



The Grapevine

Plaza Terrace & Blues Farm Apartments

WE LOVE OUR RESIDENTS



HAPPY VALENTINES

Bowling Anyone?

Anyone interested in joining a Friday night bowling league should contact Jennifer or Brenda at the office.

Details:

- 7 pm every Friday
- No cost to join, but \$15 each league night you play (3 games)
- Other nights—pay \$1.50 per game (instead of \$3)
- Other perks include: prize money at end of season, free bowling ball at end of season; 3 free practice games per week.

Call today before the teams are filled!

Community Watch Program Starting Soon

Lt. Strickland of the Laurinburg Police Department will be assisting us in setting up a community watch program for Plaza Terrace and Blues Farm Apartments.

In order for this program to work it's important for the resident's, management, and the police department to work together. **Please make a personal commitment to become involved in this very important community service.**

Residents will be notified of the first meeting as soon as the date has been set.



Office Closed for Holiday

In observance of President's Day, our office will be closed from Saturday through Monday, February 16-18. We will resume normal hours on Tuesday, February 19.

February 2008

Volume 2, Issue 1

****New number****

**Emergency Maintenance
910-384-1645**

Office Hours

Monday - Friday
8:30—5:30

Saturday
10:00 - 4:00

Sunday - Closed

The Staff

- Manager- Jennifer Lamb
- Leasing Manager - Brenda Guinn
- Leasing Consultant - Laura Tanner
- Maintenance Supervisor - Floyd Dixon
- Maintenance Tech - Mark Hunt
- HVAC Maintenance Tech— Joey Wright
- Housekeeping / Grounds - Darlene Taylor



PET OWNERS !

Thanks to diligent “watchers” the issue with pet waste on the grounds was better for a few weeks. However, once again pet owners are becoming negligent in cleaning up behind their pets.

As a matter of common courtesy and to honor your legally binding lease agreement, PLEASE clean up behind your pet. We’re still offering \$25 to anyone that will bring proof of the pet owners that aren’t responsibly cleaning up pet waste.

All information provided to management will be held in utmost confidence.



**Maintenance—
After Hours Privacy**

Residents, please don’t contact maintenance after hours except in case of an emergency. The after-hours emergency number is posted outside the office door, in your lease packet, and on front of the newsletter. Our maintenance staff works hard and deserves time with their family after hours.

**Maintenance Requests?
Call Office**

All maintenance requests are to be called into the office. The maintenance team is expressly forbidden to enter an apartment without a work order... so please don’t ask. It could cost them their job!



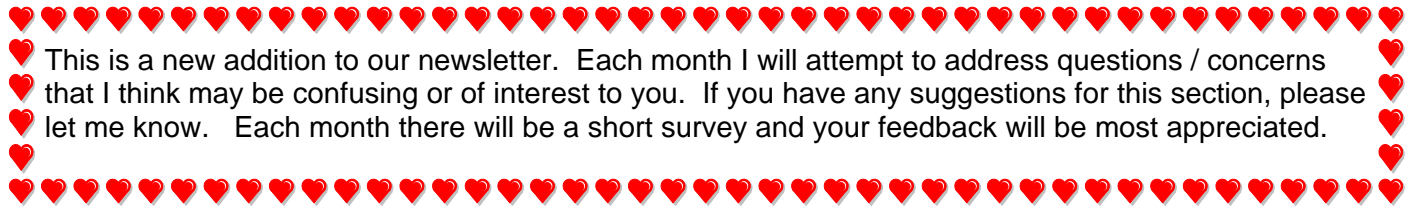
<p style="text-align: center;">Aquarius</p> <p style="text-align: center;">January 20 - February 18</p>		<p><i>Traditional Traits</i></p> <p><i>Trendsetter</i> <i>Humanitarian</i> <i>Objective, Unique</i> <i>Attract friends easily</i></p>	<p><i>Seem eccentric</i> <i>May suffer with insomnia</i> <i>Non-conformist</i> <i>Strong beliefs</i></p>
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February Dates to Remember

- 1st Rent Due
- 2nd Groundhog’s Day
- 3rd Super Bowl
- 6th Late Fees Applied
- New Moon
- Ash Wednesday
- 11th File in Court for Unpaid Rents
- 14th Pest Control in Bldgs
- 199—201 203—205
- Valentines Day
- 16th Office Closed
- 18th President’s Day—Office Closed
- 20th Full Moon
- 21st Pest Control at Blues Farm
- 22nd Washington’s Birthday
- 29th Leap Year

February 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 ♥	2
3 	4	5	6 ♥	7	8	9
10	11 ♥	12	13	14 	15	16 ♥
17	18 ♥	19	20 ♥	21 ♥	22 ♥	23
24	25	26	27	28	29 ♥	



This is a new addition to our newsletter. Each month I will attempt to address questions / concerns that I think may be confusing or of interest to you. If you have any suggestions for this section, please let me know. Each month there will be a short survey and your feedback will be most appreciated.

UNDERSTANDING YOUR LEASE

- **Vacating Notices**—If you are planning to vacate your apartment, be sure you understand your lease and what type of notice is required.
 - A 60-day notice is required if you are in anything other than a month-to-month lease.
 - If your lease is a month-to-month, a 30 day notice is required.
- Any notice of termination shall be effective on the last day of the initial rental term or on the last day of the next successive renewal term if the initial term is expired.

Example 1: Your lease ends May 31 and you plan to vacate on May 31, you are required to give a notice in writing, no later than April 1. If you don't give notice until after the 1st of April, that takes you into a whole new rental month and you would be liable for rent the entire month of June.

