

Grand View Garden Homes

May 2009

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Happy Mothers Day !
May 10th

Mother.....

When you're a child she walks before you,
To set an example.

When you're a teenager she walks behind you
To be there should you need her.

When you're an adult she walks beside you
So that as two friends you can enjoy life together..

Please remember our men and women who have fought and who are fighting to keep us safe.

MEMORIAL DAY!

MAY 25TH, 2009

Office Closed



North Exit is a one way exit only, not an entrance to our community.
Residents, please advise your guests.

Grand View Staff

Community Manager

Lisa Gurton

Leasing Consultant

Ludi Hickman

Zeena Shariff (Weekend)

Maintenance Supervisor

Chris Fox

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.-1:30 p.m.)

Weekends

Saturday

10:00 a.m.-3:00 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:

5/01/09 Bldg. 6

5/08/09 Bldg. 7 ***Please Secure Your Pets***

5/15/09 Bldg. 8

5/22/09 Bldg. 10



Early Bird Winner!

Congratulations to Jorge Gavillan Sr. and Milagros Navarro! You won the Early Bird Contest for the month of April. 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.



Office Closed:

Saturday, May 23rd

Monday, May 25th

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)

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 door 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.



We are reminding our residents of our Pool Rules.

Children should always have an adult supervising them while in the pool.

We also ask parents to please put pull ups on younger children.

All residents must have their pass with them when using the pool.

No guests are allowed in the pool without the resident.

No alcohol or glass bottles allowed.

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.

Please be considerate of your neighbors. Keep the volume on your stereo or TV at a reasonable level, especially during the later hours. We all love music but not when it is too loud.

SCOOP THE POOP:

When taking out your dog for a bathroom break, we urge you to pick up after your dog. If the animal defecates anywhere on our property, the owner will be responsible for immediately removing the waste. Non compliance is a violation of your lease and will result in a fine of **\$50.00**.

Please take this seriously as your neighbors will also report you.



May 2009



SUN	MON	TUE	WED	THU	FRI	SAT
					1 Rent Due Pest Control Bldg. 6	2
3	4	5 Cinco de Mayo 	6 Rent Late Fee	7	8 Pest Control Bldg. 7	9
10 Mother's Day	11	12	13	14	15 Pest Control Bldg. 8	16
17	18	19	20	21	22 Pest Control Bldg. 10 Office closes 3:30	23 Office Closed
24	25 Office Closed Memorial Day 	26	27	28	29	30
31						

