



Maleno Property Management

814-833-6516
Option 2

Monday - Friday
8:00 AM - 5:00 PM

Saturday
By Appointment

After Hours Emergencies
heating/plumbing issues
call 814-833-6516
Option 9

2315 Jamestown Dr
5355 Rome Dr

malenohomes.com

Feel the Love this Month

It is said that birds propose to each other or marry on February 14th. It also marks the first day of spring in some places. The roots of Valentine's Day go back as far as 269 AD with the martyring of Valentine of Rome and has extended over time through many folk traditions associated with the beginning of spring. Our modern customs connecting the day with love began in the UK with the sending of chocolate, gifts, and flowers.

From all that, we take away the message of rebirth (spring) and love. Whether you're single or in a relationship, take some time to nurture yourself, say "I love you" to you!

Appreciate who you are, flaws included. Here are some ways to give your confidence a boost:

Make a list. Write down 10 positive things—physical and emotional—about yourself. Include compliments from others, no matter how trivial. Then list five weaknesses. Making note of your limitations can help you accept, adapt to, and even change them.

Put some pep in your step. When your confidence is low, try walking a little more briskly than usual. Be sure to keep your head and shoulders straight, make eye contact and smile. You will look and feel more empowered and will make a positive impression on those around you.

Look for the best in others. Giving compliments and praise to others when appropriate will help break your own cycle of negativity. An improved attitude will also draw people to you, helping expand your circle of friends and supportive peers.

Take action. Find something you've been putting off—such as organizing a closet, making an appointment or calling a friend—and do it. Completing even a small task will give you a sense of accomplishment.



Rental Insurance Now Required



When you first moved to your home, we encouraged you to obtain Renter's Insurance, but we did not require you to do so. Today, as with most rental properties, we are now requiring our residents to carry \$100,000 of liability coverage. You can do so with a Renter's Insurance policy that will also cover your belongings, or you can choose to simply carry Liability to Landlord coverage. Either way, you will need to do so in time for your next lease renewal.

Your Options:

1. Renter's Insurance - work with your own insurance agent & agency and be sure to include \$100,000 liability coverage. A Renter's Insurance policy will cover your belongings as well as any damage to your unit.
2. Folio Guard Renter's Insurance - obtain a renter's insurance policy from Folio Guard via AppFolio. The policy will cover your belongings.
3. Folio Guard Liability to Landlord Policy - if you choose not to sign up for your own coverage, either through your own agent or through Folio Guard, your unit will automatically be added to our liability to landlord insurance policy (LLI) at a cost to you of \$9.50 per month plus a \$2.00 per month administrative fee. This type of coverage will not cover your personal belongings, nor temporary housing, in the event of a claim.

Click the buttons below to learn more about the Folio Guard Options and/or to sign up if you wish.

[LEARN MORE](#)

[FolioGuard](#)

*** Please understand that we are not insurance agents, so we are not permitted by law to advise you regarding an insurance policy. Talk with an agent to answer questions related to you and your coverage.

Watch your email for more information!

Indoor S'mores!

How do I make s'mores in the oven?

Pre-heat the oven to 400 degrees before baking the s'mores.

Graham crackers should be cut in half, with each half going on a baking pan.

Add chocolate and a marshmallow to the top of each graham cracker half.

Bake the marshmallows for three to five minutes, or until they puff up.

Add the last of the Graham Cracker halves on top, pressing them flat.

Use the broiler using the same procedures if you prefer your marshmallows extra toasty, then take the baking sheet out of the oven once you're happy with the color. However, keep a watchful eye on them as they can burn quickly



Odds 'n Ends

We're happy to say, the intercom systems at **Shadow Pines** are all operational once again!

As you know, when Amazon disconnected their delivery devices, it affected the intercom systems in some of the buildings. Our friends at EMSI helped get our systems back up and running.

Maintenance tip: use mesh strainers over your kitchen sink drains to prevent clogs and accidental slips down the drain.

While driving through the property, please remember to keep your speeds low- winter weather and ice make it harder to stop.

The cheapest, most energy-efficient light and heat source is just outside your window.

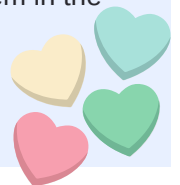
On bright days, open blinds and drapes to let the sunlight in your home.

Sunlight can also help heat your home.

Even on cold winter days, sun streaming into a room can raise the temperature several degrees.

The maintenance staff works hard all winter to keep our parking areas plowed, shoveled, and salted. Make sure to thank them when you see them out!

Please break down all cardboard boxes before placing them in the trash bins.



Did we know we have 32 short videos on our website to help you with minor maintenance issues that you could do yourself? Simply go to <https://www.malenohomes.com/rentals/maintenance-videos>.

Here are two of our most watched videos:

1. Reset Breaker on Panel Box - If for some reason more areas of the main electrical panel box has no power, it is possible something has been tripped inside the box. Watch this video to see each step in resetting your panel box breaker.



2. Uninstalling Smoke Detector - When the battery needs changed, it will start beeping *incessantly*. You can uninstall the battery until our maintenance tech can get there to change it for you.



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

Your insurance should work hard, too.

