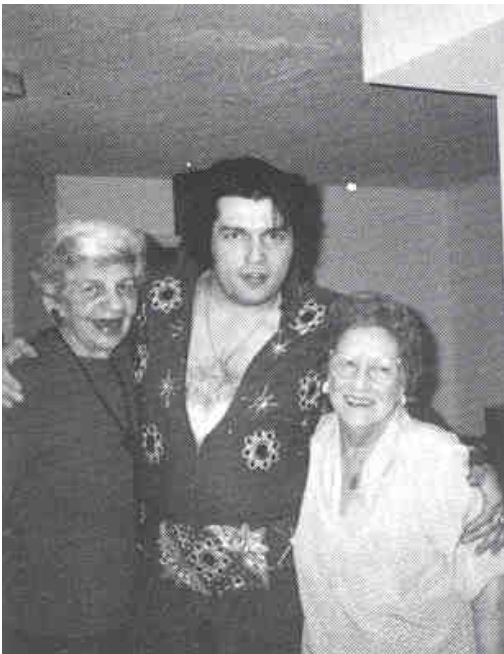
Introducing...

Kohner Properties, Inc. has formed a new corporation, Management Services, Inc. (MSI) to rehab damaged or distressed properties. **Marcia Oris**, Vice-President of Property Management, will become General Manager, and will utilize years of experience and expertise in property management and rehab to direct this group. MSI recently obtained its first contract, approved by MHDC and HUD, to rehab fire damaged apartments within the city of St. Louis.

Over the years Kohner has developed a group of very talented individuals who have excelled in their fields of expertise, such as plumbing, carpentry, and HVAC. These men have undertaken many special projects, enhancing the value of our company to our clients.

The members of MSI are **Joe Mancuso, Marty Modglin, Ted Morkel, David Pitts, Alan Spangler, Glen Spangler, and Mike Spangler.**

Elvis Sighting



On December 17, 1993 there was another Elvis sighting. This time, in one of our very own communities! Wellington Arms III Retirement Community had a surprise visit from “The King” at their Christmas party.

The surprise visit was arranged by **Mary Haupt**, the area manager. “Elvis” sprung from a special delivery box to the delight of the residents!

PATTI PEARSON, EMPLOYEE OF THE QUARTER



We would like to recognize **Patti Pearson**, leasing consultant at Maplewood Village Apartments, on being selected as employee of the fourth quarter of 1993! Patti has been with Kohner since July and in a short time has shown great dedication to her work. She demonstrates great resident relations and leasing skills. In December alone, Patti leased 45 apartments, significantly raising the occupancy at Maplewood Village! Patti will be entitled to an extra day paid vacation for her accomplishments. Great job, Patti! Enjoy your day off!!

ALAN SPANGLER, EMPLOYEE OF THE YEAR



Alan Spangler, maintenance supervisor and foreman of the rehab crew, was chosen as Employee of the Year for 1993! Traditionally, this has been a special award, whose recipient is chosen by the executive committee. Alan has been recognized for outstanding dedication and service to the company, our customers, and his fellow employees. He has been chosen as employee of the year because of his commitment to excellence and professionalism in his field, as well as his concern for cost-containment. Congratulations Alan!

Fairmont Apartments



Community Property Associates II named Kohner Properties, Inc. the exclusive managing agent of Fairmont Apartments in St. Louis' fashionable Central West End. Located at the corner of Euclid and Maryland, on Maryland Plaza, the first floor is occupied by the Pasta House Company. In addition, there are 63 efficiency and one bedroom apartments.

We welcome **Joshua Stahl** as the new on-site manager. **Michael Lynam** is assisting Joshua as maintenance supervisor. Occupancy has increased from 67% to 100% in just a few short months. Congratulations!
