



## Greater Cincinnati Northern Kentucky Apartment Association

Kenwood Executive Center  
7265 Kenwood Rd. Suite 100  
Cincinnati, OH 45236  
Phone: 513.407.8612  
Fax: 513.407.7868

### Membership Information - Primary

The Greater Cincinnati Northern Kentucky Apartment Association is a non-profit trade association representing Multi-family housing owners and management companies, as well as Associate Vendor companies who supply a product or service to the apartment industry. The Association serves the multi-family housing industry by providing a forum to utilize and share the collective strengths of its members. We promote education, governmental affairs and communication to enhance the opportunity for quality rental housing.

Membership in the GCNKAA affiliates you with the National Apartment Association and the Ohio or Kentucky Apartment Associations. Through these affiliations, we seek to protect your interests on a national, state and local level. As a united voice of apartment owners, managers and suppliers, we exert maximum effort toward our common purpose.

Through your affiliation with us, you have the opportunity to enjoy many benefits we offer. We represent over 104,000 apartment units under the ownership and management over 200 primary members. We encourage our members to Do Business with a Member.

### GCNKAA Member Communications

The **Membership Directory** is our annual listing of members and provided to each member. It is organized by Owner/Management Companies, Apartment Communities, Associate Vendors and their business categories. This is a members only Directory.

The **Apartment Advantage** is a monthly e-newsletter complete with information on local, state and national trends. Educational courses, monthly calendar of events, and an overview of the entire industry. The Apartment Advantage is emailed to our entire membership, mailed to the Board of Directors, Associate Council, potential members and other associations across the nation.

The Apartment Association's website, [www.GCNKAA.org](http://www.GCNKAA.org) provides the latest information on association activities and membership benefits.

### Legislative Support

The Apartment Association is affiliated with the Kentucky Apartment Association (KAA), the Ohio Apartment Association (OAA) and the National Apartment Association (NAA). This affiliation is vital to our membership because it provides legislative representation on a state and national level. Our strength is derived from our membership, which represents in excess of 100,000 units in 7 primary counties. Through your membership, you become part of a powerful voice that is heard and respected.

GCNKAA offers the power of political lobbying in the counties of Greater Cincinnati and Northern Kentucky. A constant effort is made to keep members alert and informed regarding measures being considered by city, county, state and national legislatures. Our Director of Government Affairs has made great strides in having our voice heard at all levels of government. Proposed legislation is carefully analyzed and interpreted to determine the effect on the multifamily housing industry.

The Political Action Committees (PAC) for both Kentucky and Ohio work very hard to show industry support to those government officials who support our industry.

### Educational Opportunities

The GCNKAA Education department promotes industry professionalism through programs designed for all apartment personnel and Associate Vendors. Designation programs demand intensive training and cover all aspects of rental property management.

We offer Spring and Fall Designations and Seminars. The designations include Certified Apartment Manager (CAM), National Apartment Leasing Professional (NALP), Certified Apartment Maintenance Technician (CAMT) and Certified Apartment Portfolio Supervisor (CAPS). Additionally, the Independent Rental Owner Professional (IROP) designation is offered to those who own and manage their personally-held multifamily units. This IROP designation is offered on-line through the National Apartment Association (NAA). We have one course for Associates, the Certified Apartment Supplier (CAS).

### *Our Mission:*

*To be a united voice working towards the betterment of multi-family housing.*

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# General Membership Meetings and Special Events

**General Membership Meetings (GMM)** and events are held each month and offer the best chance for networking with our membership.

We start the year with the following special events: Officers Installation Dinner, State of the Industry, Expo/Trade Show, 5K 4 Rent, Day at the Races, Summer Golf Outing, B&B Riverboat Cruise, Business Exchange, Night Out for Outreach, Fall Golf Outing, Maintenance Mania, and ending with the Holiday Cheers for Outreach in December. Several dinner meetings are scheduled throughout the year.

