

# EPLING ESTATES COMMUNICATES

JUNE 2015

EDITION 162

## WHAT'S HAPPENING

### Air conditioning maintenance...

If your property has central air, please remember to replace the furnace filter every two months. If there is a through the wall air conditioner, please clean the filter about once a month during heavy use. To clean the filter (for through the wall units only), simply remove the filter from the AC unit and spray it off at the kitchen sink with the vegetable sprayer. Regular cleaning and filter replacements will make the AC unit last longer, blow colder air, and keep the dust down in your home ☺. If you need help or training to change or clean a filter, please call the office and we will send someone out free of charge to give you a step-by-step!

### Rate schedule...

The updated rate schedule will be effective 07/01/2015.

### Calendar

06/22/2015 • Statement date  
07/06/2015 • AutoPays processed  
07/15/2015 • Deferrals processed



### Discounts

Prepay 12 mos ► Get ½ mo free  
Prepay 18 mos ► Get 1 mo free  
Prepay 24 mos ► Get 2 mos free

## Featured Property

**Address:** 4300 Lynn Road, Suite 203C, Ravenna, OH 44266

**Features:** Professional offices space for \$299/mo including ALL utilities  
Custom ceramic tile bath \* Red oak hardwood moldings  
Handicapped accessible \* Paved parking \* Signage available on I-76

**Specials:** Two unique suites are available...lease both for \$599!

Property	Description	\$\$\$	Available
4300 Lynn Road, 203C	Rootstown * Professional Office * ALL utilities included * 13' x 10'	\$299/mo	NOW!!!
4300 Lynn Road, 203D	Rootstown * Professional Office * ALL utilities included * 14' x 10'	\$349/mo	NOW!!!
4300 Lynn Road, 203	Rootstown * Professional Office * ALL utilities included * 2 Suites	\$599/mo	NOW!!!
4350 Lynn Road	Rootstown * Professional office * 10,000 ft <sup>2</sup> * Taking reservations	\$15/ft <sup>2</sup> /yr	Build to suit
104 Oak Hill Circle	Rootstown * Vacant land * 1.500 ac * 170' frontage * Walk out lot	\$53,900	NOW!!!
4400 Lynn Road	Rootstown * Vacant land * 2.052 ac * 705' frontage * Zoned C-2	\$259,000	NOW!!!

**\$50 for rental referrals**

☺ We are happy to add you to our waiting list ☺

**\$500 for sales referrals**

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OFFICE

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