

Grand View Garden Homes



April
2009

Grand News



On April 1st, come in the office and take a guess at how many jelly beans are in the jar. Just fill out the paper form with the guessing number, your name and apartment number and drop it in the box. Only one per household. The resident who guesses the actual or closest to the actual number wins a large chocolate bunny and will be informed on Friday, April 10th.



The Recipe For a Perfect Neighbor

- 2 cups courtesy
- 3 cups kindness
- 1/4 cup patience
- 1/2 cup tolerance



Lots of love and a good sense of humor

Mix all ingredients thoroughly. Feel free to adjust the recipe for your particular circumstances, adding patience generously. This recipe serves a whole community and makes life at Grand View a piece of cake.

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:

- 4/03/09 Bldg. 2
- 4/10/09 Bldg. 3 *Please Secure Your Pets*
- 4/17/09 Bldg. 4
- 4/24/09 Bldg. 5



Early Bird Winner!

Congratulations to Jose Mata! You won the Early Bird Contest for the month of March. 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.



Grand View Staff

Community Manager

Lisa Collica

Leasing Consultant

Ludi Hickman

Zeena Shariff (Weekend)

Maintenance Supervisor

Chris Fox

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 (Closed Sundays)

10:00 a.m.-3:00 p.m.

Office: 352-394-4065

Fax: 352-394-5015

Maintenance

Emergency

386-228-1432



Office Closed April 13th



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.



April 2009



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

American Idol

Q I H I Q D K I Y T D R
 V O T U A V R R H E Y P AUDITIONS CLAY FANTASIA
 S Y E R G A R Y M A T A
 T N X Y N O E M N I Y U
 P K O D L V H S D S A L FOXFIVE KELLY PAULA
 O S Y I I L E E S A L A
 R J I F T A E I R T C K RANDY RUBEN RYANSEACREST
 M L X M C I H K V N R Q
 P O P R O Q D E U A V N SIMON SINGING TAMYRAGREY
 F B E W N N Z U N F J X
 U S I N G I N G A M J H
 T N Q B D M N E B U R K

Happy Easter

