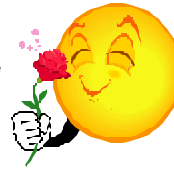




Grand View Garden Homes



**May
2010**

Grand News

May 9th is a special day!!!!

**HAPPY MOTHER'S DAY
TO ALL OUR
AMAZING MOTHERS**



**SUMMER
SPLASH**

Pool Party

JUNE 5th, 2010

AT THE POOL

12:00pm - 4:00pm

Come Join the Fun!!!!

Hot Dogs and Refreshments

Residents Only



By order of the Fire Marshall,
all breezeways, entryways and under stairs
must be clear of toys, bicycles, or anything
that can obstruct you and your neighbors.

Please remove any items and keep these areas clear
at all times.

Thank you for your cooperation.



Early Bird Winner!

Congratulations to Latchman Hooblal!

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 en-
tered in our Early Bird Contest. It's that easy.

**MEMORIAL DAY
May 31st, 2010**

**Our Flag
There are many flags
in many lands,
There are flags of
every hue;
But there is no flag,
however grand,
Like our own Red,
White, and Blue.**

~Mary Howliston~



Grand View Staff

Community Manager

Lisa Gurton

Leasing Consultant

Ludi Hickman

Natalia Pelaez (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:

5/07/10 Bldg. 6

5/14/10 Bldg. 7 *Please Secure Your Pets*

5/21/10 Bldg. 8

5/28/10 Bldg. 10



May 2010



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Rent Due
2	3	4	5	6 Rent Late Fee	7 Pest Control Bldg. 6	8
9 Mother's Day	10	11	12	13	14 Pest Control Bldg. 7	15
16	17	18	19	20	21 Pest Control Bldg. 8	22
23	24	25	26	27	28 Pest Control Bldg. 10	29
30	31 Office Closed Memorial Day					

“To the world you might just be one person, but to one person you might just be the world.”



Apartment Life.....It's Beautiful at Grand View!!

Decorating and Alterations

Our Staff wants you to feel comfortable in your apartment home. Please contact the office if you have any questions regarding alterations to your apartment. Listed below are several items you need to be aware of:

- When hanging pictures, mirrors, etc., you may use nails and regular hangers, but please do not use adhesive hangers. They damage the walls when removed.
- Please use shelf and draw liner paper that doesn't damage or leave behind residue when removed. Do not use nails, screws, or hooks of any kind on doors or ceilings, they can cause permanent damage.
- Please do not use decorative decals in bathtubs. Removable mats are effective and easy to clean.
- Please meet with the manager for written approval before you add to, change or alter any locks in your apartment. A key must be provided to management if there is a change of locks.
- To maintain a consistently attractive appearance in your community, only traditional shades may be used. They must appear "white" in color from the outside. No sheets, blankets, foil, cardboard, or printed drapes, decals, etc. are permitted.
- Please do not penetrate any exterior walls to the building.

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 check 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. 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 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.



Drive Slow And Keep Our Children Safe **Summer's here and children are out playing.**



Remember, there is a 5 mph speed limit through the community.

The temperature is slowly rising.



Grand View Pool Rules

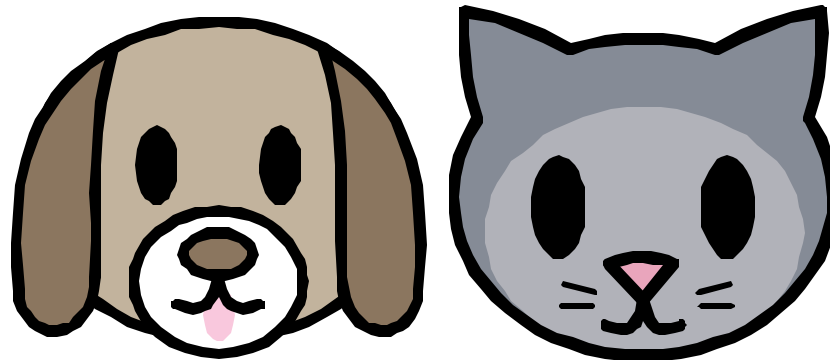
The following rules and regulations are for the protection and benefit of everyone and to assure safe and sanitary operation of the pool facilities. Your cooperation in abiding by these conditions will afford a pleasant recreation for all.

- **All persons using the pool or pool area do so at their own risk and sole responsibility. The management does not assume responsibility for accident or injury in connection with such use, either to you or your invited guest.**
- **Each resident is limited to (2) two guests daily and only if they are accompanied by an adult who is on the lease. Resident is to always have Pool Pass when in pool area.**
- **Resident will be responsible for their guests and their behavior.**
- **All bathers must shower before entering the pool.**
- **Children under the age of 15 must be accompanied by an adult on the lease.**
- **No running, pushing, wrestling, ball playing or causing undue disturbance in the pool area. Do not play with the safety line divider in the pool or the safety rings. The safety ring is only for use when needed in an emergency situation.**
- **No pets are permitted in the pool area except those assisting the handicapped.**
- **No wheeled vehicles are allowed in the pool area except those assisting the handicapped.**
- **No abusive or profane language or loud music will be tolerated.**
- **No glass containers.**
- **No alcoholic beverages. NO EXCEPTIONS!**
- **No Diving.**
- **Proper attire must be worn at all times. No cut-offs or G-strings.**
- **Pool hours are from 9:00 A.M. until dusk.**
- **No Lifeguard on Duty.**
- **No diapers.**

Management reserves the right to cancel any pool privilege to anyone without prior notice.

Also, Management has the right to close the pool area anytime they deem necessary.

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 pet.