



HOLIDAY Open House

We value you as a resident and would like to show our appreciation by inviting you to our annual Holiday Open House! We will be serving appetizers and drinks. Mark your calendar!

The Village, Scenery Hills and Lakeview:

Monday, December 14th from 3:00 - 7:00 PM at 2315 Jamestown Drive

Shadow Pines:

Tuesday, December 15th from 3:00-7:00 PM at 5335 Rome Drive

We look forward to seeing you there!



Just a reminder, Daylight Savings Time ends on November 1, 2015 at 2:00am. Do you know the only states not participating in DST? They are Arizona and Hawaii.

Convenience is Just a Click Away

Out of town or stuck at work? Set up your automatic rent payments with the click of a button! Simply log onto our website and fill out the secure ACH Authorization form located under: <http://www.malenodevelopment.com/rental-properties>; click on Forms, then ACH Authorization. There is no fee for this recurring service. If you need to do a one-time ACH transaction, there is a \$20 processing fee.

Friend Referral Program

Do you have friends, co-workers, or relatives that you would love to have living in our community? Refer them to us and you could earn \$25.00! **How it works:** When your referral completes our application, have them enter your name in the "How they heard about Maleno" section. If they are qualified and sign a lease with us, you will be mailed a check for \$25.00. Thanks for telling your friends how Maleno Development can become their home too!

Rent - Buy - Build

If you're looking to buy or sell a home, whether it's a condo, custom home, or the perfect home already built, we're here for you! Did you know that in addition to managing our rental properties, we:

- Are a full service real estate agency? Our one stop shop allows you the ability to streamline your real estate transactions! We will work with you through the process of buying a new home or selling your current home, listing to closing.
- Are a full service custom builder offering several floor plans and material selections to meet your needs? We'll build on our lot or yours.

Maleno Real Estate would welcome the opportunity to help you with your next move. Please contact Natalie Washburn or Sara Allegretto at 833-6516.

Don't forget to ask about our special home purchase promotion for residents of our rental communities.



WINTER PLOWING REMINDERS: Move your car!

Please, move your car for snow removal. HAVE YOUR CARS REMOVED FROM ALL PARKING AREAS AND IN FRONT OF YOUR GARAGE BY 9:00 AM OR YOU WILL GET PLOWED IN.

On weekdays, snow plowing will begin at 7:30AM if snowfall is less than 2". Plowing will begin at 5:30 AM if snowfall is heavier. Areas around mailboxes and sidewalks will be shoveled and salted daily if above 2". If there is a snow storm of 8" or more, additional equipment may be called in to make certain the snow is removed in a timely manner.



On weekends, the roads will only be done if there is 2" or more of snow. Plowing will begin at the same time as weekdays. Driveways and sidewalks will be done on weekends only if there is 5" of snow or more. Although we make every effort to keep the snow clear at all times, you may want to keep a shovel on hand for your convenience.

MAINTENANCE CORNER: Helpful Tips



NEED HELP?
In case of
a service
emergency
after hours,
please call
814-833-6516,
option 9.

GARBAGE DISPOSALS – when your kitchen sink garbage disposal stops working, it may be as simple as pressing the reset button to get it going again. The safety overload in the motor will shut off the unit if it is overloaded. To reset the safety overload, wait three or four minutes for the motor to cool down, then push the red button on the motor under the cabinet under the sink. Any time the disposal is being used, the COLD water should be running as fast as possible. Even after the disposal is empty, let the water run a few minutes to clean the line. If the motor will not start, check the reset and then call the rental office for service. Remember, never put your hand down the disposal when it is turned on!

HOW-TO VIDEOS – easy maintenance help is now available on our website. Do you ever get frustrated because there's something not working and you know it's not a big repair—like adjusting the shower diverter? Fret no more! You can quickly take care of it by checking out our how-to videos at <http://www.malenodevelopment.com/rental-properties/help/maintenance-videos.html>

CHRISTMAS TREE DISPOSAL

Many of us will be decorating for the upcoming holidays. Just a reminder that real Christmas trees are permitted in all of our apartment homes. Please remove the tree when it dries out, as it becomes a fire hazard. Our garbage service will not accept the trees; we ask that you dispose of your tree at one of the recyclable drop-off areas. Lakeview, Shadow Pines, and The Village residents should check with Millcreek Township. Scenery Hills residents can check with the Erie City Public Works dept.

Travel Tips

1. Notify Post Office to stop mail delivery
2. Stop newspaper delivery
3. Be sure doors and windows are closed
4. Electrical appliances should be turned off and unplugged.
5. If rent is due while you are gone, make arrangements to have a check mailed to 2315 Jamestown Dr., Erie, PA 16506 – or take advantage of our automated draft. Sign up online at www.malenodevelopment.com

GO GREEN WITH ONLINE RENT PAYMENTS!

