

PROPERTY MANAGEMENT NEWSLETTER

JANUARY 2006

EDITION 49

Community Cash Drawing

Winning tenant(s): **Gail & Terry Savanich (☺Back-to-Back WINNERS☺)**

Property leased: **4759-B Gerland Circle - Rootstown, OH 44272**

Winning charity: **Animal Protective League of Portage County**

Current monthly winners each receive: **\$50**

Next month's drawing amount: ☺ **\$50** ☺

JUST A NOTE

*EFT Deferrals – **NOTIFICATION DATE HAS CHANGED**...*

We are pleased to continue to offer you the option to defer your automatic payment from the 5th to the 15th of the month (actual dates may vary due to weekends and holidays) for a fee of \$20. In the past we required notice on or before 4PM on the 3rd of the month in order to guarantee we were able to defer the payment. **Effective 01/01/06, we require notice on or before 4PM on the 1st of the month to guarantee payment deferral.** You may contact us via phone – 330 325 5000, fax – 330 325 5005, or email – JonEpling@EplingEstates.com to defer a payment.

Preventative maintenance...

Please disconnect hoses from their spigots!!! As the weather gets colder, the water inside a hose is apt to freeze. When ice freezes it expands. This expanding can cause great pressure and may cause the pipes inside the house to burst.

Available Properties

<u>Property</u>	<u>Description</u>	<u>Rent</u>	<u>Available</u>
4757 Gerland Circle	Rootstown * 2 Bed * 1.5 Bath * 2 Car Garage * AC * W/D Hookup	\$860	NOW!!!
4687 Gerland Circle	Rootstown * 3 Bed * 2 Bath * 2 Car Garage * AC * W/D Hookup	\$960	NOW!!!
☺ We are happy to place someone on our waiting list ☺			
\$50 paid for referrals	Lawn care and snowplowing provided at most properties		\$50 paid for referrals

Calendar

01/10/06 – Statement Date

02/06/06 – Automatic payments are processed

02/15/06 – Deferred Automatic Payments are processed

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OFFICE

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FAX