

OFFICE HOURS
Monday—Friday
8-Noon & 1-5 PM

Saturdays
by Appointment

Sunday
Closed

Phone:
814-833-6516
option 2

Email
apartments@malenohomes.com

Emergency Maintenance
After Hours
814-833-6516
Option 9

*Or submit requests through
your AppFolio portal*

YOUR FRIENDLY STAFF

Natalie Washburn.....Ext. 108
Property Manager
Jarrod Maleno.....Ext. 118
Maintenance Manager
Linda Sullivan.....Ext. 116
Leasing Consultant
Katrina Caccamo.....Ext. 109
Administrative Assistant
Jim Smith.....
Maintenance Technician
Brendan Oosterkamp.....
Maintenance Technician
Cristina Ras.....Ext. 113
Rental Account Manager
Morgan Schenker.....Ext. 104
Accounting Clerk
Wendy Rhines.....Ext. 119
Director of Marketing

Save the Date: Wednesday, July 15th



Mark your calendars! The Maleno Block Party is coming and it's going to be an EXTRAVAGANZA! Last year's party, which was pretty great, will seem low-key compared to this year! Here's a glimpse (*but not all*):

- Craft Fair (lots of good vendors, so bring your wallet!)
- Food & Drinks – *including vegetarian options!* (FREE)
- Face Painting by Connie Bus (FREE)
- DJ Tony & Dancing (FREE)
- Pie Eating, Limbo, and Hula Contests (PRIZES)
- And much more...!

Date: Wednesday, July 15th

Time: 5:00 – 7:30 PM

Where: 2315 Jamestown Dr / Property Office

Who: All residents from Lake View, The Village, Scenery Hills, and Shadow Pines

Introducing Katrina Caccamo

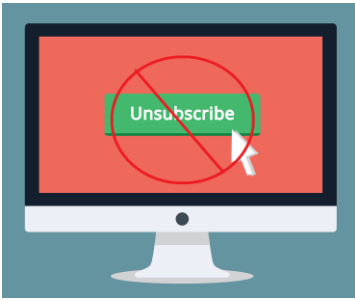
We feel lucky to have Katrina Caccamo joining us as our new Admin Assistant! If you haven't already met her, stop by and join us in saying "welcome".

Katrina comes to us from Step Ahead Holdings, where she performed very similar duties with rental housing. She understands the importance of ensuring your leasing and maintenance needs are met smoothly and you have an enjoyable experience with every interaction.



If she looks familiar, you may have seen Katrina several years ago at the Fox and Hound Restaurant where she was the General Manager/Managing Partner. Needless to say, after nearly 20 years Katrina is a customer service super star!

Do Not Unsubscribe . . . *Please!*



As a member of the Maleno community, you're automatically subscribed to our email list. You'll receive approximately one email per month with our blog. And, at this time of year, our realtors will send you a monthly email offering their help in case you're thinking of buying a home. However, the majority of our communications are community news and important-for-you-to-know info (like cold weather warnings).

If for some reason you don't want to receive all of our valuable information, please don't "Unsubscribe". Click on the "Update Profile" link at the bottom of the email and choose to keep receiving Business-related emails. Or, simply let our Director of Marketing know that you want "business-only" at wendy@malenhomes.com.



The Winner Was...

In January, many of you stopped by to help judge our Employee Souper Bowl contest. The delicious soups ranged from Venison Cheeseburger to White Bean Chili to winner: Chicken Gnocchi Soup prepared by our Accounting Clerk, Morgan Schenker.

The Book Fair (free books from our Little Free Library) was also a success! Thanks to those residents who took home a stack of books. Remember, if you don't find something in the little library, come into the office and help yourself from our tall cabinet in the front office.

Maintenance Corner



The largest energy consumption in your home comes from dishwashers, refrigerators, air conditioners, and lights. We have a few tips to help you save money:

- Lights- turn off lights that you are not using. Replace your light bulbs with fluorescent lighting.
- Refrigerators – organize your refrigerator to avoid leaving your

refrigerator open for extended periods of time while looking for items. Set the refrigerator temperature to 37° - 40°F.

