

Grand View Garden Homes

Grand News

August 2009

Residents

We at Grand View are proud of our community and hope you are to.

The Staff thanks all residents for their support and patience as we complete renovations to our great community.

We welcome our newest residents to the community and thank you current residents for renewing your lease.

If there's anything we can do to make your stay with us more pleasant, don't hesitate to call!

Thank you!

The Staff at Grand View

Grand View Staff

Community Manager

Lisa Gurton

Leasing Consultant

Ludi Hickman

Zeena Shariff (Weekend)

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)

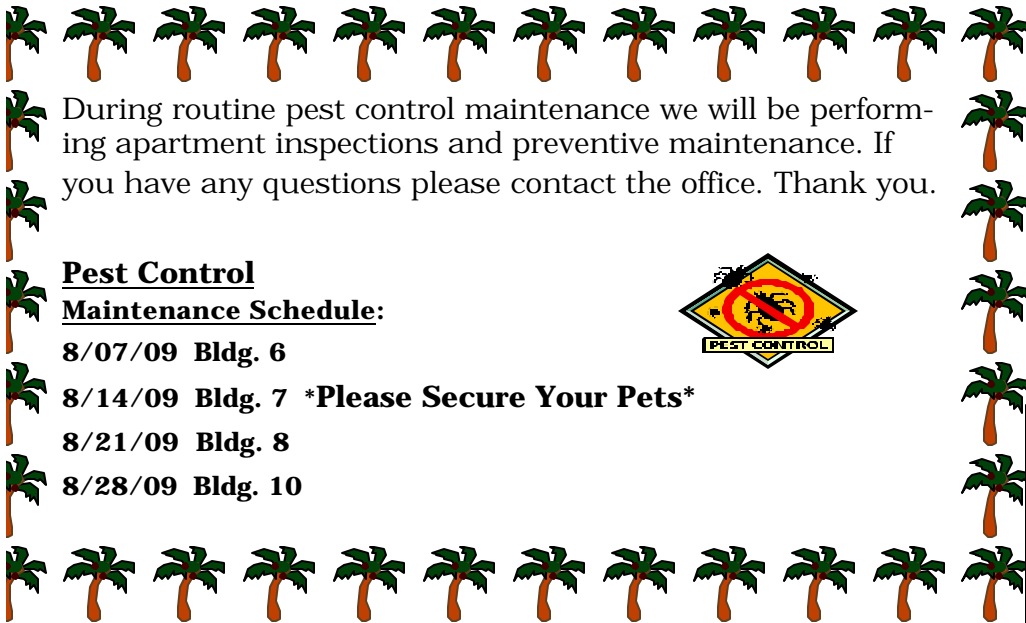
Office: 352-394-4065

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:

8/07/09 Bldg. 6

8/14/09 Bldg. 7 *Please Secure Your Pets*

8/21/09 Bldg. 8

8/28/09 Bldg. 10



Early Bird Winner!

Congratulations to Patrick Wilson ! You won the Early Bird Contest for the month of July. 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 for your referrals.

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 1st 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.

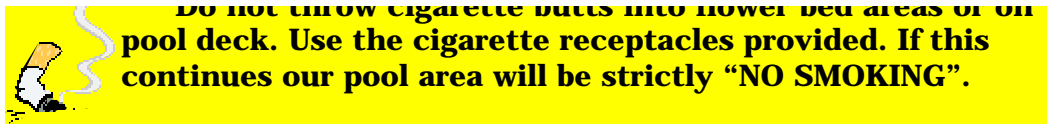
We want to stress this to everyone in our community.

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.





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.

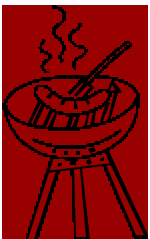
As a courtesy to your fellow residents and to honor your lease agreement, **PLEASE** clean up after your pet.

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.

August 2009



Sun Mon Tue Wed Thu Fri Sat

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

Renters Insurance

Grand View does not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others.

Grand View Garden Homes, LLC must be listed as co-insured on the policy. In addition, a copy of the binder must be submitted to the office to retain in your file.

Residents please refer to you Lease Addendum regarding **Liability Insurance Required of Resident**.