

# PROPERTY MANAGEMENT NEWSLETTER

DECEMBER 2007

EDITION 72

## Community Cash Drawing

Winning tenant(s): **Stephen V. Hoydic, Jr.**

Property leased: **532 North Park Drive - Ravenna, OH 44266**

Winning charity: **Portage County Sheriff's Office**

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

## JUST A NOTE

### *New rate schedule...*

We have updated our rate schedule for the first time in three and a half years. We have enclosed a copy of both the new and old schedules for you records. There have been four changes from the 06/22/04 version to the 12/21/07 version: 1) Damages–Blinds...removed, 2) Damages–Screen...rate change from \$20 to \$25, 3) Electric Utility Fee...added, & 4) Gas Utility Fee...added. The policy covering the electric and gas utility fees is on the back of this newsletter for clarification. The new schedule takes effect 02/01/08.

### *The weather outside is frightful...*

Please disconnected 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> |
|--------------------------------|--|--------------------------------|------------------|
| 4300 Lynn Road #101            | Rootstown * Business * Heated Garage * 2 - 12' Overhead Doors      | \$630                          | NOW!!!           |
| 4300 Lynn Road #103            | Rootstown * Business * Office * Bath * 3 - 12' Overhead Doors      | \$1160                         | NOW!!!           |
| 4300 Lynn Road #203            | Rootstown * Build to Suit * Professional Office * Approx 30' x 34' | \$1000                         | 45 Days          |
| 4416 Lovers Lane               | Ravenna * 2 Bed * 1.5 Bath * 1 Car Garage * Patio * W/D Hookup     | \$695                          | NOW!!!           |
| 4717 Gerland Circle            | Rootstown * 2 Bed * 1.5 Bath * 2 Car Garage * Walk-in Closets      | \$825                          | 01/15/08         |
| 4718 Gerland Circle            | Rootstown * 3 Bed * 2 Bath * 2 Car Garage * Patio * W/D Hookup     | \$975                          | NOW!!!           |
| 4759-D Gerland Circle          | Rootstown * 12' x 24' Storage Unit * 9' x 7' Overhead Door         | \$69                           | NOW!!!           |
| 837 Allyn Street               | Akron * 4 Bed * 1 Bath * 2 Car Garage * Land Contract Available    | \$670                          | NOW!!!           |
| <b>\$50 paid for referrals</b> | <b>☺ We are happy to add you to waiting list ☺</b>                 | <b>\$50 paid for referrals</b> |                  |

## Calendar

**12/20/07 - Statement date**

**01/07/08 - Automatic Payments are processed**

**01/15/08 - Deferred Automatic Payments are processed**

330 325 5000  
OFFICE

WWW.EPLINGESTATES.COM  
4300 LYNN ROAD - SUITE 201 - RAVENNA, OH 44266

330 325 5005  
FAX