You can pay your rent on-line with a credit card or an e-check. Visit our website at www.malenodevelopment.com and look for the "Pay


PayLease

Your Rent Online" link under the Forms menu. You can make a one-time payment or sign up to have your payments withdrawn each month. The charge for this service is \$2.20 per transaction and the credit card fee varies with each credit card company. You'll never have to worry about missing your rent payment again. We hope that this service will make paying your rent a little more convenient.



Recipe Corner

Mmm, mmm....A hot bowl of soup hits the spot on those cold winter's nights. Try this tasty recipe! Easy and delicious!



ReCipe **EASY CROCK POT POTATO SOUP**

1 30-oz bag of frozen shredded hash-browns	
1 32oz container of chicken broth	
1 can of cream of chicken soup	
½ cup onion, chopped	3oz Bacon Bits
salt and pepper to taste	1C Cheddar Cheese
1 pkg. cream cheese	

In a crockpot, combine everything EXCEPT for the cream cheese. Cook for 6-8 hours on low heat. About 1 hour before serving, add cream cheese and keep heated until thoroughly melted. When ready to serve, top with cheddar cheese and bacon bits.

FALL CALENDAR

- 11/1 RENT DUE
Daylight Savings Ends
- 11/11 Veterans Day
- 11/16 National Button Day
- 11/26 Thanksgiving
- 12/1 RENT DUE
- 12/14 Holiday Open House
- 12/15 Holiday Open House
- 12/24 Christmas Eve
- 12/25 Christmas Day
- 12/31 New Years Eve

COLD WEATHER TIPS

Reduce Costs and prevent damage

It's that time of year when we trade in our iced teas for hot chocolate, which means that we are coming up on HEATING SEASON! We need to do everything we can to keep heating costs low, while keeping a safe environment at the same time. Here are a few tips to help with that:

1. It is completely normal to smell something burning the first time you turn on your furnace, for a few minutes anyway. If after about 20 minutes you still smell it, call the office and we'll send a maintenance technician to look at it.
2. Never turn your furnace off in cold weather or let the room temperature fall below 55 degrees. National Fuel Gas recommends keeping your thermostat at 68 degrees during the winter to keep your costs low.
3. Keep your bedroom and bathroom doors open to let the air circulate and keep you warmer.
4. On very cold days, open the vanity doors under the bathroom sinks (in Lakeview, Scenery Hills, and Shadow Pines)
5. Make sure the heating vents in all bathrooms are left open.
6. Be sure to keep your garage door closed at all times (Village residents--crack door when running dryer)
7. Air conditioning cannot be used in winter months.



WORD SEARCH

Find and circle all of the Autumn words that are hidden in the grid. The remaining letters spell a secret message - an Albert Camus quotation.

Be one of the first SIX to call our office at 814-833-6516, with the correct quotation, and you'll win a \$10 gas card!

ACORN
APPLE
BIRD MIGRATION
BLOWING LEAVES
BLUSTERY DAY
CANNING
CHESTNUTS
CHILLY
COLD
CROPS

EQUINOX
FALL
FARMING
FEAST
FROST
HALLOWEEN
HARVEST
HAYSTACK
HICKORY NUTS
LONGER NIGHTS

NOVEMBER
OCTOBER
ORANGE LEAVES
PIE
PUMPKIN
RAKE
RED LEAVES
SCARECROW
SCHOOL
SEASON

SEPTEMBER
SHORTER DAYS
SQUASH
SWEET POTATOES
THANKSGIVING
TURKEY
WINDY
YELLOW LEAVES

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L O N G E R N I G H T S N A A U C N
T O R U E S T U N Y R O K C I H R I
M S O A Y Q E N I S I A O T R W O K
R C Y H N E U V S T E R F H E O P P
C E A A C G K I A S N O A A B R S M
K N D N D S E R N E D S R N M C O U
S C Y L N R G L U O L P M K E E C P
Q R A K E I E R E T X G I S V R T S
U Y D T M A N T S A E F N G O A O E
A D Y D S I V G R T V S G I N C B P
S N R N G Y W E H O E E N V W S E T
H I E L P P A E S P H A S I V O R E
B W T Y L L I H C T E S P N R F L M
F T S E V R A H Y E L O I G C R E B
A A U H A L L O W E E N E F I O S E
A F L S E V A E L W O L L E Y S L R
L O B L W E C H E S T N U T S T R D
    
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WE AT MALENO DEVELOPMENT ARE SENDING OUR BEST WISHES FOR A HAPPY THANKSGIVING, A JOYOUS HOLIDAY SEASON, AND A NEW YEAR FILLED WITH HEALTH, HAPPINESS AND PROSPERITY!

~ Natalie, Jarrod, Sally, Linda, Cristina, Wendy, Jim, and Drew