## Committee Involvement

The following is a list of committees open to all GCNKAA members.

**Membership Committee** - Work on the recruitment and retention of members.

**Education Committee** - Planning and implementing the NAA Designation programs and seminars provided throughout the year.

**Associate Council** - Selected by Associate members of GCNKAA. Schedule monthly meetings and special events. This is an elected council.

**Trade Show** - Planning of the annual Trade Show involving price structure, theme, awards, and new ideas to share.

**Holiday Cheers for Outreach** - Involves securing donations, event coordination and set up. Net proceeds directly benefit the Outreach program.

**Golf Outing Committee** - Planning the annual golf outing in June and September. Involves securing sponsors, creating promotional pieces and providing general input.

**Social Media Committee** - Engage in ideas for all social media content.

**NextGen** - Creating Future Leaders - A peer group dedicated to networking and professional development of future leaders in the multifamily industry.

**Outreach Committee & Volunteers** - Planning of 5K 4 Rent, Night Out for Outreach. Senior Events & Backpack Drive.

**Independent Rental Owners (IRO)** - This group is a forum for our owners of smaller communities. Meets monthly to schedule 5 program discussions per year.

## Code of Ethics

All Members of the Association shall agree to observe and abide by the following Code of Ethics:

- A. Members shall constantly seek to provide better values, so that people may know and enjoy the benefits of apartment living.
- B. Members shall at all times contribute their knowledge in multi-family building and management to the best interest of those they serve.
- C. Members shall not obtain any business by means of fraudulent statements or by use of implications unwarranted by fact or reasonable probability.
- D. Members shall comply both in spirit and letter with rules and regulations prescribed by law and government agencies for the health, safety, and lawful operation of its community.
- E. Members shall not perform or cause to be performed any act which would tend to poorly reflect on or bring into disrepute any part of the multifamily housing industry.
- F. Members shall conduct their business practices between other members with integrity in an honest manner and shall not conduct any business transaction which would tend to bring disrepute to the Member's business, the business of another member, or to any part of the multi-family housing industry.
- G. Members acknowledge that the policy of the Association is to support and foster Fair Housing. Members understand that it is illegal to advertise or in any way to discriminate in the rental of a dwelling to a person because of race, color, religion, sex, handicap, familial status or national origin. Additional protected classes may exist in individual communities. All members pledge to uphold all Fair Housing Laws.
- H. Required to maintain all licenses and certifications required to perform your business in our market.



# Primary - 2024 Membership Application

## Greater Cincinnati Northern Kentucky Apartment Association

Owner/Management Company Name: \_\_\_\_\_ (as it will appear in all communications)

Main Contact Name \_\_\_\_\_

Main Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Company Phone: (\_\_\_\_) \_\_\_\_\_ Contact Email: \_\_\_\_\_ Mobile: \_\_\_\_\_

Billing Address: (if different from main) \_\_\_\_\_

Additional Contact(s): \_\_\_\_\_ Contact Email: \_\_\_\_\_ Mobile: \_\_\_\_\_

How did you hear about us: \_\_\_\_\_

**Primary Members:** Please complete Apartment Community Addendum for a list of communities under your company portfolio. Due to GCNKAA By-laws, all units owned or managed under 3rd party management must be included in your portfolio at time of application and future acquisitions.

TYPE OF MEMBERSHIP	BASE PRICE	+ CALCULATION TABLE	+ APPLICATION FEE	TOTAL DUES
<input type="checkbox"/> Primary Membership, 0 - 81 Units	\$219	OH/KY # of Units _____ x \$1.14 + App Fee \$25.00 =		\$
<input type="checkbox"/> Primary Membership, 82 - 1295 Units	\$0	OH/KY # of Units _____ x \$3.80 + App Fee \$25.00 =		\$
<input type="checkbox"/> Primary Membership, 1296 + Units	\$3445	OH/KY # of Units _____ x \$1.14 + App Fee \$25.00 =		\$

Proposed Member or Member Designee holds all required licenses and certifications to operate your business in our market.

