

# January 2010

## Grand View Garden Homes Grand News



### A New Year..... A New Beginning



The beginning of a New Year gives us an opportunity to reflect over the past year and take a careful look at oneself. It's also an opportunity to start off with a clean slate, to forget the past and to make resolutions for the upcoming year. The number of New Year's resolutions you make is not important. What is more important is to make resolutions that can make real changes in your life.

The staff at Grand View would like to wish all of our residents a happy and healthy New Year.

We will continue to provide the best service our residents deserve.

We want you to be happy in your home at Grand View and we hope you are proud to call this community "your home".

**Many wishes for a prosperous 2010.**

### Early Bird Winner!

#### Congratulations to Maureen Gegan!

You won the Early Bird Contest for the month of December. 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 one time only **\$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.**

### Grand View Staff

#### **Community Manager**

Lisa Gurton

#### **Leasing Consultant**

Ludi Hickman

Zeena Shariff (Weekend)

#### **Maintenance Technician**

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.

Office: 352-394-4065

Fax: 352-394-5015

### **Maintenance**

#### **Emergency Pager**

# **386-228-1432**



### **How to Call A Pager**

1. Pick up your phone and dial the pager's telephone number.

2. Punch in a telephone number on your phone's keypad, so that the maintenance person you're paging knows where to reach you. Wait for a beep before you enter your number.

3. Hit the pound key to complete your page and hang up the phone.

### **Pest Control Maintenance Schedule:**

**1/08/10 Bldg. 2**

**1/15/10 Bldg. 3 \*Please Secure Your Pets\***

**1/22/10 Bldg. 4**

**1/29/10 Bldg. 5**

**The purpose of this section is to educate you on portions of your lease that are sometimes in question. If you have suggestions for something you would like to see included please notify the property manager.**

## **DO YOU KNOW YOUR LEASE?**

### **What it Says**

#### **Page 3. Section 20. PROHIBITED CONDUCT**

**You and your occupants or guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others;...**

### **In Other Words**

**While the above paragraph is self-explanatory, residents need to understand that as long as you live in an apartment complex you will sometimes hear your neighbors. You may hear them laugh; you may hear the cry; you may hear their toilet flush; you may hear their TV or radio. This is part of apartment living. It becomes a problem when your 'noise' is intrusive to your neighbors and interrupts their quality of life. They have the same right to peaceful enjoyment of the property as you do. If you or your neighbors believe there is a threat to someone in the community, you have every right to contact the office and to contact the police department. Every effort will be made to keep your name confidential.**

**But, be realistic about making complaints about your neighbors and ask yourself these questions:**

**Has anyone been injured to your knowledge? If the answer is yes, call 911 immediately, then, call the emergency maintenance number.**

**Do you have reason to believe someone may get injured if action isn't taken? If the answer is yes, call 911 immediately, then, call the emergency maintenance number.**

**Is this the first time you've heard an argument? Everyone argues from time to time. If this appears to be a one time thing, it may be best to ignore it. It may be you that's overheard arguing the next time.**

**Does this household argue loudly and often? If the answer is yes but you don't feel that anyone is in immediate danger call the police non emergency number to make a complaint. Follow up by calling the office when it is open for business and be prepared to give the manager specific information including the apartment # involved, the time and date of the incident and what happened and how often this problem occurs.**

**If the issue is a loud TV, rather than get the office involved just knock on your neighbors door and ask them if they will lower the volume a little. Some surround sounds can be very intrusive to neighboring apartments. Depending on your comfort level, it may help to invite your neighbor inside so they can hear what you're hearing. If your neighbor refuses or if it continues to be a problem, make a formal complaint to the manager.**



## New Years

Z L X T J G R W T S R Y G M P  
 K T S R K Q B C K E W B N P A  
 U W F M S V G R S N R O H I R  
 T E K U V W O O G T Y S R V A  
 S N E E X W L L U F A F L S D  
 S G R N E U Z Y V S M H K N E  
 V Y N R T J Q P U B E J J O S  
 L X I I E R A U Q S S E M I T  
 N F O G N R B N M A L N C T G  
 R N G A T N P S U K W D X I P  
 S J Y I Y I I A I A T F P D I  
 A Y E D Q K X G X R R Q U A C  
 V S D P C E Q T E R E Y N R U  
 Y U P R X Y E E X B V H T T S  
 Z M I D N I G H T F E L G E C

BEGINNINGS

FIREWORKS

HATS

HORNS

JANUARY

MIDNIGHT

NEW

PARADES

PARTIES

RESOLUTIONS

TIMESSQUARE

TRADITIONS



# January 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					<b>1</b> RENT DUE Office Closed	<b>2</b> Office Closed
<b>3</b> Office Closed	<b>4</b>	<b>5</b>	<b>6</b> Rent Late Fee Due	<b>7</b>	<b>8</b> Pest Control Bldg. 2	<b>9</b>
<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b> Pest Control Bldg. 3	<b>16</b>
<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b> Pest Control Bldg. 4	<b>23</b>
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b> Pest Control Bldg. 5	<b>30</b>
<b>31</b>						

## REMINDER ON RENT CHECKS!!

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

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 to identify the apartment you are paying for on your rent check. Failure to do so can cause a delay in your rent being posted to the correct account and may result in your account showing as delinquent. Thank you!