- Set the freezer temperature to 5 degrees Fahrenheit
- On hot days, use your microwave oven, rather than your regular oven. You'll stay cooler and save energy.
- Run dishwashers only when you have a full load. Turn off the heat-dry setting or prop open the door after the wash cycle and allow dishes to air dry (and turn off the machine). Wait until late at night or early in the morning.
- In the summer, set your air conditioning temp a couple degrees higher and use ceiling fans. Close your blinds to keep the sun out, reducing the inside temperatures naturally.

BITS N PIECES

We truly appreciate each time you renew your lease with us! Remember to use your Loyalty Rewards **within 3 months** of signing your new lease. It's a "use it or lose it" kind of deal.

The louder the frog, the more the rain.

Coca cola was originally green in color.

In the Middle Ages, it was believed that ringing church bells could disperse thunder, and thereby avert big storms. Many bell ringers died from lightning strikes!

During the 18th & 19th centuries, "replacement" teeth for the wealthy were obtained from corpses (from battles) or from the poor who would sell their teeth to obtain money to live.

The 100 folds in a chef's hat represents 100 ways to cook eggs.

Famous architect, Frank Lloyd Wright's son invented Lincoln Logs.

The first purchase you should make for your new home is a plunger....every resident should own one! We receive frequent "emergency" calls for clogged toilets and unfortunately that is not considered an emergency by our office, as it's definitely something that residents can handle for themselves!

It's Renewal Season

Watch your emails between now and August for your renewal letter, and sign your lease electronically this year to save time and paper!

We continually look for ways to be more environmentally friendly and economically responsible. That's why our office has embraced going paperless and encourage you to do the same.



John & Jane Smith
123 Main St
Bite, PA 16006

Dear John & Jane:

We value you as a resident in our Maleno Communities, and invite you to sign another lease with us. We hope you have enjoyed living in your home at 123 Main St and we encourage you to stay for another year!

Your current lease expires on: _____
Your new rent amount will be: \$: _____

We will need to know your plans 30 days before the expiration of your lease. Please respond to this letter and let us know if you will be renewing. If you are, we will send you a new lease. If you are not renewing your lease, we will mail 30 days written notice, and we will mail the written notice form along with the move out procedure.

With your new lease signing you are eligible for our Loyalty Rewards Program. Please call the office to let us know which loyalty reward you would like for your home.

We hope that you have been happy throughout the term of your lease and look forward to having you as a resident in our Maleno Communities for another year. We appreciate your prompt payments and care of our property. Thank you!

Sincerely,

Nicole Walthers
Maleno Real Estate & Property Management
P: 814.833.4316 F: 814.833.0876
235 Jonestown Dr. Erie, PA 16506
www.malenohomes.com

It's Your Turn

Our annual Holiday Party and Block Party are the big events our team puts on every year. But, those aren't the only get-togethers we offer throughout the year. From beer tastings to puzzle-making to walk-a-thons with a personal trainer, we've tried to put together something of interest for all our residents.

The turn out for these smaller events isn't always what we hope for, so we thought we'd ask **YOU** what would interest you, what would motivate you to come out and socialize with your neighbors? Send your ideas by email to wendy@malenohomes.com.



Providing a quality living experience and serving satisfied customers is our goal.

Lemons are a Natural Antibacterial

In addition to being a pretty garnish and brightening the flavors of food, lemons contain nature's antibacterial properties. You can disinfect and deodorize cutting boards, utensils, and other materials by rubbing a cut lemon over the surface. Be sure to test, if in doubt, as lemons are also a natural bleaching agent (add 1 cup of lemon juice to a load of white laundry and they'll be white and smell citrus-fresh!).



Slow Down . . . *Children at Play!*

As spring approaches, we ask you to please watch your speed through our neighborhoods. The nice weather draws people out doors. More people are walking and biking and our children are out playing. Keep your speed under 15 MPH in our communities.

Speed bumps will be reinstalled at Shadow Pines by April 1st.



