

Shrewsbury Courtyards II



May/June 2011



Professionally Managed by Springwood Real Estate Services

Community Management Office

427 S. Main Street
Shrewsbury, PA 17361
717-227-4941

Pam Carver
Residential Manager
pcarver@springwood.net

Paul Bowman
Service Technician

Supportive Services
Gail Sagner
717-227-0333

Emergency Maintenance
1-866-625-1360



From the Managers Desk...

Spring cleaning and planting have been going well and are continuing throughout the property. Thank you to all the residents that have helped with planting and weeding and to everyone for preparing the porches for power washing!

I would like to remind everyone who has a four-legged family member to please be sure to clean up after them. Please do not allow your pet to use the courtyard as their "potty place." If there should be an "accident", please remove all waste, and rinse the area with water and cleaner to help prevent odors.

With the warm weather upon us, please keep in mind that grilling is not permitted on the property. Hats off to all who decorated their porches for Memorial Day. Thank you to all who have served in our armed forces and to all who have family members who have, or are now serving to keep our country safe and free.

LIGHTS OUT



If you notice any lights out in the common areas or parking lot, please call the Community Management Office so we can replace them promptly.

"Great Rebaters"

Please remember that all PA Rent Rebate forms must be completed and postmarked on or before June 30, 2011. If you have not completed your form, please call Gail Sagner at 717.741.6014 to make an appointment.

Your rebate could be as much as \$650.00.



PLEASE NOTE:

Our community is funded by state and federal programs that require a signed certification of each household's gross annual income each year. Approximately 30 days before the due date, you will receive a packet containing a letter explaining this process, the Alternate Certification form and instructions to help you complete and submit the form.

This is a self-certification of annual income which is used instead of the 3rd party verifications that were previously required when you moved in. You will need to answer some questions about your household and provide an estimate of the **total gross annual household income** expected for the next twelve months. This includes wages, tips, commissions, bonuses, pensions, social security or other government benefits, as well as spousal or child support or any other type of regular income. Please be prepared to include interest and/or dividend income received from bank accounts, annuities, IRA's, CD's, mutual funds, stocks, or whole life insurance policies.

Pam Carver, Residential Manager, will contact you to schedule a time to help you complete the form. Please bring the form, along with supporting information, to your appointment. As always, please feel free to call or visit the Community Management Office if you have any questions or concerns.

Important Days to Remember...

- ★ June 14 - Flag Day
- ★ June 19 - Father's Day
- ★ June 21 - 1st Day of Summer

It is time to get ready for gardening!



If you have not contacted the Community Management Office and would like to have a garden plot, please do so as soon as possible.

Fire Safety

Each apartment is equipped with a Stove Top Fire Stop that is attached magnetically under the vent hood of your stove. Please do not remove this. It has been installed for your safety.

It is a small (12 oz.), automatic fire extinguisher canister that sounds an alarm and releases a fire-suppressing powder onto the flame in the event of a stove fire. The powder, bicarbonate of soda, is harmless but very effective in putting out fires.

It is **not** meant to extinguish deep fat fires.

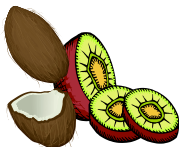
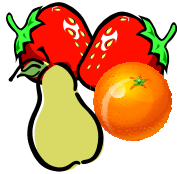
It requires no maintenance and cleans up with a vacuum and wet towels.

Please notify the Community Management Office immediately if your Stove Top Fire Stop is activated, so a new one can be installed promptly.



Sunny Summer Salad

2 pears, sliced
1 C. strawberries
2 oranges, peels left on
2 kiwi fruits, peeled and sliced
Colorful greens such as radicchio or butter lettuce
1/4 C. toasted coconut



Dressing:
1 1/2 C. plain yogurt
2 Tbsp. mayonnaise
2 Tbsp. Honey
Mix well.

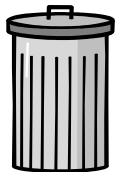
Cut orange slices into wedges.
On 4 salad plates, arrange greens and all fruits into a design.
Top with coconut.
Serve the honey dressing on the side.
Garnish with fresh mint.



Green Gene Says:
Wash your clothes on cold.

A promotion for cold-water detergent promised that if everyone in New York City used cold water to do their laundry for just one day, enough energy would be saved to light up the Empire State Building for one month. Just think how much energy you can save!!!

Thank you for helping to keep **Shrewsbury Courtyards II** clean and neat. Our residents and guests appreciate the efforts we make to keep our buildings clean. Please keep in mind that all personal property needs to be kept in your apartment. Trash should be placed in a bag and tied before putting it in the totes. If you have a bulk item ready for disposal, please contact the Community Management Office for assistance.



Tips for Effective Use of Your Air Conditioners

- Set your thermostat to a comfortable setting. Please do not continually move the thermostat to different settings as the outside temperature changes. Turning your thermostat down several degrees at a time to try to cool the apartment faster may result in the unit freezing up and/or requiring service. Lower your thermostat 1 to 2 degrees at a time and allow it to cycle to the chosen setting until you reach your desired temperature.

- Remember, on hot sunny days close your curtains or blinds on the windows where the sun shines in to avoid having your apartment being overheated by the sun!

- Don't forget to check your vents located in the ceiling to ensure they are in the open position.
- Reduce the cooling load by using cost-effective conservation measures. When possible, delay heat-generating activities, such as cooking and dishwashing, until the evening.