

Commend the Bend...



Adaptable. Flexible. Both words mean "capable of being bent without breaking." Both have been thoroughly embraced by our Maleno teams. I'm proud of the way each staff member has embraced change, ensuring we continue to provide the best possible living experience during these pandemic times.

And you know what? I'm proud of you, our residents for doing the same! Thank you for all you've been doing!

Natalie

lease renewal

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LEASE AGREEMENT

[I see the Terms](#)

This Lease is a legally binding contract. Read it carefully. You will give up certain of your rights as a Tenant. Do not sign it until you have read and understood all of its terms. If you do not want your Lease responsibilities, you may (1) lose your Security Deposit, (2) be forced to move out of the property, and (3) be sued for money damages.

LEASE INFORMATION TABLE

This Lease Information Table lists the names, addresses, dates, and other information referred to throughout the rest of this Lease Agreement.

Landlord Name Maleno Family Limited Partnership		Landlord Address 2010 American Drive East, PA 16808	
Tenant Name(s)		Emergency Contact (for medical emergencies, or to secure Tenant's personal property) Name Address Phone <small>(List names, 1/2, last and 1/2)</small>	
Rental Unit or Apartment Address / City / State		Maximum Persons	Renter's Insurance <input type="checkbox"/> Must be carried by Tenant
Lease Term Length	Lease Starting Date	Lease Ending Date	Minimum Liability Coverage
Monthly Rent	Rent Due Date Monthly 1st of the month	Prompt Payment Discount N/A	Security Deposit
Late Charges \$50.00 if not received by the 5th of the month		Bad Check Charge \$25.00	
Landlord Pays for: <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ordinary Weekly Refuse Collection <input checked="" type="checkbox"/> Lawn Care <input checked="" type="checkbox"/> Snow and Ice Removal <input type="checkbox"/> Condominium Fee		Tenant Pays for: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Ordinary Weekly Refuse Collection <input type="checkbox"/> Lawn Care <input type="checkbox"/> Snow and Ice Removal <input type="checkbox"/> Condominium Fee	

*Note: see Section 19 - under Miscellaneous

NOTICE: Tenant will not receive the keys until all specified utilities are in Tenant's name as required by this Lease.

Initials: Landlord: _____ Tenant(s): _____

COMING
SOON TO
YOUR INBOX

WE ❤️ HAVING YOU HERE

Did you stop by for your chocolate heart?

We were happy to see those smiling faces stop by our property offices' porches last week! There are still a few left, so give the office a call ahead and pick up your sweet treat. We miss seeing you!

WE HOPE YOU WON'T, BUT ...

If a move is in your future, please be sure to notify our Property Office. This includes completing a Move-Out Notice as well as scheduling a time for your inspection.

While we are sad to see any of our residents go, we wish those of you leaving us all the best!



RENEWAL TIME

Speaking of the love we have for you living here...

Renewal season is here again—already, right?! Katrina will be sending your renewal notification 60 days prior to your lease expiration. We hope you'll choose to continue making your home in our community. We believe we have the best residents in town!

SPRING BREAK TIPS

We'd like to remind those of you who will be leaving for vacations to make sure you have everything in order before you do. First, be sure to put your mail on hold. You can do this online at [USPS.com](https://usps.com). Second, leave your heat on and be sure to close all open windows. We don't want anything to freeze if we get another cold snap! Lastly, double check your faucets before you lock up to make sure nothing is left running. Enjoy the break!



FURNACE FILTERS AVAILABLE

The coronavirus put us a bit behind with semi-annual inspections due to the social distancing restrictions. So, there may be some of you who haven't had a filter change in a while. If that's the case, and you'd like to change it yourself, please feel free to let us know.

We'll have a few at the property offices that you can pick up (call in advance) or submit a service request through [AppFolio](https://appfolio.com) and we'll drop one off for you.

