

Grand View Garden Homes

July
2009

Grand News

Summer Splash



By the pool
on **Saturday, July 18th, 2009**
from 4:00pm to 9:00pm

Come and enjoy a day with the your neighbors !

Pot Luck !!!!!

Please call the office if you have any ideas and if you will be attending.



Grand View Staff

Community Manager

Lisa Gurton

Leasing Consultant

Ludi Hickman

Zeena Shariff (Weekend)

Maintenance Supervisor

Chris Fox

Maintenance Technicians

Reynaldo De Vera

John Blair

Ruben Berroa

OFFICE HOURS:

Monday-Friday

8:30 a.m.-5:30 p.m.

(Closed for Lunch 1p.m.-2 p.m.)

Weekends

Saturday

10:00 a.m.-4:00 p.m.

(Closed Sundays)

Office: 352-394-4065

Fax: 352-394-5015

Maintenance

Emergency Pager

386-228-1432



During routine pest control maintenance we will be performing apartment inspections and preventive maintenance. If you have any questions please contact the office. Thank you.

Pest Control

Maintenance Schedule:

7/03/09 Bldg. 2

7/10/09 Bldg. 3 *Please Secure Your Pets*

7/17/09 Bldg. 4

7/24/09 Bldg. 5



Early Bird Winner!

Congratulations to Dalia Torres ! You won the Early Bird Contest for the month of June. Don't forget to take \$50.00 off your rent payment. Everyone has a chance to win. Just pay your rent by the first of the month and you'll be entered in our Early Bird Contest. It's that easy.

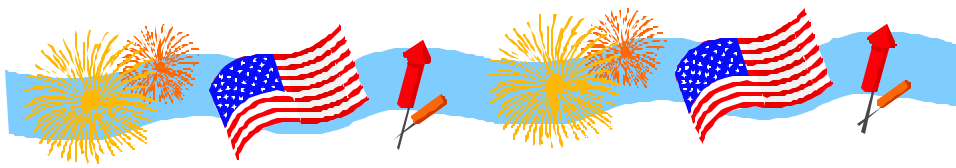


RESIDENT REFERRAL

Refer a friend, relative, old neighbor or an acquaintance. In appreciation, you will receive a \$50.00 credit off your next month's rent upon move in of your referral.

Thank you to the residents who have referred their friends.

RENT:



Monthly rent is due on the 1st of each month.

It is very important to write your Apt. # on your check to ensure payment is posted to the correct account.

Payments not received by the 5th of the month will incur a \$50.00 late fee .

All payments not received by the 6th of the month will incur a \$5.00 additional charge for each day your rent is past due. Late payments must be made with a Money Order. No personal checks.

Please remember your lease calls for rent to be paid “on or before the first”, not the fifth. Late fees are applied on the 6th. The 2nd thru the 5th is a grace period only. All rents not paid in full by the 11th are in serious default and subject to summary ejection (i.e. eviction)

Renewing!!!

Renew your lease and receive a Carpet Cleaning or a \$30.00 Publix Gift Card.

Remember: if there's anything we can do to make your stay more pleasant, don't hesitate to call.

Referrals:

Always tell someone who is looking for a new home to come visit us!

Be sure that your referral lets us know that you sent him or her.

Collect your referral fee of \$50.00 off your next month's rent when they move in.

SECURITY

Be aware of your surroundings.

If you notice anything that is unusual or if you notice a person loitering or acting strange, call 911 immediately!

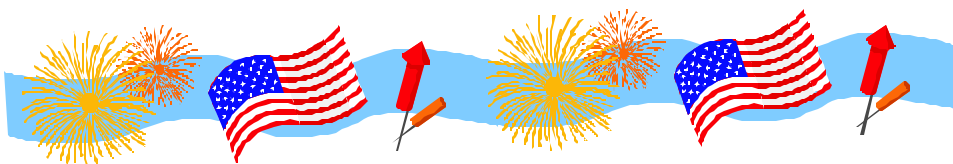
Neighbors should watch out for each other.

