



# All Seasons, LLC

1610 S. Tejon, Colorado Springs, CO 80906  
(800) 866-3167 or (719) 632-3368  
Fax (719) 632-4290

## Congratulations!

We would like to congratulate Grace, Denise, Sue Ann and Andrew as new members of the National Association of Property Managers. NARPM is an association of Real Estate professionals that offers an effective, professional learning environment for property managers.

SPRING 2010

4/12/10

## THANK YOU TO ALL OUR TENANTS!

We here at All Seasons want to thank all of our tenants! Last year was one of our best. We have been renting out properties almost as soon as they come up which made us wonder-who is the longest tenant we have?

We searched our files and found that honor goes to the Baxter sisters. They started renting with us in the early 80's and the rest is history. So what made them stay so long? Karlene spoke with Jennifer and told her it is the affordability of her apartment that is key. Renting her unit for over 20 years has really fit her budget. "At this point in my life I really don't want to buy a home.. Kar-

lene also said that she liked the location and floor plan of her apartment. Having a home that fits your style makes life a little easier so if you are comfortable in your rental home please consider staying longer.

If it is time for you to purchase a home please remember All Seasons is a full service real estate office with licensed Real Estate Brokers to assist you in your purchase. Our agents have the experience to help you in your search for that special place to call home. If it is that time please call the office and one of our agents would be happy to help!

We love referrals! You are our best form of advertising! If you know someone looking for a great place to live have them check us out. Our website [www.all-seasons.com](http://www.all-seasons.com). It has all our current listings. If your referrals are approved and they move into one of our units you receive \$50! And who couldn't use a few extra dollars! We currently have a short list of rentals but don't let that stop you from letting your friends know about us! Call the office for complete details.



**Save the Date!**

**Tenant Appreciation Party!**

See back for details

## SPRING IS ON ITS WAY!

The calendar says April so it must be spring? Not in Colorado. Our snowiest months of the year are March and April. So what can tenants do now? For those with lawns, you can start by raking up debris and clearing some of the dead grass. Watering the lawn and trees once a month will go a long way in making your yard look great this summer. When you hand water your lawn be sure to remove the hose from the spigot to help avoid frozen pipes. It has

been warmer lately but that doesn't mean we still can't get a hard freeze. Since the weather this time of year can be so unpredictable, don't be tempted to turn your sprinkler systems on. We have a professional lawn care company to handle that. If it is determined the sprinkler system was turned on by the tenant and there is damage you will be liable. Our sprinkler company will contact you in mid April or early May to set

up a time to come and turn on your system. Lawns need care all year long. You may want to start now. Rake up the dead grass and limbs to help the lawn grow. Flower beds can be tended to get them ready to plant. Good rule of thumb—don't plant until after Mother's Day! For more ideas on planting in Colorado you can talk to the local nurseries or the Colorado Cooperative Extension office

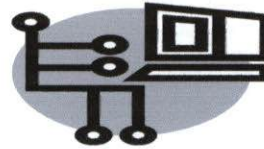
## TENANT PORTAL IS HERE!!!!!!!

The wait is over! Our new website has launched so that means The tenant portals are here! Email addresses are a must now! Even if you choose not to use e-payment or ACH, we must have your current email address. The email addresses will allow us to communicate with you and let you know about up-coming events, office closures, maintenance services, yard services and more. We have found that a quick email is more convenient for tenants and managers. If

you want to speak with a manager you can still call the office at 632-3368. Please use the form attached and drop it off at the office. If you can't make it to the office you can fax us at 719-632-4290 or best yet—you can email Sue Ann at [Sueann@all-seasons.com](mailto:Sueann@all-seasons.com). **PLEASE MAKE SURE TO INDICATE WHAT PROPERTY YOU LIVE IN.**

We attached a portal log-in instruction sheet for your convenience.

You can also keep up with All Seasons by becoming our fan on Facebook. Check out photos of the staff, special contests, and more! Our facebook page is All Seasons, LLC, CRMC. For a list of our current rentals as well as homes for sale find us at [www.all-seasons.com](http://www.all-seasons.com).



## TEANT APPRECIATION PARTY

**SAVE THE DATE!!!**  
*May 5th, 2010 we'll celebrate you! Because of loyal tenants like you All Seasons continues to do well during this down economy. We want to thank all of you with a Tenant Appreciation Party. Join us for fun, food, and prizes. That's May 5th, 9a-5p. See you there!*

## ALL SEASONS, LLC CMRC POLICY ON MEDICAL MARIJUANA



Many have you have no doubt heard about the explosion of Medical Marijuana in Colorado Springs. According to a recent article in the Colorado Springs Independent Newspaper, Medical Marijuana dispensaries have nearly tripled in one year. We here at All Seasons have discussed this at length and have developed a policy regarding it. As stated in the Crime Free Lease Addendum you signed with your lease., **NO DRUGS**

**OF ANY KIND ARE ALLOWED ON ANY OF OUR PROPERTIES.** This means no growing of medical marijuana or possession of marijuana. **NO EXCEPTIONS!** Any violation of this policy is grounds for eviction.

### Lawn Inspections

Summer is coming and our lawn inspections will start May 3rd, 2010. As before, Jennifer will be taking photos of the exterior of the house. Since her time is limited, she won't be able to schedule a time with you. We understand that the lawn may not look good this time of year but we still need to get them done.

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