

Maleno  
2315 Jamestown Drive  
Erie, PA 16506

PRSRT STD  
U.S. POSTAGE  
PAID  
ERIE, PA  
PERMIT NO. 199

<<OPT. ENDORSEMENT LINE>>  
<<VIS SACK AND PA>> <<LABEL>>  
<<FIRST NAME LAST NAME>>  
<<DELIVERY ADDRESS>>  
<<CITY ST ZIP>>

“...The Maleno team is hardworking, meticulous and by working with them you can tell they always have the client’s best interest in mind with every decision that needs to be made. With Maleno, you never have to worry about them doing the right thing.”

- Garrett and Tina Geib

Keep Up-to-Date  
Follow Us on social media!

And, check out our website at MalenoHomes.com  
You can “sign up for our newsletter” to have our monthly blog articles delivered to your email.  
There’s a lot happening!



814.528.5104  
2320 West 38th Street | Erie, PA 16506



Messenger

September 2017



Hello!

We’re really enjoying the events our marketing director, Wendy Rhines, has put together this year. The recent ice cream social on the patio was a huge success! We hope to see you take advantage of upcoming opportunities to socialize with your neighbors and even make new friends in the community.

CNN reported on a study that proved social belonging is a fundamental human need. It’s nice to know that we’re not alone. There is a neighbor or staff member just down the road who you can count on — even if it’s just to hear a “hello, how are you.”

So, for your health, get involved! Mark your calendar for our upcoming movie night. And watch for the “Trunk or Treat” activity coming in October.

Welcome Home...

— Natalie Washburn

Resident Comments:

I’ve been here since 2009 and everything has been beautiful. I love it at The Village! This community has always been the only choice for me.  
~ Vincent Savelli  
The Village on Pacific

CLASSIC MOVIE NIGHT  
FRIDAY, SEPTEMBER 8<sup>TH</sup>

“The Incredible Mr. Limpet”

Bring a chair or blanket and a refreshing beverage or two! We’ll provide the **FREE** movie classic, “The Incredible Mr. Limpet” and **FREE** popcorn!

**WHEN:** Friday, 9/8

**WHERE:** The yard behind the Property Management office at 2315 Jamestown Dr.

**TIME:** Screen time begins at 7:40 PM

**WHO:** All residents

\*IF inclement weather, we will reschedule at a later date.



COLD WEATHER IS COMING!

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 know reducing costs, while keeping a safe environment, is important to you.

Here are a few tips to help:

- 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.
- Never turn your furnace off in cold weather or let the room temperature fall below 55°. National Fuel Gas recommends keeping your thermostat at 68° during the winter to keep your costs low.
- Keep your bedroom and bathroom doors open to let the air circulate and keep you warmer.
- On very cold days, open the vanity doors under the bathroom sinks (in Lakeview, Scenery Hills, and Shadow Pines)
- Make sure the heating vents in all bathrooms are left open.
- Be sure to keep your garage door closed at all times (Village residents—crack door when running dryer)
- Air conditioning cannot be used in winter months.

ARE YOU BUYING OR BUILDING A HOME SOON?

Maleno does more than rent homes! We have a full-service Real Estate Agency and Custom Building divisions.

You can save 40% on your heating and cooling bills by purchasing an energy-efficient home with Maleno. These homes are built with foam insulation in the walls and provide a fabulous sound barrier from the exterior. Your furnace and A/C units will not be working nearly as hard to keep your home warm in the winter and cool in the summer, which extends their lifetime and saves you money!

Check out our website at MalenoHomes.com for our Custom Build photo gallery and our Real Estate listings. If you’re thinking of buying a home, give Natalie Washburn or Jarrod Maleno a call at 814-833-6516!



ICE CREAM SOCIAL EVENT  
ENJOYED BY ALL

Our August ice cream social on the patio was a great success! Congratulations to the Great Gumball Jar Guess winner, Marilyn Schwab.

HAPPY ANNIVERSARY,  
RACHEL!

Rachel Smith recently celebrated her one-year anniversary at the Property Office. Stop by to congratulate her and to have a cup of coffee on us!



MAINTENANCE CORNER



The maintenance team is on call to keep your homes well-maintained and safe. Our goal is to respond to your service calls within 48 hrs. Please keep in mind that orders are worked on in the order they come in and the urgency of the request.

As most residents know, not all maintenance items are emergencies. The simplest way to think about an emergency is to ask yourself, “If I were a homeowner, could I get someone to fix the problem during the night or on a weekend?” We list emergencies as follows:

- No water (call the Water Authority first!)
- No hot water (before 10 PM)
- No air conditioning when temperature is above 80 degrees
- No heat when temperature is below 50 degrees
- Water leaking and/or running from any source that is causing damage.
- Drain or sewer backup and toilet overflow with water continuing to run out of the toilet.
- Toilet backup/stoppage in apartments with one bath room. Those residents in apartments with a second bathroom are expected to wait until the next workday.
- Electrical outage, partial or entire apartment (call the electric supplier first, if total outage)
- Property damage, fire, storm/wind damages, and any break-in that requires us to secure your apartment (call 911 if needed).