Example 2: Your lease ends May 31 and you plan to vacate June 15. You give plenty of notice, advising the office in writing on March 15 that you plan to vacate. You still owe rent for the entire month of June. We do not pro-rate rents when you vacate.

Example 3: You are in a month-to-month lease, all you need to give is a 30-day notice. But again, it needs to be in full month increments. To vacate on May 31, we would need your notice in writing no later than May 1. If your notice is received on ANY DAY after the 1st, you are liable for another month's rent.

See Page 2, Section 2.A of your lease. If you have any questions regarding your lease please don't hesitate to contact our leasing staff.

All notices MUST be in writing or emailed. Office Address: 1503-I Terrace Circle, Laurinburg, NC 28352. email jlamb@prormi.com or bguinn@prormi.com.

Survey—February 2008

Please take the time to fill out the following information and return it to the office. It helps us, help you. The results will be summarized in the next newsletter. Using a scale of 1 to 5: 1=poor; 2=fair; 3=average; 4=very good; 5=excellent; or n/a if not applicable.

Emergency Maintenance (within the last 6 months:)

- Did you have a true emergency (based on the emergency addendum criteria)? _____
- Did the emergency pager work properly? _____
- Did a maintenance employee return your call to the emergency pager? _____
- Did maintenance respond within a reasonable period of time? _____
- Was maintenance able to take care of your problem over the phone? (y/n) _____
- If not, did maintenance arrive at your apartment in a reasonable period of time? _____
- Was a follow-up visit necessary to complete the repair / problem? _____
- How would you grade your emergency experience overall? _____

Additional comments: _____

Don't forget Super Bowl is Sunday, February 3rd!

Here are some great dip recipes to get you started!

BLT Dip

- 1 pound bacon, cooked, crumbled
- 1 cup mayonnaise
- 1 cup sour cream
- 1 teaspoon Onion Powder
- 1 teaspoon Seasoned Salt
- 2 medium tomatoes, seeded and finely chopped

1. Mix all ingredients until well blended.
 2. Refrigerate until ready to serve. Serve with crackers or toasted bread slices cut into triangles.
- Test Kitchen Tip: For an extra touch, cut different varieties of bread into your favorite game day shapes such as football and stars.

Chili Cheese Dip

- 1 pound lean ground beef
- 1 jar (16 ounces) mild salsa
- 1 pound process cheese spread, cubed
- 4 teaspoons Chili Powder
- 3/4 teaspoon Garlic Powder
- 3/4 teaspoon Ground Cumin

1. Cook ground beef in large skillet on medium heat 5 minutes or until cooked through, stirring frequently. Drain, if needed.
2. Stir in remaining ingredients and spices. Cook and stir over medium heat until cheese is melted.
3. Serve hot with tortilla chips. Garnish with chopped green onions or cilantro, if desired.

Hot Crab Dip

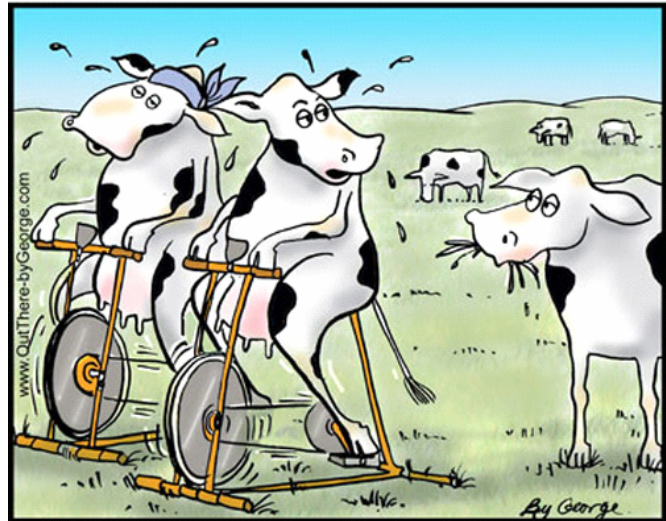
- 1 1/2 cups shredded Cheddar cheese, divided
- 3/4 cup mayonnaise
- 1 1/2 teaspoons OLD BAY Seasoning
- 1 teaspoon Worcestershire sauce
- 1/4 teaspoon Ground Mustard
- 1 pound lump crabmeat or 2 cans (6 ounces each) crabmeat, drained

1. Preheat oven to 350°F. Mix 3/4 cup of the cheese, mayonnaise, Old Bay, Worcestershire sauce and ground mustard until well blended. Gently stir in crab meat.
2. Spoon mixture into 1-quart casserole. Sprinkle with remaining 3/4 cup cheese and a dash of Old Bay.
3. Bake 12 to 15 minutes or until mixture begins to bubble around edges. Serve hot with assorted crackers or pita chips.

SPRING YARD SALE

Tentative plans are being made for a community yard sale on Saturday, March 8th. More information will be forthcoming. Please let the office know if you are interested and whether this day will work for you. The yard will be held at Plaza Terrace.

Out There



"You gotta read the papers girl...nobody wants full cream anymore."



Kid's Corner



**KNOCK, KNOCK
Who's There?....**

Figs
Figs who?
Figs the doorbell, It's broken!

.....
Anita
Anita who?
Anita borrow a pencil.

.....
Cher
Cher who?
Cher would be nice if you'd open the door.

.....
Amarillo
Amarilla who?
Amarilla nice guy.

.....
Police
Police who?
Police let us in; it's cold out here.