

EPLING ESTATES COMMUNICATES...

DECEMBER 2008

EDITION 84

Community Cash Drawing

Winning tenant(s): **James G. Edwards, Jr.**

Property leased: **4706-D Gerland Circle, Rootstown, OH 44272**

Winning charity: **Ravenna Local Schools**

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

JUST A NOTE

Do you have a new phone number?

We like to keep our records up to date. If you have a new contact number (cell phone, home phone, or work phone) please let us know. This is very helpful when scheduling maintenance requests and can prove to be invaluable during an emergency situation. Drop us line with your new info at the office (330) 325-5000 or email us at Info@EplingEstates.com.

New rate schedule...

We have updated our rate schedule. We have enclosed the new schedule on the reverse of this newsletter. There are two primary changes: 1) We have made changes as to how the Utility Fee is assessed & 2) We have increased the fee for a Garage Door Remote from \$40 to \$45. The new schedule takes effect 01/01/09.

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 #203C	Rootstown * Professional Office * Utilities & Internet Included	\$350	01/15/09
4300 Lynn Road #204	Rootstown * Build to Suit * Professional Office * 1000-2600 sq ft	\$1000+	45 Days
4599-A New Milford	Rootstown * 24'x48' Shop * FREE gas heat * (3) 12' x9' doors	\$449	NOW!!!
4704 Gerland Circle	Rootstown * 2/Bed * 1.5/Bath * 2/Garage * W/D Hookup * Deck	\$799	NOW!!!
4716 Gerland Circle	Rootstown * 3/Bed * 2/Bath * 2/Garage * W/D Hookup * Patio	\$925	NOW!!!
502 North Park Drive	Ravenna * 2/Bed * 1.5/Bath * 1/Garage * W/D Hookup * Patio	\$699	NOW!!!
518 North Park Drive	Ravenna * 2/Bed * 1.0/Bath * 1/Garage * W/D Hookup * Patio	\$625	01/19/09
\$50 paid for referrals	☺ We are happy to add you to our waiting list ☺	\$50 paid for referrals	

Calendar

12/21/08 - Statement date

01/05/09 - Automatic payments are processed

01/15/09 - Deferred automatic payments are processed

(330) 325-5000
OFFICE

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

(330) 325-5005
FAX