

# December 2009



Grand View Garden Homes



**Wishing you Joy and Happiness during this  
Holiday Season and throughout the New Year.**

**2009  
Grand View Holiday Event  
Saturday, December 12th  
12 pm to 3 pm  
In the Office  
Join us in celebration of the season!**

### Light Up Clermont

21st Annual Light Up Clermont celebration held in Historic Clermont on Friday, December 4th and Saturday, December 5th. Check calendar page for more information.



### 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.

### 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**

# **386-228-1432**

### Pest Control

### Maintenance Schedule:

12/02 Bldg. 11  
12/09 Bldg. 12  
12/16 Bldg. 13  
12/23 Bldg. 1

\*Please Secure Your Pets\*



### Early Bird Winner!

### Congratulations to Mr. and Mrs. Morales!

You won the Early Bird Contest for the month of November. 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.

## Do You Know Your Lease?

This section is dedicated to educating residents on their lease and/or property rules.

Apartment Lease Contract

Page 1 of 7 **(What it Says)**

“Section 3: LEASE TERM. The initial term of the Lease Contract begins on the [day] Day of [month, year], and ends at midnight the [day] day of [month, year]. This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days written notice of termination or intent to move out as required by paragraph 37. If the number of days isn't filled in, at least 30 days notice is required.”

**(What it Means)** - At least 60 days prior to the end of your lease, you are to notify management in writing of your intent. If management does not receive your notice of intent, you will automatically go on a month-to-month lease. The month-to-month charge is \$100 per month.

It is advisable to request an acknowledgement from management that they have received your notice.

Management must also give you 60 days notice in writing, prior to the end of your lease if there will be any changes. For example, if your lease ends on December 31, management will need to advise you of any rent increases effective January 1, no later than October 31<sup>st</sup>.

If you are on a month-to-month lease (after your initial lease has expired), you are only required to give a 30-day notice.

**IMPORTANT NOTE:** The intent of the 60-day (or 30-day) notice is for the property to receive two full month's rent prior to the time you vacate. Therefore, using the example above where the lease ends on December 31<sup>st</sup>; if you do not give notice until sometime in November, you will be responsible for all of January's rent, even though your lease ending date was December 31<sup>st</sup>. In this case you would also be responsible for the \$100 month-to-month fee.

Please remember to write your apartment number on your check or money order, to assure payment is posted to the correct account.

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 in the office 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.

**Welcome all new residents and thank you all of our current residents for renewing their lease (s).**

**The staff at Grand View wishes all residents a Beautiful Holiday filled with Peace, Happiness and the Best of Health.**

# December 2009

| Sun                                | Mon  | Tue                   | Wed       | Thu                                 | Fri  | Sat                                     |
|------------------------------------|--|-----------------------|-----------|-------------------------------------|--|---|
|                                    |  | <b>1 Rent<br/>DUE</b> | <b>2</b>  | <b>3</b>                            | <b>4</b>   | <b>5</b>                                |
| <b>6 Rent<br/>Late</b>             | <b>7</b> <i>Pearl Harbor<br/>Remembrance day</i> | <b>8</b>              | <b>9</b>  | <b>10</b>                           | <b>11</b>  | <b>12</b> <i>Holiday<br/>Event 12-3</i> |
| <b>13</b>                          | <b>14</b>  | <b>15</b>             | <b>16</b> | <b>17</b>                           | <b>18</b>  | <b>19</b>                               |
| <b>20</b>                          | <b>21</b> <i>First<br/>Day of Winter</i>         | <b>22</b>             | <b>23</b> | <b>24</b>                           | <b>25</b> <i>Office<br/>Closed<br/>Christmas</i> | <b>26</b> <i>Office<br/>Closed</i>      |
| <b>27</b> <i>Office<br/>Closed</i> | <b>28</b>  | <b>29</b>             | <b>30</b> | <b>31</b> <i>New<br/>Year's Eve</i> |  |   |

## Light Up Clermont

Mark your calendars for this season's 21st Annual Light Up Clermont celebration held in Historic Clermont on Friday, December 4th and Saturday, December 5th.

The Annual Light Up Ceremony will take place at Center Lake on Friday, December 4th starting at 6:45pm. Center Lake activities will include music and performers on stage with the official tree lighting at 7:15pm. Immediately following the tree lighting, the celebration will continue on Montrose Street. The Montrose festivities will take place from 7:30pm - 9:00pm and include photos with Santa in Jenkins Auditorium, horse drawn carriage rides, holiday food vendors, carolers in the streets, and music and performers on stage at 7th Street and Montrose. The downtown businesses will be open for you to stroll through and finish some of your holiday shopping.

The Celebration will continue on Saturday, December 5th from 9:00am - 3:00pm with our Christmas Craft Show and Food Vendors on Montrose Street. There will be plenty of options for all of your holiday shopping including unique one-of-a-kind handcrafts, jewelry, wood art, quilts and numerous other crafted items for sale.

At 1:00pm, we will kick off our hometown holiday parade with the parade route traveling through Historic Downtown Clermont. This year's parade will feature local dignitaries, classic and sports cars, local school bands, local businesses, music, and more!