



Grand View Garden Homes

March 2010

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Pig on the Pond !

March 12 & 13

At Waterfront Park, Clermont

Grand View residents get out and have some fun!!!!!!

For a small entry fee of \$2 per person.

Friday 5 pm -10 pm

Saturday 10 am -10 pm

Fireworks - Saturday 8:45 pm

BBQ Competition

Carnival Rides

Contests

Fire Works

The proceeds benefit scholarships and education in the South Lake Community.

See attached event information and entertainment schedule.

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.

Early Bird Winner!

Congratulations to Michael Morris!

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

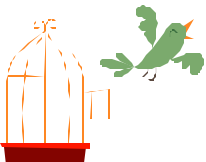
Pest Control Maintenance Schedule:

3/05/10 Bldg. 11

3/12/10 Bldg. 12 *Please Secure Your Pets*

3/19/10 Bldg. 13

3/26/10 Bldg. 1



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)

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.



“All that smoking has stunted your growth.”



RENTERS' INSURANCE

Most tenants do not realize the importance of renters' insurance until it is too late.

Many tenants believe that their landlord's insurance will cover their losses in the event of an emergency, such as flooding, fire, or burglary, but this is hardly ever the case. Landlord's insurance only covers structural damage, and provides protection against claims of negligence. The landlord may also have a substantial deductible, so a tenant who negligently damages a landlord's property may be required to cover the deductible. In addition, the landlord's insurance company can also sue the tenant for damages should the tenant be proven negligent.

A tenant needs to be aware that standard renters' insurance policies cover structural damage to the tenant's apartment caused by fire, smoke, and explosion, but do not cover damage done to the apartment that is normally covered by a security deposit. Damage that is normally covered by a security deposit includes stains on wall-to-wall carpeting, damage to appliances, etc. Liability for damage to other apartments, such as water damage, and to other tenants' property will, however, be covered by most policies.

Most commercial insurance companies offer renters' policies that protect furniture, household contents and personal belongings against fire, vandalism, theft, water damage, etc., as well as the costs of living elsewhere while repairs are being made. Any valuable items, such as jewelry, may require a special rider. You should ask your agent exactly what is covered in your policy. (Coverage for storm sewer back-ups is optional coverage, and requires an additional fee.) Renters' policies also provide personal liability coverage for medical payments to others, costs of defending lawsuits, etc.

A tenant should carefully list and describe all personal property and the cost of those items. Receipts should be kept as proof of these costs. If possible, photographs and/or videotapes of property also provide valuable documentation. Such documentations should be stored outside of the apartment in a safe place.

Make sure to note the difference between Actual Cash Value and Replacement Cost Policies when selecting a rental insurance provider. Actual cash value coverage provides coverage based on the current market value of your property. This takes into account depreciation and other mitigating factors and does NOT correspond with the cost of replacing an item with a similar new item. For example, a compact disc originally purchased new for \$17 may be valued at only \$5-6 two years later. After those two years, your actual cash value coverage provides you with that \$5 or \$6, not the \$17 original purchase price.

Replacement cost coverage provides coverage based on the amount needed to replace your item with a close replica. Using the same example of the compact disc, replacement value coverage provides you with the \$17 needed to buy a replacement CD, assuming that the current price for an identical CD is \$17.

Tenants should compare several policies and choose the one that best suits their needs. A reasonable basic policy can be obtained for \$150-200 per year.

March 2010

Sun Mon Tue Wed Thu Fri Sat

	1 Rent Due	2	3	4	5 Pest Control Bldg. 11	6 Rent Is Late
7	8	9	10	11	12 Pest Control Bldg. 12	13
14 Daylight Savings Time Begins	15	16	17 St. Patrick's Day 	18	19 Pest Control Bldg. 13	20 Spring Begins
21	22	23	24	25	26 Pest Control Bldg. 1	27
28 Palm Sunday	29	30 Passover	31			

May the sun shine all day long, everything go right and nothing wrong. May those you love bring love back to you, and may all the wishes you wish come true!