We want to stress this to everyone in our community.

Maintenance:

Please remember to contact the emergency number if you have a true emergency during non-business hours. If your maintenance request is not an emergency, you can leave a message on the office voice mail or call when the office is open. Do not knock on apartment doors where staff lives. Their time off is just as important to them as yours is to you. Also, please do not stop maintenance on the property to make a work order request. Maintenance is not allowed to enter any apartment without an office-generated work order. Always call the office or better yet, put it in writing.

When leaving a message on voice-mail, be sure it is detailed: your name, apartment number, description of the problem including area (i.e., toilet in master bedroom) and a phone number where you can be reached for more information if necessary.





******Do not throw cigarette butts into the flower bed areas or the pool deck. Use the cigarette receptacles provided. If this continues our pool area will be strictly “NO SMOKING”.**

HOT DAYS OF SUMMER !!!!!!!!!!!

A COOL DIP IN THE POOL on hot summer days in Florida is fun and exhilarating.

Our swimming pool is open from 9 am and closes at dusk, 7 days a week.

We are reminding our residents of the pool rules, which are posted at the pool.

- Children should always have an adult supervising them while in the pool.
- Please shower before you enter the pool.
- The pool will be filled with residents having fun and staying cool. We will be checking for pool passes.
- All residents must be with their guests and have their pool passes with them, at all times.
- We ask parents to please put swim pull ups on younger children.
- No alcohol allowed.
- No glass containers allowed.
- Residents must clean up after themselves.

Do not jump or hang on the safety rope with floats.

Not obeying pool rules could cause you to lose your pool privileges.

REMINDERS:

Please drive slowly and carefully. Do not exceed our community speed limit. Keep a watchful eye out for pedestrians, especially seniors and children, who may not be expecting your car coming. Many of our residents and their guests depend on you to be a considerate driver.

North Exit is a one way exit only, not an entrance to our community.

Residents, please advise your guests.

PET OWNERS. The issue with pet waste on the grounds remains a major concern.

Owners are becoming negligent in cleaning up behind their pets. Use the outer perimeter of the property when you are walking your pet and keep your pet on a leash at all times.

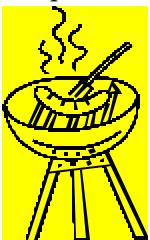
As a courtesy to your fellow residents and to honor your lease agreement, **PLEASE** clean up after your pet.

CIGARETTE BUTTS, especially if they are still lit, is a fire hazard to the community.

Please do not throw cigarette butts and/or any other litter over the balconies or patios.

You may hit someone below or cause damage to the grounds or cars.

Respect other residents and please dispose of them properly.



No grills are allowed on patios or balconies.

Fire codes prohibit it.

Gas grills have to be at least 20 feet away from any and all buildings.

No charcoal grills are allowed at all.



July 2009



Sun

Mon

Tue

Wed

Thu

Fri

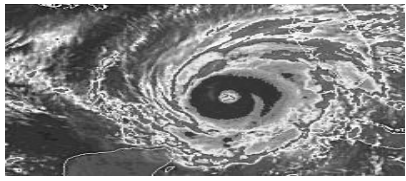
Sat

			1 Rent Due	2	3 Pest Control Bldg. 2	4 Independence Day 
5	6 Rent Late Fee	7	8	9	10 Pest Control Bldg. 3	11
12	13	14	15	16	17 Pest Control Bldg. 4	18 Summer Splash
19	20	21	22	23	24 Pest Control Bldg. 5	25
26	27	28	29	30	31	



Thinking of Moving?

Is your lease up for renewal soon? If so, we are looking forward to your renewal. Just in case you were considering moving, consider all the costs associated with moving: new deposits, application fees, utility connection fees and deposits, truck rental, days off work, redecorating, changes on checks, licenses, etc. This could add up to a lot of money, time and frustration. Avoid the hassle of moving by renewing your lease. Call with any questions or concerns.



