

Village at Highland Park

June 2010

Professionally Managed by Springwood Real Estate Services



COMMUNITY MANAGEMENT OFFICE

1104-03 Columbus Avenue
Lemoyne, PA 17043
Phone: 737-4102

Office Hours:

Monday-Friday
9:00 a.m. to 6:00 p.m.
Saturday
10:00 a.m. to 3:00 p.m.

TEAM MEMBERS

Anna Mock-Ward
Residential Manager
Email: amward@springwood.net

Tom Johnstonbaugh
Leasing Representative

Jeff Elicker
Service Manager

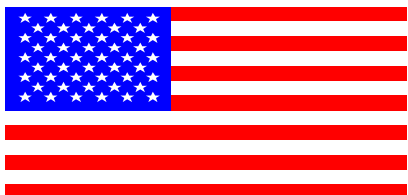
Andrew Smeigh
Service Technician

Judy Stone
Porter

Emergency Maintenance
717-730-3426



June 14th - Flag Day



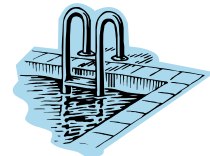
The sun is shining and summer is arriving!! After the record-breaking snowfall this past winter, I know everyone is as anxious as I am to get back outdoors! The flowers are in full bloom thanks to the help of the many residents and our landscaper who have spent many hours planting and caring for our gardens. Thanks to each and everyone of you who play a part in making our community such a beautiful place to reside.

Have family & friends join us for some summer fun! Guest passes are available for only \$5.00 per guest. Remember to pick up your pool passes at the Community Management Office.

Please join us in welcoming our 2010 Lifeguards



Caitlyn Brinley
Theresa Folk
Brandon Shebo
Jacob Weymouth



Just a reminder:

Please contact the Lower Allen Township office at 975-7575 for proper instructions on how to dispose of bulk items. Thank you for keeping our community beautiful!

New Pool Hours for 2010

Please note: The Pool is closed on Mondays

5-29-10 thru 6-10-10

Tues. – Fri. – 4:00 p.m. to 8:00 p.m.
Sat. & Sun. – 12:00 p.m. to 8:00 p.m.

6-11-10 thru 8-24-10

Tues. – Sun. – 12:00 p.m. to 8:00 p.m.

8-25-10 thru 9-5-10

Tues. – Fri. – 4:00 p.m. to 8:00 p.m.
Sat. & Sun. - 12:00 p.m. to 8:00 p.m.

Fire Safety



Each apartment is equipped with a Stove Top FireStop that is attached magnetically under the vent hood of your stove. 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 FireStop is activated, so a new one can be installed promptly.



Green Gene Says:

Wear those shades.

Sunglasses that provide 99-100% of UVA and UVB protection greatly reduce sun exposure that can lead to cataracts and other eye damage. Be sure to check the label when buying sunglasses to make sure they have proper UV protection.



June 20

Happy Father's Day!

“By the time a man realizes that maybe his father was right, he usually has a son who thinks he's wrong.”

~ Charles Wadsworth

WATER-RELATED PROBLEMS ARE COSTLY

We have received numerous service requests due to water leaking from the apartment above. We have had to replace several shower/tub walls and bathroom floors due to loose tiles and missing grout that were not reported by the upstairs neighbor.

Please remember that it is your responsibility to notify us of any problems in your apartment, especially when it's water-related. What is a minor repair when all we have to do is re-grout an area of your tub or shower walls, becomes a major repair if left unattended until tiles are falling off and the neighbor below is getting wet. Many of these repairs cost in excess of \$1,000! If repairs are needed due to a problem you failed to report, the cost of the repairs will be passed on to you in accordance with your Lease Agreement, Section L.

Please let's work together to keep expenses down and eliminate these costly, time-consuming repairs. Thanks!

Newspaper Headlines



Something Went Wrong in Jet Crash, Expert Says
Panda Mating Fails; Veterinarian Takes Over
Include Your Children When Baking Cookies
Red Tape Holds Up New Bridges
Kids Make Nutritious Snacks