4 EASY WAYS TO UPDATE A BATHROOM

It's usually the first room you enter in the mornings and the last one you leave at night. Why not make it a more pleasant space? Here are four ideas to update the look of your bathroom quickly, easily, and affordably.

- Find a shower curtain in a new color, pattern, or texture to give your bathroom an instant makeover.
- Clean off your counter and remove unnecessary clutter. It will make it easier to wipe down surfaces at the end of the day.
- Pick up a small floral arrangement for your counter at your local grocery store. Instant prettiness!
- Replace your linens with something bright and fresh to drape over the towel racks.

Fun Fact

Did you know we only breathe out of one nostril at a time?

When we breathe in and out of our nose during the day, one nostril does most of the work at a time, with the duties switching every several hours. It's why--when your nose gets stuffed up--it does so one nostril at a time.

Source: bestlifeonline.com

IT'S EASY TO MEET NEW PEOPLE HERE

A great way to make yourself feel at home in your apartment community is to make friends with the people living around you. But how do you go about meeting the people here? We have two quick tips:

1. Be friendly - the next time you're at the dumpster and notice a new face, say hi and introduce yourself. When you go to check your mail, chat up the person who is also checking his mail. You may be surprised how quickly bonds can form.
2. Be active - The list of amenities that drew you to the apartment in the first place is a great way to meet the people that live in your complex. For example, when you go to the Fitness Room, leave your headphones at home, and strike up a conversation with the person on the treadmill next to you. At the pool this summer, engage with others on the pool deck. The friendlier you are, the quicker you will make friendships that may even last a lifetime!

FREE CARPET CLEANING!

Upon renewing your lease, you're eligible for our Loyalty Rewards Program. One of the most underutilized items is the **FREE** carpet cleaning at years 2, 4, and 5+. Be sure to ask for this, along with your other item! Professional carpet cleaning:

- Destroys dangerous particles – anti-microbial treatments kill mold, yeast, and mildew; and it will remove odor and offer relief to those with allergies.
- Brightens and freshens – your whole apartment will look and smell better.
- Extends your carpet's life – drip a few drops of water on the carpet in a discolored area, If the carpet absorbs them, it's time to treat your carpet.



Maintenance Corner

A FEW MORE WEEKS OF PLOWING

The rascally groundhog told us we'd have six more weeks of winter (at least!) and it looks like he might be right.

In case we have significant snowfalls still in our future, we'd like to remind you of our snow plowing policy and perhaps clarify a couple points.

In order to ensure all our residents are able to get out when needed, we need you to move your car for snow removal.

Remove your vehicles from all parking areas and remove vehicles from in front of your garage by 9:00 AM or you will get plowed in.

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 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.

Thanks for your patience!



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THE GAME OF GOLF

by Natalie Washburn

You're Never Too Old!

What is better than being out in nature, experiencing the quiet sounds, listening to the birds, the wind in the trees and feeling the sunshine gleaming down on you? Do you love to exercise and keep your body and mind in shape? Well, you would love the game of golf! Whether you are 10 or 70, it's never too late to start to learn to play the game of golf! This timeless game can be loved by any age and played together by people of all ages. It's one of the few sports that you can play for your lifetime and still never master. Golf inspires us to try things we never thought we could do.

If you are looking for a hobby to take up, I would strongly suggest learning how to play this wonderful game. For those that have played team sports, this may be a little different or seem foreign. However, the benefits of an individual sport are almost too many to mention. You can only rely on yourself and many times you are the only one keeping your score. Hence, this is a game of honesty, integrity, and teaches children from a young age character building! The friendships made will last a lifetime!

“Success in golf depends less on the strength of the body more on the strength of mind and character.” -Arnold Palmer



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make your house a home.**

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Celebrating One Year!

HAPPY ANNIVERSARY, KATRINA

Katrina Caccamo has been working her magic at the Jamestown Property Office front desk for one year already! Talk about trial by fire! Katrina began her journey with Maleno just as the coronavirus pandemic was hitting. While most of the office staff was working at home in those first few months, Katrina made the trek to the office each day to ensure there'd be no interruption of service for our residents. Please join us in giving Katrina our sincere appreciation and Happy Anniversary wishes!



