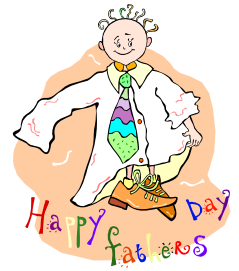


Grand News

June
2010



We would like to take time to say thank you for choosing our community and being great residents. You're very important to us, and we would never want to overlook how special you are to this community. We appreciate your prompt rent payments and the friendly, considerate attitudes you exhibit to your neighbors.

Thanks again for being the best part of Grand View.

Grand View Staff

Community Manager

Lisa Gurton

Leasing Consultant

Ludi Hickman

Natalia Pelaez (Weekend)

Maintenance Technician

Reynaldo De Vera

John Blair

Ruben Berroa

SUMMER SPLASH POOL PARTY

JUNE 5th, 2010



AT THE POOL

12:00pm - 4:00pm

POT LUCK

Come Join the Fun!!!!

We will provide Hot Dogs and Refreshments
Residents Only

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.

Any man can be a father.
It takes someone special
to be a dad.
HAPPY FATHER'S DAY
JUNE 20th, 2010



Early Bird Winner!

Congratulations to Kimberly and Marissa

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

Pest Control Maintenance Schedule:

6/04/10 Bldg. 11

6/11/10 Bldg. 12 *Please Secure Your Pets*

6/18/10 Bldg. 13

6/25/10 Bldg. 1



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 with a cashier's checks or money order only**. Late fees must be included.

If a check is returned for any reason, a returned check charge of \$50.00 will be assessed as well as applicable late fees. The late fees begin from the sixth through the day the check is redeemed. Once two checks have been returned, all future payments must be made by a cashier's check or money order 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).

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.

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.

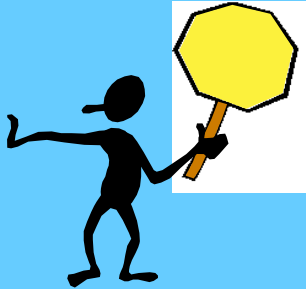
Referrals:

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.

REMINDERS



Please drive slowly and carefully.

Do not exceed our community 5 mph 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.

Any resident or guest speeding in the community will be fined.

North Exit is a one way exit only, not an entrance to our community.

Residents, please advise your guests.

PET OWNERS use the outer perimeter of the property when you are walking your pet. 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.

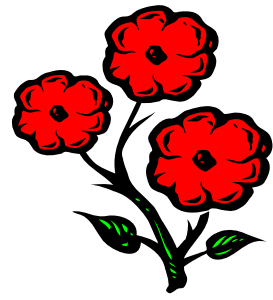
CIGARETTE BUTTS, especially if they are still lit, is a fire hazard to the community.

Please do not throw cigarette butts and/or any other litter over the balconies or off the patios, you could hit someone below or cause damage to the grounds or cars.

Respect other residents and please dispose of them properly.

Why Feed the Pests?

Some of you may not be aware, but you're setting out lures for pests! Yes, some of you have been spotted leaving bags of trash outside before taking it to the dumpsters and leaving pizza boxes stacked. These are all excellent pest attractions. Unfortunately, the goal should not be to attract, but repel them. Please keep an eye on this and if we all work together, we can keep this a pest free zone. Thanks!



June 2010

Sun

Mon



Tue

Wed

Thu

Fri

Sat

		1 <i>RENT DUE</i>	2	3	4 Pest Control Bldg. 11	5 SUMMER SPLASH POOL PARTY 12-4
6 <i>RENT LATE FEE</i>	7	8	9	10	11 Pest Control Bldg. 12	12
13	14 FLAG DAY 	15	16	17	18 Pest Control Bldg. 13	19
20 HAPPY FATHER'S DAY	21 SUMMER BEGINS 	22	23	24	25 Pest Control Bldg. 1	26
27	28	29	30			