Shadetree &Community ln

 June 2012

ANNUAL BBQ

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This month’s winner won Raleys Gift cards

YES, our annual BBQ time has arrived.

A bit different this year-

ALL PROPERTIES are welcome to the SHADETREE NORTH pool.

SATURDAY JUNE 16TH

NOON-4

We will provide the food- you bring….

 the fun ☺

Pool Rules

Please be sure that you are abiding by the following pool rules.

* The pool is open from the hours of **10am-9pm.** Pool use is not permitted after 10pm.

Breakable items and pets are NOT permitted in the pool at anytime.

* Pool use is for RESIDENTS (and their guests) only.
* No running, jumping, or diving activity is permitted in the pool area.
* No children under the age of 14 are permitted in the pool area without being under the supervision of an adult (person over 18).

**Remember: Violation of the Pool Rules is a violation of your Lease.**

**.**

 **WATER, SEWER and TRASH** : This can be paid with

Your rent, or separately. It should be payable to the apts.

 If paid separately, please pay by the 20th of the month.

PLEASE try to use less water- as this will decrease

 Your bill.

**HOT WEATHER:** These a/c units shouldn’t be programmed to lower than 70 degrees. Set it- and it will go on/ off to where it needs to be. PLEASE try to

 Remember that the filters should be changed out every 3

 Months.

 **BEHAVIOR:** Some things should be noted for all-

Resident Offers and Deals

Refer a friend!

Wouldn’t you prefer to hand pick your neighbors?

We appreciate the residents we have and are always looking for more just like you. Please refer your friends to us and as a thank you to you, we will give you $200 off a month’s rent once they qualify and move in! Come by for more details!

 Please don’t leave your butts out on the grounds, or

 Spit out onto the grounds, it’s disgusting.

 **THANKS:** We recently did our semi-annual inspects.

 And noticed that some of you really take care of your

 Entry areas. And I wanted to say THANK YOU! I’m sure

 Misha also appreciates not having to clean every cobweb

 From all units. Those of you that vacuum, sweep, or dust

Thanks again for helping to keep this property looking

 Good.

**ILLEGAL ACTIVITIES**:

It is against not only the Law- but your Lease as Tenants….

To NOT act in any Illegal activities onsite. For some of you

this act isn’t Illegal- however, it is to do so -on the premises!!!!

**Please take these activities elsewhere!! They will NOT be**

**Tolerated.**

Yes- your neighbors will tell us if you are not following these rules.

\* You will get ONE warning….

And then may be **evicted for breaking the Lea**se.



 Water Challenge 2012:

We want to save at least 10 million Gallons compared to last year-

HELP US!!

Come sign up at the Office. Throughout the year we will be offering specials just to those that have signed up. But if you sign up now- you can get in on the Easter Basket. ALL members of the family can sign up- we want kids to learn to save as well.

We also will be having special items and water saving tips at the Office- Come by every month to see what the new FREE item is ☺

* Run your clothes washer and dishwasher only when they are full. You can save up to 1,000 gallons a month.
* Use the garbage disposal sparingly. Throw away food waste instead, and save gallons every time.

Neighborly Conduct

In order to maintain the harmonious nature of the community, no obnoxious, offensive, or other activities that causes a disturbance to neighbors will be tolerated. Please be sure that you keep the noise at a respectful level and do not loiter or allow your guests to loiter in the community. If you see anything out of the normal, or anything you feel I should know- please don’t hesitate……

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| --- |
| Thank you, Jennifer Cranor |
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Residents

 with young children:

If your child isnt under Direct Supervision…

 \*- Wear a helmet while riding their bike- This is California

 LAW, \*- Be aware of cars coming and going- Especially

 in the parking areas, \*- and- Don’t talk to Strangers!!

Although young Children should always have supervision…..

On another note- kids have been leaving trash out and

Pulling out planted flowers. Please explain that we want the

The Property to look great and so please stop. Also, be

Aware that you can be charged to replace the flowers.

Please also all speak to your kids about playing near parked cars.

Its best to have them NOT play near the cars

Dear Luis Casillas,

I understand that you have the same name as another resident here (Luis Gonzalez). This other resident was sent to our collection agency. I have double checked to make sure that the agency had HIS correct information and they did- but apparently somehow it has gone onto your credit history. This letter is to confirm that we (Shadetree Apartments) has NOT put you in collections- and you owe us nothing. I have attached the move out letter I had sent you as well as your charges / statement.

I am prepared call anyone you need, fax or receive any questions. As I feel horrible about this heavy burden. Please do not hesitate if you need anything further.

 ILLEGAL ACTIVITIES:

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 The owner has received some interesting phone calls- and this will N NOT be tolerated. Please take these activities elsewhere!!

 Yes- your neighbors will tell us if you are not following these rules.

 \*- You will get ONE warning…. And then may be Evicted for breaking t the Lease

Dear Section 8(Yolo Housing),

Our tenants here pay an allocation amount for their water, sewer and trash. This amount changes monthly depending on the usage. However, this is not the case for section 8 tenants. We pay their entire water, sewer and trash fee, while charging a small extra flat fee. So their water, sewer and trash is included into their rent. Please do let me know if anything else is needed. Thank you, Jennifer Cranor

5/15/12

Property Manager

Shadetree Apts

530-666-0648



ITS TIME TO GO GREEN!

We must all do our part to help the environment. You may have already noticed that Green Leaf Partners has and is taking huge strides to “green” Tuscany Village. Recently, solar panels were installed on the roof to conserve energy and bring utility bills down. I’m sure you all have noticed a difference. We will continue to make ‘green’ improvements as time goes on, however, you can help us by becoming eco-conscious as well. Each month, we will put in a short article highlighting different yet easy ways you can be good to your environment.

**What’s banned from the Can?**

The idea that dumpsters are a free-for-all for any type of debris or waste you would like to get rid of is a myth. Certain things like the following should not be placed in the dumpster area.

* Old Electronic Items
* Old Furniture, including mattresses
* Batteries
* Hazardous Waste
* Old cleaning fluids including bleach
* CD’s DVD’s and VHS Tapes
* Fluorescent bulbs and tubes
* Large appliances
* Paint
* Tires
* Motor oil, cooking oil and oil filters

**Ready, Set, Recycle!!**

**Things that CAN and SHOULD be recycled.**

* Aluminum , steel, Aerosol and tin cans
* #1-7 plastics
* Glass bottles and jars
* Paper, newspapers
* Broken down cardboard
* Paper i.e magazines, junk mail, paper cartons (milk, eggs juice), magazines, newspapers, phonebooks

http://userscripts.org/scripts/show/101052

http://userscripts.org/scripts/show/103659

KOC Power Bot• Many of you are now aware of the new way to charge for water, sewer and trash. All of you can help out by condensing your large boxes, etc. to make more room for others trash.

 Laundry Room Etiquette:

• Yes, please do check on your Laundry OFTEN

• Please don’t start a load if you will be unable to retrieve is when it’s finished.

• Please do not take up more than two Washers/ Dryers at a time. So that others may use some as well.

• Now, IF you see that someone hasn’t yet retrieved their clothes- it would be appreciated to NOT take them out yourself. This will cause others to be fearful of people not only taking some of their items, but also touching personal belongings. You can notify the office and I can come unload and store. Please only contact the office if the items in the machine have been done over an hour.

• If a machine isn’t working correctly, you can either contact the office- or the phone number provided in the laundry room. It would be helpful if you knew the machine number.

• There are trash cans provided- please use them.