Container Plants & Gardening Tips

You can grow a lot of plants in containers, a few vegetables like peppers, potatoes, tomatoes, squash, green onions, cucumber, eggplants, radishes, lettuce, leafy vegetables, and herbs like oregano, lavender, fennel, basil, anise, and thyme. A few annual plants that can be container grown are marigold, lobelia, begonia, impatiens, snapdragon, and zinnia. Container gardening supplies are available at nurseries and garden centers. The containers are usually made of



fiber glass, ceramic or metal, and the width or the container mouth decides which plant can be grown. Those with a wider mouth can facilitate evaporation, and those with a narrow mouth can retain water. Brown-eyed susans and petunias are great container plants that can be excellent patio decors.

Container plants do best in a potting mix rather than in garden soil which can compact easily. Look for a mix that is light, fluffy, drains well and contains enough organic material to hold water and nutrients.

Watering plants in containers is very different than watering those in the soil. Many need to be watered twice a day when hot, because they don't have the soil mass to hold water. Adding mulch to the top of the containers will help retain moisture on warm days and add nutrients to the soil. Most plants need 7-12 hours of sunlight each day, especially those with fruits or herbs. For temperature, plants grow best between 55 - 75°F. You'll need to move the plants indoors before it frosts. At this point, they may need an extra sunlight "boost" with plant grow lights which simulate the sun.

Recipe Corner

Longer days and the awakening of spring inspire us to eat healthier, fresh foods like this delicious salad!

Avocado Strawberry Spinach Salad

6 c. baby spinach

2 c. sliced strawberries

1 ripe avocado, sliced

5 oz. crumbled blue cheese or feta cheese

1/4 c. sliced almonds

1/2 red onion, diced



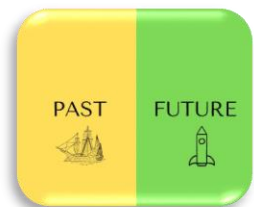
Combine all salad ingredients in a large bowl and toss. Add a vinaigrette or your favorite dressing! For meat lovers, top with diced chicken or bacon, or both!

Rediscover Erie's Top Attractions [\(Watch Video\)](#)



Poll question *(answers to appear in next newsletter)*

Would you rather live for a week in the past or the future? Click button:



**You've worked hard to
make your house a home.**

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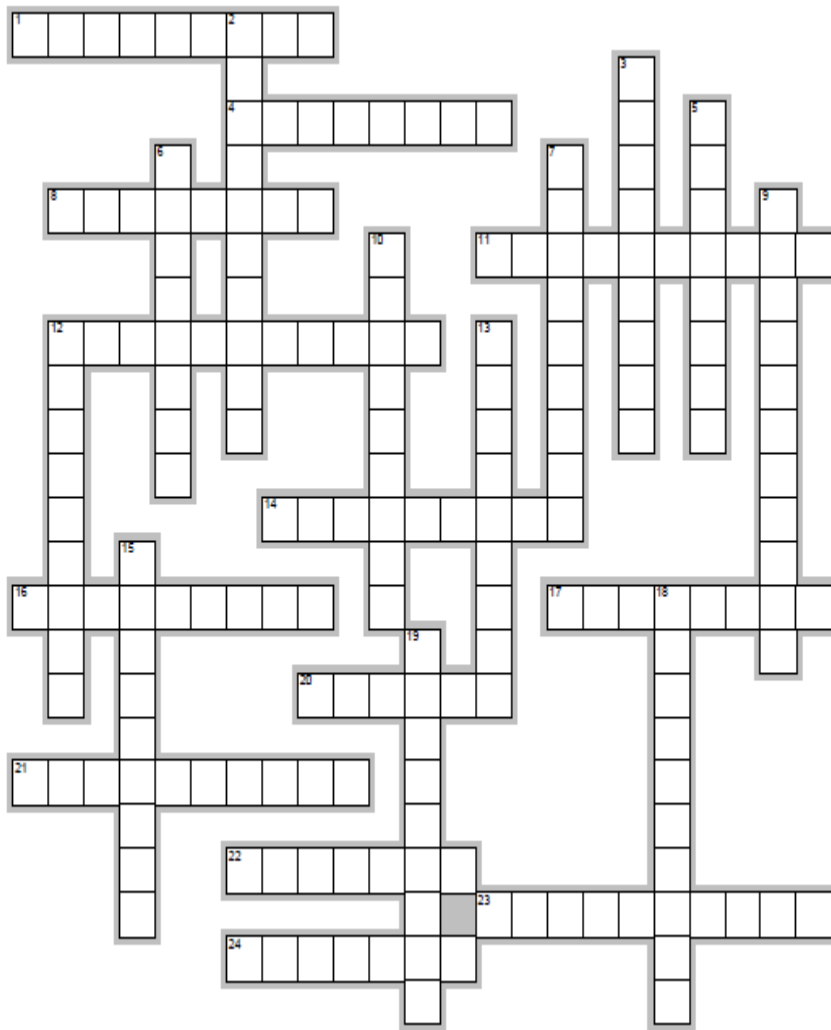
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A Very Extraordinary Crossword Puzzle

