



All Seasons, LLC

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Summer, Finally!

What can you say about the weather in Colorado except that it is predictably unpredictable. All you can do about it is just laugh and not plant anything till after Mother's Day. Summertime is a great time to get up and get out in Colorado.

Colorado has something for everybody! Some fun things to do? Hiking in Garden of the Gods, boating at the Pueblo Reservoir, and doughnuts at the top of Pikes Peak. Really, you have to try them! There are so many fun things for you and your family to try. Check out the Visitors Bureau for the latest guide. There are some places that are FREE! My kids love the Numismatic Society (aka the Money Museum). The Museum is located on Cascade Ave. by Colorado College. They have many rare coins from all over the world. The best part is that kids can pick 1 coin from a treasure chest. How cool is that! So go out and have fun!

Important issues!

In each edition of this newsletter we like to keep you informed about issues with the office. We have some policy changes we need to cover. Our insurance no longer allows trampolines or pools on managed properties. Any damage to the yard by any recreational equipment will be charged to the tenant.

Another tenant issue is regarding payments. Some folks are still putting cash through our mail slot for their rent payment. We at All Seasons ask that for YOUR safety as well as ours to please make cash payments in person. All Seasons cannot make change for your rent payment so always be sure to have the EXACT AMOUNT.

All Seasons manages over 430 properties and as we try to remember your name and unit number sometimes it is virtually impossible. Due to the large number of payments and correspondence we receive, we ask that you put your address in the memo section of your check and within any correspondence you send to us.

More important notes

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Lawn Inspections

The 1st round of lawn inspections have taken place. The recent rains have helped a great deal in greening up the lawn. Some folks have just had their sprinklers turned on and we have taken that into account. Here are some of the problems we've seen that should be corrected by the next round of drive by lawn inspections. Weeds in the rocks should be cleared. You can manage this by spraying or pulling. Weeds along the cracks in the driveway and sidewalk. The Colorado Springs city code states that the lawn must be no higher than 6 inches. We won't be going around with a ruler but note that any code violation fine that is deemed to be due to the tenant will be charged to the tenant. Dry lawns. We understand that there are some tenants who are under water restrictions but for the rest of you we expect the lawns to have an appropriate amount of water. If any of these items are not done to our expectations, you will receive a note asking for correction. If you have a concern you can contact Grace.



Solar Vista Apartments are looking for a few good tenants! Solar Vista is conveniently located on 8th street by Arcturs. These units are 1 bed, 1 bath. A coin operated laundry is located in the building. 120 Directv service is available for only \$10 a month! What a value! Units start at \$400! Cat ok, sorry no dogs. Call the office to schedule a showing 632-0463.

We love referrals!

Remember, if you refer a friend and they are approved and move in you can get \$50! Call office for details.

Crime Stoppers!

Crime is rising across the city -specifically home invasions. According to the Colorado Springs Police Department, many of the break-ins happen during the day while you are work. Another trend is for thieves to break into your car and steal your garage remote and registration then go into your home and burglarize it. Please consider joining the Neighborhood Watch program. Ask Jennifer for information.

NOTICE

As of fiscal year 2009 many owners have opted to participate with TruGreen to assist our tenants in maintaining the yard. Before you spend money and time on aeration, fertilization, etc, please e-mail Grace@all-seasons.com and make sure your owner has not already contracted for these services.

All Seasons will be closed July 4th in observance of Independence Day.



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