

Grand View Garden Homes Grand News



April 2010

Welcome Home!

We are glad you chose Grand View as your home and hope your stay is a long one. If you need any assistance, feel free to contact our helpful staff.

Thank You For Renewing!!!

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



**Kids Come On and Hop IN
The Office
Friday, April 2nd**

We will have Easter treat bags for all you terrific kids.

Spring Cleaning

It's that time again for Spring cleaning. While you are cleaning the inside of your home, don't forget about outside. Take some time to straighten up your patio or balcony. Dispose of any trash and decorate with plants and flowers.



Early Bird Winner!

Congratulations to Diane and Denise 62C!

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

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

Pest Control Maintenance Schedule:

4/02/10 Bldg. 2

4/09/10 Bldg. 3 *Please Secure Your Pets*

4/16/10 Bldg. 4

4/23/10 Bldg. 5



April 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 RENT	2 Treat Bags At Office	3
4 EASTER 	5 Office Closed	6 RENT LATE FEE	7	8	9 Pest Control Bldg. 3	10
11	12	13	14	15 Taxes Due	16 Pest Control Bldg. 4	17
18	19	20	21	22 EARTH DAY	23 Pest Control Bldg. 5	24
25	26	27	28 	29	30	

Clermont's Largest Easter Egg Hunt
At Family Christian Center
2500 S. Hwy. 27
Clermont (Next to Harley Davidson)
Saturday April 3rd, 2010
9:30am, 10:30am, 11:30am
For ages 1-9



For more information Easter Services or Egg Hunts visit www.FCCLIVE.com or call 352-242-1895

RENT PAYMENTS

Rent is due on or before the first day of each month. Make your check, cashier's checks or money orders payable to Grand View Garden Homes.

A late charge of \$50.00 will be assessed if your rent is not paid in full by the fifth of the month.

Payments made on or after the sixth of the month **must be made by a cashier's checks or money orders only**. Late fees must be included.

If a check is returned for any reason, a returned check charge of \$50.00 will be assessed. If a rent check is returned, applicable late fees will also be charged. The late fees begin from the sixth through the day the check is redeemed. Once two checks have been returned, all future payments for the apartment must be made by a cashier's checks or money orders for the remainder of the lease term.

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

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).

BALCONIES AND PATIOS

Please keep balconies and patios free from visual clutter... bathing suits, towels, mops, brooms, rugs, dead plants, etc. are not to be left on patios or balconies.

Please do not leave your pets on a patio or balcony area unattended.

The patios and balconies were not designed for storage. To ensure the attractiveness of your community, please keep your patio and balcony area looking nice.

Fire safety regulations prohibit the use or storage of gas or charcoal grills on your patio or balcony.

RENTERS' INSURANCE

Grand View Garden Homes, is not liable to residents or residents' guests for any damages, losses to persons or property, or personal injury. We recommend that you obtain renter's insurance for protection.

HUMIDITY AND MOISTURE CONTROL. You are responsible for keeping the apartment clean and habitable, including maintaining proper ventilation of the apartment and preventing conditions that are conducive to mold growth. You can control humidity and moisture levels in the apartment through proper operation of the heating, ventilation, and air condition (HVAC) system and all plumbing fixtures. You should notify us immediately upon the discovery of any water leaks, standing water, condensation on interior surfaces, high humidity, musty smells, and visible mold anywhere in the apartment. We are not responsible for damages that result from your failure to maintain proper humidity and moisture levels or failure to notify us, in a timely manner, of problems relating to moisture, humidity or mold.

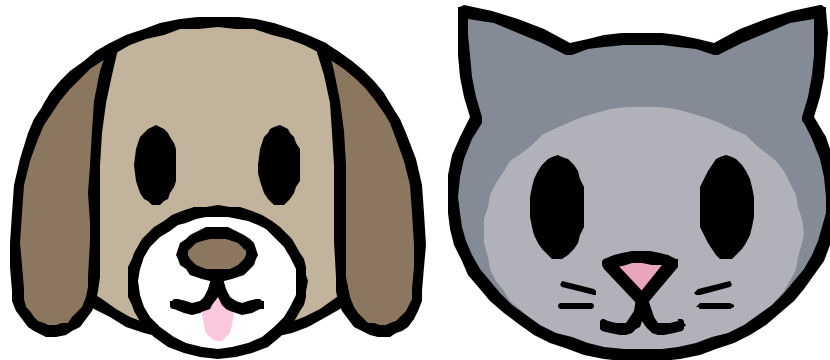


Community Parking Policies

- There is no assigned parking. Parking is on a first come first serve basis.
- All cars parked on the property overnight must have a visible parking pass.
- All vehicles must be parked inside a parking space. Vehicles parked over the lines or in areas that are not specified as a parking space can be towed at the owners expense.
- All vehicles parked on the property must be in operable condition. No flat tires, no expired tags, etc. are allowed.
- Car washing and auto repairs are prohibited.
- If you have more than two vehicles please park the additional vehicles, or visitor's vehicles, away from the direct entrance of the breezeway to be courteous to your neighbors.
- Music should be played at a volume that can not be heard from the outside of the vehicle.



REGISTER YOUR PET !!!!!!!!!!!



Residents please stop by the office and register your pets so management and other residents know where they live.

Alert maintenance and emergency staff of pets in your unit.

Pet permit Stickers and I.D. tags are available at the office.

All pets must be registered. Permit stickers are to be placed on the top right corner of your front door and I.D. tags placed on your pets.