First 3 to complete and return wins a \$10 Citgo gift card.

What makes this crossword so very extraordinary? The answer to every clue ends in ERY, ARY or ORY!



Across

1. A residence occupied by a community of monks
4. A line that marks the limits of an area
8. A story with symbolic characters and events
11. A book with words, meanings and pronunciations
12. The annual return of the date of a special event
14. Next after the first in order, rank, etc.
16. Done, given or made with one's own free choice
17. A general division or class
20. A blood vessel
21. A series of explanations or comments
22. Utensils used at the table, such as knives, forks and spoons
23. A place equipped for making scientific experiments
24. First or highest in rank or importance

Down

2. The craft of working ornamental designs on woven fabric with thread and needle
3. Not real; existing only in the imagination
5. A difficulty or dilemma
6. Third in order or rank
7. Machine parts or machine systems
9. Serving to prepare for something
10. A tract of land; region
12. Something not necessary, used for convenience, beauty, safety, etc.
13. Compulsory; ordered by an authority
15. Based on custom; commonly done, observed or used
18. Fundamental; relating

Source: www.spelling-words-well.com

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Helpful Links

We have a mish-mash of 14 links that we think you might find interesting—a little something for everyone. They're in no particular order, so browse through the entire list:

- [CDC](#) – find out the latest regarding COVID-19 (the corona virus)
- [Erie Reader Event Calendar](#) – some of the events listed here are different from those on VisitErie.com.
- [Lake Erie Wine Trail](#) – follow this map for a day of wine tasting in our area.
- [Custom Building FAQs](#) – our experts give you the 411 on home building.
- [Steps to Buying a Home](#) – this simple infographic will break it down for you in an easy-to-understand way.
- [Open Me First Box](#) – we'd like you to stay with us forever, but we understand you might have to move on. So, we've prepared a list of items to pack in your "open me first box", to make the first day in your new home easier.
- [Vitals.com](#) – looking for a doctor in the area? This website might help you find the local doctor who's right for you.
- [Healthgrades.com](#) – another site that can help you find a doctor and/or dentist
- [MillcreekTownship.com](#) – keep informed of the town's happenings. They also have an events calendar.
- [Maintenance Videos](#) – getting that garbage disposal working could be as simple as pressing the reset button. That, and many more, quick videos to help with simple fixes.
- [Maleno Newsletter Archive](#) – if you want to look back to see what you might have missed, we store our newsletters on our website.
- [Maleno Blog](#) – need something quick to read? Check out our monthly blog! We have articles related to building, real estate, financing, maintenance, and more!

Maleno Real Estate

Did you know **one of your amenities is having free access to our expert real estate agents?** We know homes because we've built them for over 40 years! We've been helping people buy existing homes and new construction homes for almost that long, too.

That's right, we'll help you find the right home for you, **whether it's a new home custom built by our quality Maleno Builders team or another, existing home that fits you better!** Our services are free – so be sure to take advantage when the time is right for your new home!

Our Realtors include:

- Natalie Washburn – specializing in condominiums and Maleno custom homes in Harborcreek
- Jarrod Maleno – specializing in Maleno custom homes in Fairview
- Aimee Pfleger – specializing in existing homes and house rentals
- Angie Rinn – specializing in existing homes and house rentals



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