HURRICANE SEASON

Are you prepared?

Know What Hurricane WATCH and WARNING Mean

- WATCH: Hurricane conditions are *possible* in the specified area of the WATCH, usually within 36 hours.
- WARNING: Hurricane conditions are *expected* in the specified area of the WARNING, usually within 24 hours.

Prepare a Personal Evacuation Plan

- Identify ahead of time where you could go if you are told to evacuate. Choose several places--a friend's home in another town, a motel, or a shelter.
- Keep handy the telephone numbers of these places as well as a road map of your locality. You may need to take alternative or unfamiliar routes if major roads are closed or clogged.
- Listen to NOAA Weather Radio or local radio or TV stations for evacuation instructions. If advised to evacuate, do so immediately.
- Take these items with you when evacuating:
 - Prescription medications and medical supplies;
 - Bedding and clothing, including sleeping bags and pillows
 - Bottled water, battery-operated radio and extra batteries, first aid kit, flashlight
 - Car keys and maps
 - Documents, including driver's license, Social Security card, proof of residence, insurance policies, wills, deeds, birth and marriage certificates, tax records, etc.

Assemble a Disaster Supplies Kit Including the Following Items:

- First aid kit and essential medications.
- Canned food and can opener.
- At least three gallons of water per person.
- Protective clothing, rainwear, and bedding or sleeping bags.
- Battery-powered radio, flashlight, and extra batteries.
- Special items for infants, elderly, or disabled family members.

Know What to Do When a Hurricane WATCH Is Issued

- Listen to NOAA Weather Radio or local radio or TV stations for up-to-date storm information.
- Prepare to bring inside any lawn furniture, outdoor decorations or ornaments, trash cans, hanging plants, and anything else that can be picked up by the wind.
- Fill your car's gas tank.
- Check batteries and stock up on canned food, first aid supplies, drinking water, and medications.

Know What to Do When a Hurricane WARNING Is Issued

- Listen to the advice of local officials, and leave if they tell you to do so.
- Complete preparation activities.
- If you are not advised to evacuate, stay indoors, away from windows.

If you have any questions or concerns please contact the office at: 352-394-4065

For more hurricane tips please visit the American Red Cross website at:

<http://www.redcross.org/news/ds/0305hurricane/>

Hurricane Season 2009

Residents please read attached information and discuss a hurricane preparation plan, with your family.

Stay Informed During an Emergency

Lake County Citizens 352-253-9999

Web: www.lakecountyfl.gov, keyword: hurricane

Radio: WLBE 790AM - WVLG 640AM - Z88.3FM

Television: Bright House channel 99, 2,6,9,35 &13

Newspaper: The Daily Commercial

Weather Radios Can Save Lives

Hurricane Shelters

The following is a list of shelters in Lake County. Shelters in South Lake are in bold type. All pets accepted by authorities at pet friendly shelters must be crated and have documentation of up-to-date rabies vaccinations. To register for a special needs shelter call the Lake County Emergency Management Division at (352) 343-9420.

<u>Shelter</u>	<u>Address</u>
Astatula Elementary (Pet friendly)	13925 Florida Ave. Astatula, FL 34705
Leesburg Elementary (Special needs and pet friendly)	2229 South St. Leesburg, FL 34748
Lost Lake Elementary (Special need and pet friendly)	1901 Johns Lake Rd. Clermont, FL 32711
Pine Ridge Elementary	10245 County Rd. 561 Clermont, FL 32711
Round Lake Elementary (Pet friendly)	31333 Round Lake Rd. Mount Dora, FL 32757
Spring Creek Elementary	44440 Spring Creek Rd. Paisley, FL 32767
Treadway Elementary (Pet friendly)	10619 Treadway School Rd. Leesburg, FL 34748
Umatilla Elementary (Special needs and pet friendly)	401 Lake St. Umatilla, FL 32784
Villages Elementary (Special needs and pet friendly)	695 Rolling Acres Rd. Lady Lake, FL 32159