

Maleno
2315 Jamestown Dr
Erie, PA 16506

Odds 'N Ends

1. The first six callers to answer this trivia question will win a **\$10 VISA gift card!** The string on boxes of animal crackers was originally placed there so the container could be hung on _____.
2. Don't forget to refer your family and friends and earn \$40 for every approved referral!
3. Tell us what you think! Do you have suggestions for how we can serve you better or amenities you wish we could offer? Call our office at 814-833-6516 or email Wendy@MalenoHomes.com and let us know your thoughts.
4. PayLease - remember that you can pay your rent on-line with a credit card or an e-check. Go to our website www.malenohomes.com and click on "Pay Your Rent Online" under the Rental Properties/Forms tabs. You can make a one-time payment or sign up to have your payments withdrawn each month.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 payment fee varies with each credit card company. There is no contract; fees are incurred only when you process a payment. Call a Pay Lease Representative at 866-729-5327 if you have any questions.

Merry Christmas!
Maleno welcomes you home.
Offering beautiful living spaces and serving satisfied customers is the cornerstone of our business.

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40 YEARS
CUSTOM BUILDING • REAL ESTATE • PROPERTY MANAGEMENT

Winter 2016 Newsletter

Hello!

It's hard to believe we're coming to the close of another year and our 40th anniversary. The year may be winding down, but we are not! We have so many plans and activities underway, some of which you'll read about now and more on their way—from upgrading the Lake View laundry room to opening Phase III in our Countryside condominiums to helping more families through the Maleno Family-to-Family Fund.



Our family is very thankful to have you in our lives. We wish you a safe and happy holiday season!

~Natalie Washburn

HOLIDAY Open House

It's our favorite time of year! We cordially invite you to join us at our annual open house:

When: December 14th from 4:00—7:00 PM
Where: 2315 Jamestown Dr., Erie, PA 16506
What: Food and drinks will be served;

**PLEASE STOP
IN TO PICK
UP YOUR
HOLIDAY
GIFT!**



2016 Holiday Door Decorating Contest

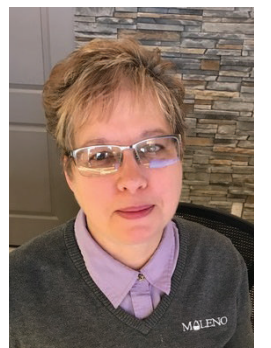
'Tis the season for many of us—whether you celebrate Christmas, Hanukkah, Kwanzaa, or something else. Let's celebrate by joining in our holiday door decorating contest! Prizes for each community:

1st Prize \$50 Visa Gift Card ~ 2nd Prize \$25 Visa Gift Card ~ 3rd Prize \$15 Visa Gift Card

Judging will be held on Tuesday, December 20th. Be Creative and most of all HAVE FUN! But remember, please do not damage the property.

Welcome Rachel Smith!

If you haven't already seen Rachel's smiling face or heard her chipper voice on the phone, let us introduce you! Rachel, our administrative assistant, joined the property management team in early August. Rachel and her husband are Erie natives who had been living in Statesville, NC for the past 10 years. During her off-hours, Rachel enjoys making beautiful greeting cards and spending time with her family. We're happy to have her onboard!



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MAINTENANCE CORNER: Helpful Tips



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

1. Prevent fires! Keep the area around your furnace free from old boxes, loose paper, clutter or debris. Be especially careful not to keep gasoline, cleaning products or other combustibles anywhere near the furnace. Make sure maintenance has a clear pathway to the furnace so they can inspect it and change your filters.
2. On very cold days, open the vanity doors under the bathroom sinks (in Lakeview, Scenery Hills, and Shadow Pines)
3. Make sure the heating vents in all bathrooms are left open.
4. Be sure to keep your garage door closed at all times (Village residents--crack door when running dryer)
5. 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.

Christmas Trees

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 can drop off trees at Millfair Compost Center. Scenery Hills residents can check with the Erie City Public Works Department.

Winter Plowing: Yes, it's coming!

When snowflakes are flying, the Maleno plows will be driving through your neighborhood. Please move your car for snow removal—keep cars inside garages, when possible. On Weekdays, snow plowing will begin at 7:30 AM 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.

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

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Community Updates

- The Lake View Laundry Room is being updated. You may have noticed that we recently installed new machines for your use. We are also replacing the flooring, painting the walls and putting in a new countertop. The laundry won't be the only thing fresh and clean in there!
- TRX® Suspension Trainers have been installed in our exercise facilities! TRX is a revolutionary body weight training that helps build your core and sculpt your body. You'll see changes by using 5-30 minutes each day! We also installed a new rowing machine in Shadow Pines. Off we go!
- Wonder why your mail has been delayed? Our local mailman asked us to remind you to avoid parking in front of the mailboxes and mailbox gazebos in our communities. If he can't get to the mailboxes, he has to take the mail back to the post office for a later delivery.

Phase III is coming to Countryside!

Countryside, a private community, is located in Summit Township. Our development offers 106 free-standing condominiums and provides residents with a unique blend of privacy, value and convenience. Here, we offer you the best of both worlds! We combine free-standing single units, as you would find in a conventional subdivision, with the maintenance free lifestyle of condominium ownership. And we're getting ready to break ground on Phase III. Check out the floor plans on MalenoHomes.com. If you haven't already attended one of our open houses, plan a Sunday afternoon drive to check out our model home!



From I-90: • Take State St. exit and head north on Rt. 97 • Turn left on Old Perry Hwy. • Turn left onto Old French Rd. • Countryside is on the right. • Drive to 7204 Fieldstone Ct.

This recipe is from Marcella Maleno, mother of John, founder and President of Maleno. She passed away only two years after the company was established but her spirit is the heart and soul of Maleno. Her children and grandchildren know she is the guiding force behind the company's drive toward quality and excellence.

ReCipe CHRISTMAS EVE WINE BALLS

1 package dry yeast

1 cup warm milk

1/4 cup warm water

1/4 cup melted butter, cooled

4 1/2 cups flour

3 T honey

3/4 t salt

1 egg beaten

1/2 cup wine

Dissolve yeast in warm water. Slowly add milk, butter, egg, honey, wine and salt. Then add flour, a little at a time. Form large ball, Let rise till double in size.

Knead and let rise again. Roll into walnut-size balls. Fry in cooking oil on medium heat, stirring, till golden brown. When cool...stack and cover with honey and sprinkles. Enjoy!

Provided by Sally Maleno