



Cornerstone  
of Topeka, Inc



"Breaking the Cycle of Homelessness  
One Family at a Time"

www.cornerstoneoftopeka.org



And the  
**Winners**  
are...

April - Jerlita Howard

May - Terrance Head

June - Berthena Bronson

**FRIENDLY**

**REMINDERS**

- **Rent is due on the 1st** of each month & no later than the 6th
- **The office will be closed:**  
July 4th - Independence Day  
September 7th - Labor Day
- **Other dates to remember:**  
Sept. 13th - Grandparent's Day

**Congratulations to our monthly drawing winners!!**

*You could be our next winner! If we receive your rent payment no later than 5:00 pm on the 6th of each month, you will automatically be entered to win a \$50 Walmart gift card. Good Luck!*

**Do You Have Renters Insurance?**

**What you need to know:**

Renter's Insurance provides protection for you and your personal property. The protection it offers can include:



- Fires
- Theft
- Vandalism
- Utility Malfunctions (plumbing and electricity)
- Weather Related Damage
- Host of other Hazards

\*Flooding and Earthquake or any Hazard not listed in your policy will **NOT** be covered.

**STAFF**

Chris Palmer  
Executive Director

Carol Mickens  
Finance Manager

Dora Coronel  
Housing/Property Manager

Melissa Warrington  
Administrative Assistant

Jerry Yoder  
Maintenance & Project Supervisor

David Llamas  
Maintenance

Office Hours:  
Monday - Friday 8-5

1195 SW Buchanan, Ste. 103  
Topeka, KS 66604  
Phone: (785) 232-1650

**4 Myths of Renters Insurance:**

1. **"I do not own a lot stuff to need insurance coverage"**  
Most renters think their belongings are not worth much at all, but they are surprised by how much it would cost to replace items they have accumulated.
2. **"Since I am a renter, my landlord will cover property damages."**  
Landlords only have insurance on the structure of the building, not the content of the tenant's belongings. Even if the landlord owns appliances or other items within your home, they are not responsible for damages to your personal property.
3. **"Renters insurance is too expensive"**  
Renters insurance is only a fraction of the cost compared to housing insurance. Many insurance providers offer multi-policy discounts to their customers who add renters insurance onto an existing insurance package, which on average, can decrease monthly costs by 5-10%.  
[Money.usnews.com](http://Money.usnews.com)

**You will notice a new face stopping by to provide maintenance.  
Cornerstone welcomed David Llamas to the team on June 29, 2015.**

## CORNERSTONE NEWS AND UPDATES



A big day for Cornerstone with the recent Ribbon-Cutting Ceremony for the three newly constructed three bedroom single family homes in the 1100 block of SW Mission Ave.

Don't forget that the **Topeka Farmer's Market** is back in Downtown Topeka (Judicial Center south parking lot) beginning in April. The market remains open each Saturday morning from 7:30 a.m. until Noon, through the month of November.



Check out [Kidsbowlfree.com](http://Kidsbowlfree.com) and register your child for 2 free games of bowling daily all Summer long at West Ridge Lanes and Gage Center Bowl.



**Need plans for the 4th of July?** C'mon on down to Shawnee Lake where they will be hosting the annual Spirit of Kansas Festival. There will be music provided by the Topeka Blues Society starting from noon until sundown. Guests are able to bring shade tents, coolers/food, blankets and chairs to comfortably watch the fireworks display over the lake later that night.

### It's Movie Night at the Capitol!

September 19th & October 3rd-North apron of the Capitol. Family friendly movies for all ages. 7:00pm pre-movie activities with 8:00pm movie start time. Showing Sandlot Sept. 19th & The LEGO Movie Oct. 3rd. Bring a lawn chair.



### Celebrate the 82nd Fiesta Mexicana

**Where:** Our Lady of Guadalupe  
201 NE Chandler, Topeka, KS  
66616

**When:** July 14th-18th  
8:00 a.m.-10:00 p.m.

Bring your family and friends to enjoy live entertainment and authentic Mexican food courtesy of the Latino Culture.

**Free Admission for all ages. Food will be offered at a cost.**



The Topeka Metro's new **Bike Share Program** began April 15th. There are 100 new smart bikes stationed around the city that you can rent for a few hours at a time. Each bike is fitted with a computer and locking system on the back. A year's membership is \$25 which will grant you access to 2 hours every day. Or you can simply rent a bike for \$2.50 an hour when you need it. You will also be able to drop the bike at any hub within the city. To find out more or reserve a bike check out [topekametrobikes.org](http://topekametrobikes.org).

It is a violation of federal law for a housing provider to refuse to rent or sell a home, to offer unequal terms, quote different prices, or apply different policies on the basis of race, color, religion, disability, or handicap, sex, familial status, or national origin. State law prohibits discrimination on the basis of marital status, ancestry, age, or familial status. Fair Housing Amendments Act of 1988 bars discrimination in the sale or rental of housing on the basis of a disability or because there are children in the family, but exempts housing for older persons.



**Topeka & Shawnee County Library** is offering a summer reading program starting in June. Your child can sign up through their school or with the library itself. For every two hours of reading they log they will receive prizes. They will also be eligible to enter the drawing for a final grand prize at the end of summer.

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If you are looking for some fun things to do with your kids this summer why not go to the **Topeka Zoo**. After you pay the admission fee for the zoo these upcoming events are free to participate in!

- April 4th: Easter Eggstravaganza
- April 18th: Earth Day - Party for the Planet
- May 16th: World Endangered Species Day
- June 6th: World Ocean Day
- June 20th: World Giraffe Day

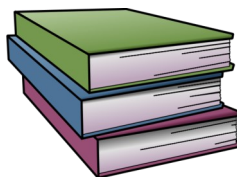
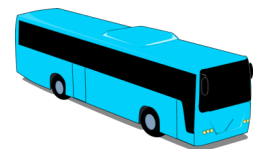
Admissions: Adults: \$5.75, Seniors: \$4.75, Kids (3-12): \$4.25, Kids under 2: Free

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All kids under 17 will ride free from May 15th - August 15th through the **Topeka Metro Transit Authority**.



**Spring Maintenance:** Furnace filters should be changed quarterly to ensure that the unit runs efficiently. If you haven't changed filters in the past 3 months, now is a good time to change the filter.

**Sewer Back up Issue:** Lately, many of our sewer backups have been caused by what the tenants are putting down the toilet. Sewer pipes do not like the following items:

- Baby wipes
- Toilet Wipes (No matter what the box says)
- Tampons (No matter what the box says)
- Q-tips
- Paper towels
- Charmin toilet paper
- Grease

Any of the above items will catch in different areas of the sewer lines and cause a blockage. It can cost the tenant anywhere from \$90 and above to fix this situation. Please do not put any of these items down the toilet, tub or sinks drains.

**Bed Bugs, Bed Bugs, Wacha gonna do?:** These pesky bugs are still an issue city wide. They can be found in beds, sofas, bedside tables, and picture frames. Bed bugs spread through walls along wire and pipes, and from anything (furniture, backpacks, laundry) coming from an infested property.

**Precautions to take:** Keep coats, backpacks, purses, and bags off beds, recliners, and sofas. Don't bring home used furniture, even from those you know. Don't take things out of dumpsters. Look for signs of bed bugs before sleeping.

**DON'T WAIT!!!** If you think you may have bed bugs, call the office and we will have pest control inspect your unit. Pest control treatment for bed bugs is the tenants responsibility. The cost to you to treat will only increase the longer you wait to report it.