FOR AFTER-HOURS EMERGENCIES  
CALL 833-6516, ext. 9

We ask you to be considerate of our employees after 5:00 PM or holidays and weekends. Please only call for service in a true emergency.



BITS & PIECES

Sprinkle salt on carpets to dry out muddy footprints before vacuuming.

Remove light bulbs in your house and dust them gently. A dusty lightbulb may be as much as 40% less efficient than a clean one.

Run your dishwasher after 10 PM, when electricity is the cheapest. The dishwasher also uses a lot of hot water, so using it at night will not interfere with your morning shower!

As it gets colder outside, we tend to spend more time inside our homes. Please remember the base on your stereo and TV travels! Please be considerate of our neighbors and keep the noise down....

Do you find yourself on the receiving end of ROAD RAGE? If so, consider these tips:

- Use your blinkers
- Don't speed and weave
- If you miss your exit, don't panic
- Don't text and drive
- Get out of the fast lane

We need your help with keeping our communities looking nice. When you take your trash to the dumpster, please place it inside and close the side door or top. Critters love a free meal if they can get in!

Sip some Cider! An eight ounce cup provides a full serving of fruit, plus fiber, antioxidants, and potassium.

814-838-4600

# Centerpoint Computers

"Your Center for Technology"

## \$10 off

with this ad.  
minimum purchase of \$50

2340 West Grandview Blvd. Erie, PA 16506

Custom built PCs - PC & Laptop Repair - Infection Removal - Onsite Service - Commercial & Residential

WWW.CENTERPOINTCOMPUTERS.COM

# Recipe

## Pumpkin Mac & Cheese

Prep Time: 20 minutes  
Cook Time: 30 minutes  
Servings: 4

**Ingredients:**

- 8 ounces rotini or medium shell pasta
- 5 tablespoons butter, divided
- ¼ cup all-purpose flour
- 1 12-ounce can evaporated milk
- 1 cup milk
- ½ cup canned pumpkin
- 1 ½ teaspoons salt
- ¼ teaspoon ground black pepper
- ¼ teaspoon ground nutmeg
- 2 cups shredded Swiss or Gruyere cheese
- 1 cup shredded Cheddar cheese

**Directions:**

Cook pasta as package directs. Drain. Set aside. Preheat oven to 375°F. Grease 1 ½ quart baking dish. In 4-quart saucepan over medium heat, melt 3 tablespoons butter. Stir in flour; cook 1 minute. Gradually stir in evaporated milk and milk; cook until mixture is thickened and smooth. Stir in pumpkin, salt, pepper and nutmeg. Remove from heat; whisk in Swiss and Cheddar cheese until smooth. Stir in cooked pasta; toss to mix well. Spoon into baking dish.

Melt remaining 2 tablespoons butter; stir in bread crumbs to coat well. Sprinkle on top of casserole. Bake 30 minutes or until sauce is bubbly and mixture is golden.

Find more recipes like this at [cansgetyoucooking.com](http://cansgetyoucooking.com)

ARE YOU MISSING OUT?

Many of our resident communications are now sent by email-only. If we don't have your current email address, you're missing out! Be sure to call our office or send it to [wendy@malenohomes.com](mailto:wendy@malenohomes.com).

Do we have your email and you're still not receiving our messages? Check your Junk or Spam folders. You may have to click on our email and select the "Unblock Sender's Domain"; or "Add to Safe List of Senders".

You do not want to miss our events, community updates, or business reminders!

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

Your insurance should work hard, too.

**Northshore Insurance Agency, LLC**  
2340 West Grandview Blvd  
Suite 3  
Erie, PA 16506-4510  
**814-838-8310**

Erie  
Insurance®

S1022 Not all companies are licensed or operate in all states. Not all products are offered in all states. Go to [erieinsurance.com](http://erieinsurance.com) for company licensure and territory information.

**MARK YOUR CALENDARS FOR  
THESE UPCOMING EVENTS!**

**September**  
9/8 - Classic movie under the stars:  
“The Incredible Mr. Limpet”  
Location: Jamestown Dr Property Office

**October**  
TBD – Trunk or Treat  
Decorate the inside of your vehicle’s trunk for Halloween to win a prize! Costume prizes for the kids!  
Location: Shadow Pines

**November**  
11/1 – 11/15 - “Fill the Sleigh” drive! Donate items for the annual Operation Christmas Shoeboxes charity. Location: Jamestown Dr & Shadow Pines property offices

**December**  
TBD – Annual holiday party! Location - TBD

Abiding Hope Lutheran Church  
& A Celebration of Local Talent  
*presents*

## Presque Isle Saxophone Quartet

*Featuring the sounds of*

- Bethany Dressler
- Dr. Scott Meier
- Rebecca Wunsch
- Dr. Alen Zurcher

Abiding Hope Lutheran Church  
2402 W. Grandview Blvd.  
Erie, PA  
Thursday, October 19 • 7:00 PM

*Erie Art Museum describes  
the group as  
“A gorgeous sound, contemporary  
classical music with a jazz  
influence”.*

*This is sure to be an  
enjoyable evening*

# Free Concert!

*Handicap accessible  
and open to the public*