2010 POOL RULES

1. Use of the pool is only permitted when the lifeguard is on duty.
2. Please vacate the pool promptly when requested to do so by a lifeguard.
3. The lifeguards take a break every two hours for fifteen minutes. Lifeguards may take other breaks when necessary. A "No Swimming" sign will be posted when the lifeguard is on break.
4. Although a lifeguard is on duty, it is still the full responsibility of the accompanying adult to keep a close watch over all minors.
5. Upon entering the pool area, show the lifeguard your pool membership card and/or surrender a completed guest pass.
6. Only paper or plastic cups are permitted inside the pool area. No glass bottles or containers of any type will be permitted. Metal pull tabs and cigarette butts should be deposited promptly in a trash container or "butt can". A recycling container will be provided for the express purpose of throwing out aluminum soda cans and plastic bottles.
7. No running or rough play will be permitted either inside the pool area or on the patio area.
8. For their own safety, children under the age of 12 will be required to pass a pool test in order to be allowed in the deep end, unless accompanied in the water by a responsible adult. This test will consist of:
 - A. Jumping in the water in the deep end and touching the bottom.
 - B. Swimming two lengths of the pool in either free style (front crawl) or breast stroke.
 - C. Treading water for two minutes.Upon passing this test, the child's membership card will be permanently marked to signify he/she has passed the test.
9. "Diaper babies" will not be allowed in the pools unless they are wearing "swimming diapers" such as Pamper's Swimming Pants or Huggie's Little Swimmers. We must keep the water as sanitary as possible to protect the health of your child and the other children that use the pool.
10. Children under the age of 12 must be accompanied by a responsible adult.
11. No pets are permitted in the pool area or Community Room.
12. Please comply with any requests made by the lifeguard immediately.
13. Please keep the grounds looking tidy by picking up your trash and promptly disposing of any litter.
- 14. No Alcohol permitted in the pool area.**
15. MEMBERS' OR GUESTS' POOL PRIVILEGES MAY BE SUSPENDED OR TERMINATED FOR VIOLATIONS OF POOL REGULATIONS.
16. These regulations may be altered without notice.

Please direct any comments or concerns to the Residential Manager.

HAVE A WONDERFUL SUMMER!!!!



If you are 65 years of age or older, widow or widower 50 years of age or older, or permanently disabled 18 years of age or older, you could receive a maximum of \$650 back on rent paid in 2009 through the Pennsylvania Rent Rebate Program. Income restrictions apply. For further information and details, please visit www.revenue.state.pa.us/portal/server.pt/community/property_tax_rent_rebate_program/. Please keep in mind that the deadline to file a Pennsylvania Rent Rebate form is June 30, 2010.

TIPS TO PREVENT MOLD AND MILDEW

Mold Spores are found virtually everywhere in our environment - both indoors and outdoors and in new and older structures. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing, and pets. When excess moisture is present inside a dwelling, mold or mildew can grow. Clean up is usually considered one of the housekeeping tasks of the resident along with the reporting of leaks, roof, and plumbing issues.

The following are sources of indoor moisture that may cause problems.

- House plants (watering can generate large amounts of moisture)
- Aquariums
- Steam from cooking
- Shower/bath steam
- Wet clothes on indoor drying lines

There are several ways in which your help can prevent mold and mildew. The following list may be used as a guide.

1. REMOVE EXCESS MOISTURE

- A. Dry out mops and cleaning utensils thoroughly before storing in a closet or cupboard.
- B. Wipe down bathroom walls (and shower doors if applicable) immediately after use.
- C. Keep shower curtains inside the tub or shower when in use.
- D. Allow towels to air out before storing. Wash and dry towels thoroughly often.
- E. Wipe down any condensation from the interior of windows and windowsills. Immediately wash and dry towels used.

2. KEEP HOUSEHOLD CLEAN

- A. Greasy films, such as those that form on kitchen walls, also contain many nutrients for mildew causing molds.
- B. Avoid pet urine accidents.
- C. Keep closets, dresser drawers, and any place mildew is likely to grow as clean as possible.
- D. Soil on dirty articles can supply enough food for mildew to start growing when moisture and temperatures are right.

3. CIRCULATE THE AIR

- A. When the outside air is drier than that inside, ventilation allows the dry air to enter, take up excess moisture, and then be carried out.
- B. When natural breezes are not sufficient, please use your central air conditioning (FAN ONLY) and bath/laundry room exhaust fans.
- C. Closets get damp and musty during continued wet weather and articles stored in them are more apt to mildew. Try to improve the air circulation by opening the closet doors. In addition, hang clothes loosely so the air can circulate around them.
- D. Dry all wet clothing thoroughly (including clothes wet from rain or perspiration) before placing in the closet.

Please remember to always notify the Community Management Office immediately if you have a water leak or sewage backup. If you discover any mold or mildew activity, please do not hesitate to contact us. We are happy to assist.