

The Grapevine



Plaza Terrace & Blues Farm Apartments Newsletter

July 2017

Yard Sale --- Saturday, July 8th from 8am—12pm

You can set up around the playground at Plaza Terrace.

The office will be closed until yard sale is over. So if you have any questions, please come after 1pm.



Reminder of Pool Rules!!!!

- **Do not let anyone borrow your pool pass.**
- **Normal operating hours** will be 10am till 8:30pm or dusk.
- The pool may be closed at any time due to mechanical breakdown, weather conditions, or any operational difficulty at the discretion of management, pool staff and/or pool attendants. Prior notification of pool closings will not be given. Anyone caught within the fencing of the pools when the pools are not “open” will be treated as a trespasser and the police will be notified.
- Anyone 14 and under must be accompanied by an adult resident over the age of 18. The adult must be inside of the pool fence at all times.
- Guests- Each household is allowed a maximum of two guests inside the pool fence at any one time if, in the opinion of the manager, there is sufficient room in the pool. An adult Resident over the age of 18 must remain inside of the pool fence with non-resident guests at all times
- No diapers allowed in pool, unless specifically designed for swimming.
- No abusive or vulgar language will be tolerated.
- Obey all posted pool rules.

Failure to comply with any of the rules shall be considered sufficient cause by management, pool staff and/or pool attendants to have you barred from the pool indefinitely. Depending on the infraction, you could also lose your right to live at Plaza Terrace/Blues Farm Apartments.

Maintenance Tip:

PET WASTE – Pet stations are located on the grounds for your convenience. There is a \$100 fee per occurrence for not cleaning up behind your pet. Please use the bags provided and tie them before placing them into the waste receptacle. It is not fair for our staff to get your pet’s waste on their hands while cleaning out the pet stations. We want to keep your environment as neat as possible so we have implemented a Pet Waste Rewards System to help keep our community clean. For any resident that will provide the leasing office proof of someone not cleaning up after their pet, we will provide a **one time \$100 credit towards rent**. Please don’t make assumptions. We need proof such as a photograph of the act being committed.



Early Bird Winner!!

Congratulations to:

Audre Charette

Office closed on Tuesday for Independence Day! We will return on Wednesday 7/5. Have a nice & safe Holiday!



If you have bad credit & would like help repairing it, come to the office and ask about credit builder. We are working with Credit builder to help build residents credit. Sign up today for \$5.99 a month. You can also go online to your resident portal & sign up.

As you renew your lease, or just have a few minutes to stop by... We would like to get you registered for your online portal. You can pay rent, text, email, put in work orders, and look at what is going on in the community. This will make things easier for everyone.

Rule Reminder:

Breezeways - No materials, bicycles, motorcycles, coolers, grills, garbage, **trash** or other items are to be stored in the breezeway or under stairs unless you have received written permission from management. Approval of items is at management's sole discretion and may be revoked at any time. Small seasonal items are an exception unless they become a trip/fire hazard. Unauthorized items can be removed at any time without notice.

Patios, Porches and Balconies - are to be kept neat and clean with Patio furniture and live plants only. This area is not to be used for storage of any items or garbage. Management reserves the right to require removal of any item(s) considered, at the management's sole discretion, to be unsightly, a nuisance or a danger. Porches/patios/balconies/rails are not to be used as a clothes line. Nothing can be attached to the exterior surfaces.

At Blues Farm, we have installed an A/C unit in the laundry room. Please keep the door shut & windows closed to keep you comfortable while doing laundry.



Meet our Staff

Property Manager

Tammy Odom

Leasing Consultant

Gwen Ward

Leasing/Housekeeping/Grounds

Tuesday Morgan

Maintenance Supervisor

Eugene (Cam) Miller

HVAC Maintenance Tech

Michael Horne

Maintenance Tech/Painters

David Butler

Stacy Shannon

Office Hours

Monday– Friday 9:00-5:30

Closed for lunch 1:00-2:00

Saturday 10:00-4:00

Sunday Closed

Telephone Numbers

Office: 910-276-1103

Fax: 910-276-0112

Maintenance Emergency:

910-852-1505

ABOUT YOUR RENT...

Rent is due on the 1st of each month per your lease agreement.

Although Late fees are not applied until the 6th of each month, you have violated your lease agreement if we haven't received your rent by the 1st. It is your responsibility to know how much you owe and make sure we receive payment on time. If our office is closed on a due date, you can place your payment in the "**rent drop box**" at the front entrance of the leasing office. Regardless of your payment method, we must receive rent by the due date. Late fees will be applied if we haven't received rent by the 5th.

Payment Methods:

Personal checks (personal checks are not accepted after the 5th)

Money Order or **certified funds** (keep your stub for your receipt)

Bank draft (most banks will draft a set payment from your account & mail payment to us)

Credit Cards through Paylease (see below for details)

NOTE: We do not accept cash payments

Credit Card Payments...

For a fee, you have the convenience of paying your rent with your Master Card, Visa or Discover card through Paylease. Stop paying those costly Late fees and Court costs (which are much higher). Go to Plazaterraceapartments.com or Bluesfarmapartments.com today and register. Once your set up is complete, you will be able to make online payments, have your rent automatically drafted from your credit card account, and/or pay by phone at 1-866-729-5327.



July 2017

Sun

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Tue

Wed

Thu

Fri

Sat

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| 2 | 3 | 4 Office Closed  | 5  | 6 Late Fees Applied | 7 | 8 Yard sale 8-12 |
| 9 | 10 | 11 Court Fees Applied | 12  | 13 | 14 | 15 |
| 16 | 17 | 18 | 19  | 20 | 21 | 22 |
| 23 | 24 | 25 | 26  | 27 | 28 | 29 |
| 30 | 31 | | | | | |