THINKING OF BUYING A HOME?

To help you decide whether you're ready to make the transition from renting to buying, ask yourself one crucial question: How long do you plan on staying in the home? If the answer is less than five years, you're probably better off renting. In general, it's best to buy when planning for the long-term.

If you're ready for that next step, take advantage of one of your **free** amenities! Our realtors at the Maleno Real Estate agency are at your disposal, ready to help navigate through the process. They are happy to consult with you to answer any questions.

When you're ready to move forward, our Realtors will work with you to find the perfect home—whether you're interested in an existing home or building a new home.

The benefit of using our realtors is we know homes from the ground up and can help you avoid any pitfalls. Combined with our 45 years in the business, we have the knowledge, tools, and expertise to help guide you with one of your largest investments. Best of all, you will pay **zero fees** or commission!



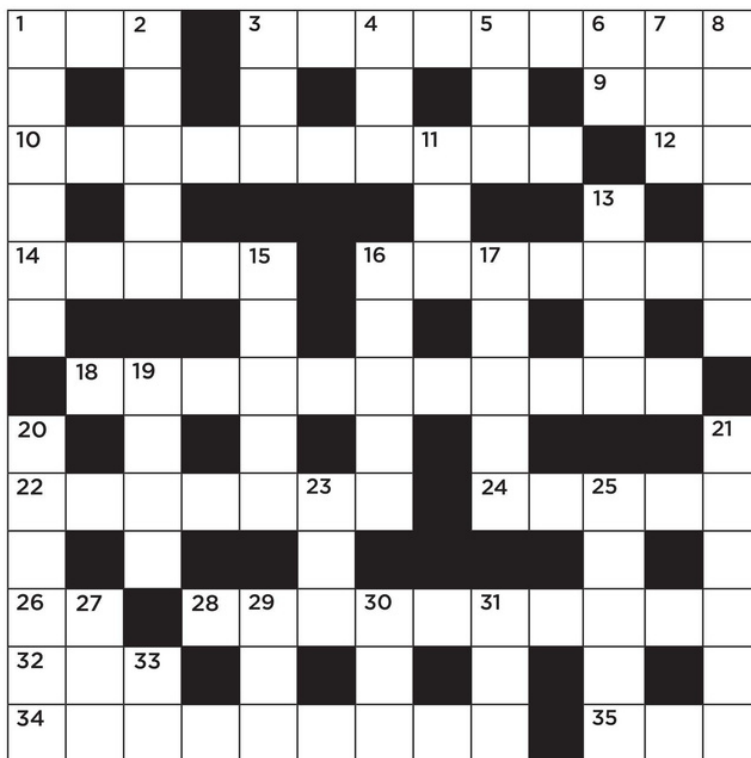
CROSSWORD PUZZLE

ACROSS

1. Half-pint
3. Sleepy
9. Sean Lennon's mom
10. Sneezy (phrase)
12. "___ apple a day ..."
14. Bloom of the Netherlands
16. Dopey
18. Grumpy
22. Happy
24. Cheap and showy
26. Physician's request
28. Doc
32. ___ Mahal
34. Bashful
35. Suitable

DOWN

1. Unsullied
2. Flower part
3. August baby, probably
4. Tic-___-toe
5. Hubbub
6. Monopoly starting space
7. Barefoot Food Network star
8. Communicate
11. Santa syllables
13. Clean with a cloth
15. Concise
16. Don Draper, for example
17. Unfit
19. Compatriot
20. What a swindler does
21. Young swan
23. Unusual
25. Pause mark
27. "So there!"
29. Forever and a day
30. Shakespeare classic: Richard ___
31. *Life of Pi* director Lee
33. *Dallas* villain



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ANSWERS:



Fun Fact

Happy is the only dwarf whom Snow White does not refer to by name.