**CODE OF ETHICS:** By applying for membership in the Greater Cincinnati Northern Kentucky Apartment Association, I agree to comply with the association's Code of Ethics as stated on page 2 of this Membership Information Application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I consider myself an independent owner as I am actively involved in both the ownership and management of my properties.

Has proposed Member or Member Designee ever been convicted of a felony, received a deferred adjudication, or is currently charged with a pending felony criminal charge involving violence, theft, deception, possession, manufacture, distribution, or intent to distribute a controlled substance, or been adjudicated as any type of sexual offender, habitual sexual offender or a sexual predator?

Yes \_\_\_\_ No \_\_\_\_ If yes, list date of charge/conviction \_\_\_\_\_ Case # \_\_\_\_\_ City/County/State of \_\_\_\_\_

The reason charged/convicted \_\_\_\_\_. Relationship of applicant \_\_\_\_\_

Comments: \_\_\_\_\_ (complete additional pages if needed)

\_\_\_\_\_ I want everything my membership has to offer. Please add all my benefits, including ongoing communication via SMS and calls.

OR

\_\_\_\_\_ I do NOT want to stay informed of all the benefits of my membership via SMS. Please cancel that assistance.

\_\_\_\_\_ I do NOT want to be notified of important legislative issues or association events via broadcast phone calls. Please remove me.

### METHOD OF PAYMENT

Check  Visa  MasterCard  Discover  American Express

Name on Card \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Credit Card # \_\_\_\_\_ Security # \_\_\_\_\_ Billing Zip Code \_\_\_\_\_

Email/Mail Application to: Nicole Metz, Membership Coordinator, nicole@gcnkaa.org  
Greater Cincinnati Northern Kentucky Apartment Association, 7265 Kenwood Rd. Suite 100 Cincinnati, OH 45236  
Phone: (513) 407. 8612 Fax: (513) 407.7868 www.GCNKAA.org

## Addendum to Application for Additional Apartment Communities

I own and/or manage :  Affordable Housing Properties (Section 8, LITCH, Etc..)  Senior Living Properties

I am a  Developer  3rd Party Management Company

Community Name: \_\_\_\_\_ # of Units: \_\_\_\_\_ Manager: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_ Zip \_\_\_\_\_

Phone: ( \_\_\_\_\_ ) \_\_\_\_\_ Email: \_\_\_\_\_

Do you want this community to receive mailings? Yes \_\_\_\_\_ No \_\_\_\_\_ Email Notifications? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you want this community to be included under your Owner/Management listing in the Membership Directory? Yes \_\_\_\_\_ No \_\_\_\_\_

Community Name: \_\_\_\_\_ # of Units: \_\_\_\_\_ Manager: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_ Zip \_\_\_\_\_

Phone: ( \_\_\_\_\_ ) \_\_\_\_\_ Email: \_\_\_\_\_

Do you want this community to receive mailings? Yes \_\_\_\_\_ No \_\_\_\_\_ Email Notifications? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you want this community to be included under your Owner/Management listing in the Membership Directory? Yes \_\_\_\_\_ No \_\_\_\_\_

Community Name: \_\_\_\_\_ # of Units: \_\_\_\_\_ Manager: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_ Zip \_\_\_\_\_

Phone: ( \_\_\_\_\_ ) \_\_\_\_\_ Email: \_\_\_\_\_

Do you want this community to receive mailings? Yes \_\_\_\_\_ No \_\_\_\_\_ Email Notifications? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you want this community to be included under your Owner/Management listing in the Membership Directory? Yes \_\_\_\_\_ No \_\_\_\_\_

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Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_ Zip \_\_\_\_\_

Phone: ( \_\_\_\_\_ ) \_\_\_\_\_ Email: \_\_\_\_\_

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Do you want this community to be included under your Owner/Management listing in the Membership Directory? Yes \_\_\_\_\_ No \_\_\_\_\_