Valley View Press

December 2017

May the ringing bells of Christmas fill your life with music of happiness and prosperity.

Merry Christmas!

-With best wishes from all of us at

The Valley View Staff

Community Manager
Nancy Gonzalez
Part-time Leasing Associate
Brandi Taylor
Maintenance
Ralph Vitantonio
Daniel Hernandez

OFFICE HOURS:
Monday-Friday 8:30-5:30
(Closed 1 pm - 2pm for lunch)
Saturday 10am - 4pm
Office: 813-689-0859
Fax 813-689-3988
Maintenance Emergency
813-347-6268

Pets

Please remember that our rules require all pets to be registered in the office before they move in. For everyone's comfort and safety, we limit the number and kinds of pets our residents keep. If you're thinking of adopting a pet, please contact the office.

Happy Holidays

The office will be closed to observe Christmas day Monday December 25 through Tuesday December 26. The Office will reopen Wednesday December 27.

Back Yard Maintenance

ALL residents are responsible for maintaining the BACK YARD which includes, but is not limited to, mowing, raking, and disposal of all items other than lawn furniture. Failure to maintain the back yard will result in the maintenance team mowing or cleaning up your back yard. You will be charged for services: $35.00 for mowing and $100.00 to clean up trash or dispose of old furniture, appliances or other refuse.

PARKING!

Many complaints are being made to management about unauthorized vehicles parking in allocated spaces for residents. Parking is on a first come first serve basis. Each household is allowed two (2) vehicles that may be parked up front next to the buildings. Resident(s) are responsible for obtaining parking permits from the leasing office which should be displayed on the rearview mirror.

Additional Vehicles: ALL Guest and Visitors vehicles without permits MUST be parked in front of the buildings. Any vehicles parked illegally or without the Parking Permits are subject to towing at the owners expense .

ANY vehicles not listed on lease, non-operable, flat tires , expired tags, etc., will be TAGGED . Residents will have 72 hours to address the issue, before being subject to towing at the owners expense .

Maintenance Corner— A/C FILTERS

Don't forget to pick up an a/c filter in the office each time you pay your rent.

Changing your air filter once a month will assist in efficient use of your air conditions and help with allergies from accumulated dust in the home.

KNOW YOUR LEASE

6. RENT AND CHARGES (last paragraph page 1 of lease)

"...you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. **If you don't pay all rent on or before the 5th day of the month, you'll pay an initial late charge of $50 plus a late charge of $5.00 per day** after that date until paid in full. Daily late charges will not exceed 15 days for any single month's rent…."

WHAT THIS MEANS

Late fees are applied to your account after the 5th of the month and you may pay up to an additional $125 in late fees, depending on the date paid after the 5th. We may refuse partial payments.

Pay your rent before the first to be entered in our EARLY BIRD DRAWING. Winner receives a $50 credit on next month's rent.

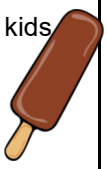
Happy Holidays!

DID YOU KNOW VALLEY VIEW HAS A FACEBOOK PAGE?

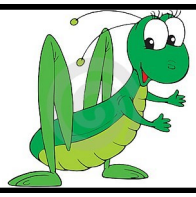
Take a moment and "Like" us on "Valley View Garden Town Homes" Facebook page!

Christmas is an annual festival commemorating the birth of Jesus Christ, observed most commonly on December 25 as a religious and cultural celebration among billions of people around the world.

December 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					RENT DUE Treats for kids 4 –5 pm 	
3	4	5	6	7	8	9
			PEST CONTROL / EVICTIONS BEGIN	Remember Pearl Harbor	Treats for kids 4 –5 pm	
10	11	12	13	14	15	16
					Treats for kids 4 –5 pm	
17	18	19	20	21	22	23
			PEST CONTROL		Treats for kids 4 –5 pm	
24	25	26	27	28	29	30
Christmas Eve	**Christmas Day** **Office Closed**	**Office Closed**			Treats for kids 4 –5 pm	
31						
New Year's Eve						

Pest Control Schedule

December 6: **Dab Dr.** 26-28, 30-32, 34-36, 38-40

December 20: **Dab Dr.** 02-04, 06-08 **Valley Grove** 02-04, 06-08