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3 Accessories for a Better Night's Rest

Are you having difficulty falling or staying asleep? You're definitely not alone. According to the Centers for Disease Control and Prevention (CDC), more than one in three adults in America is not getting enough sleep each night. Fortunately there are products available today that can help you get the sweet sleep you need, including these 3:

- **White- or Pink-Noise Machines:** If you're a light sleeper or have trouble falling asleep, outside noises can make it difficult for you to get a good night's rest. If so, you'll want to invest in a white- or pink-noise machine to block out those sounds. White noise is a steady hissing sound, while pink noise refers to natural sounds, such as waves crashing onto a beach.
- **Black-out Curtains:** These curtains are designed to prevent any external lights from entering your apartment. These can be especially useful during the summer months when it gets light earlier in the morning and later at night, or if you have neighborhood lights that occasionally shine into your room.
- **A New Pillow:** If you can't remember the last time you bought a new pillow, it may be time for a replacement. Most pillows have a lifespan of about one to two years. After that, they tend to lose their shape and won't provide your head and neck the right amount of support, which could cause you discomfort while you sleep.

Let's Do It!

When you volunteer you help others while nourishing your spirit at the same time!

Consider taking one hour per month to giving up some couch time and involve yourself with a volunteer organization.

Two organizations we work with include the [Erie City Mission](#) and the [Second Harvest Food Bank of Northwestern Pennsylvania](#).



814-838-4600

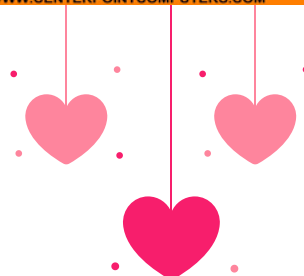
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Recipe Corner

Chocolate Fondue

PREP TIME: 5 mins

COOK TIME: 10 mins

TOTAL TIME: 15 mins

SERVINGS 8 servings

Ingredients

For the dipping fondue chocolate:

- 1 cup (8 ounces) heavy cream
- Pinch salt
- 12 ounces milk or dark chocolate (chips or roughly chopped bar)

For dipping:

- Strawberries
- Banana pieces cut into 1-inch chunks
- Dried apricots
- Apple slices
- Candied ginger



Directions

1. Heat the cream with a pinch of salt over medium heat in a small saucepan until tiny bubbles show and begins to lightly and slowly simmer.
2. Remove from heat and add the chocolate:
3. Remove from heat, add the chocolate, and whisk until smooth and fully incorporated.
4. Serve immediately:
5. Transfer the chocolate mix to a fondue pot heated at low or with a low flame, or serve straight from the pot.
6. Arrange the dip-ables on a platter or plates around the chocolate pot.
7. Use a fondue fork, bamboo skewer, seafood fork, or salad fork to dip the fruit pieces and other dip-ables into the hot melted chocolate mixture. Eat immediately.
8. If the fondue begins to feel a little stiff, add a tablespoon of heavy cream and stir. It will help it go a little longer. Eventually, it will cook down though, and you may need to start a new pot.

Even More Chocolate Fondue Dipper Ideas

- Marshmallows
- Cherries
- Pretzels
- Nilla wafers, Oreos, animal crackers, or other cookies
- Mini biscotti
- Graham crackers
- Rice Krispies treats
- Orange or tangerine wedges
- Kiwi fruit slices
- Slices of peaches, plums, apricots
- Dried fruits, like figs, pineapple, or mangos
- Cubes of cake (cut and let sit out a few hours so it sticks on the skewers better)

Source: https://www.simplyrecipes.com/recipes/chocolate_fondue/



Across

- 1. That left over
- 5. Gives everything away
- 10. Comply
- 14. She performed with Duke
- 15. Olive family member
- 16. Popular moisturizer ingredient
- 17. Slayer of Adonis
- 18. Like some angles
- 19. Phoenix squad
- 20. Like late-breaking news
- 23. Places to drill
- 24. Onion covering
- 25. A sucker holds it
- 28. Progenitor
- 31. Cigar or crown
- 33. Feathered stole
- 36. Place to practice driving
- 39. Christmas drinks
- 40. Some desserts
- 44. Guitar part
- 45. Take the silver?
- 46. Wily
- 47. Like a Poe tale
- 50. Spielberg soldier
- 52. Leia's love
- 53. Cardinal point
- 56. Sports summary
- 60. Quickly approaching deadline
- 64. Chester Arthur's middle name
- 66. Newscaster Couric
- 67. Site of Perry's victory, 1813
- 68. It may be read before dinner
- 69. Spiral-horned antelope
- 70. "The Lion King" character
- 71. Little bits of land
- 72. Schedule snag
- 73. Former news org.

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Down

- 1. Refute
- 2. Avoid a big wedding
- 3. Terrace stone, perhaps
- 4. Some picture cards
- 5. Rainy day feeling
- 6. Tiny parasites
- 7. Reunion folks
- 8. It's a dyeing art
- 9. Affording a view
- 10. Kiln for drying hops
- 11. Social registers
- 12. Longest division of geological time
- 13. No alternative?
- 21. Show place
- 22. Numero ---
- 26. Sabrina, Jill or Kelly
- 27. Long-winded
- 29. "Norma ---"
- 30. Destinies
- 32. Genetic stuff
- 33. Banana cluster
- 34. Gig for Domingo
- 35. State of being in control
- 37. Fetched
- 38. Wide-spouted pitcher
- 41. Likable candidate of the past
- 42. Certain vote
- 43. --- Boothe Luce
- 48. Sitting and singing site
- 49. Removed, as a tooth
- 51. Latest
- 54. Unoriginal
- 55. Comprehensive
- 57. About the time of
- 58. Prima donna's repertoire
- 59. Jury members
- 61. Difficult responsibility
- 62. A Sinatra
- 63. Lamarr of "Samson and Delilah"
- 64. "I --- Rock" (Simon and Garfunkel hit)
- 65. Gift in Maui