

'Tis the Season

Looking back on 2020 and the challenges it's given, I realize there were hidden gifts, as well. We've learned to do business in new, and often better ways. We've learned how to reconnect with families during the enforced down times. We've even learned how valuable paper products can be! But most of all, we've learned how well our amazing residents pull together in tough times--and that I am truly grateful for. Wishing you and yours a warm and safe holiday!

Natalie



RESTRICTIONS RETURN

In cooperation with the latest government mandates, we are limiting office hours to **by-appointment-only**. We recommend using [AppFolio](#) for service requests and rent payments. If you need help getting started, give our office a call at 814-833-6516.

Let's all do our part to reduce the spread of this terrible virus.

HOLIDAY CELEBRATION

Our resident holiday dinners are one of the highlights at the end of each year. Although the 'rona virus has forced us to change plans for now, we want you to know we treasure you and appreciate you making your home with us.

To keep everyone safe this year, you'll be receiving a gift card for a nice dinner from Cali's West. You'll be able to choose delivery service to your home or pick up.

We know it won't be the same, but we couldn't let the holidays go by without sharing a meal "together".

Happy holidays!





Winter Snow Plowing

We all know, the world doesn't stop turning when the snow starts falling. In order to ensure all our residents are able to get out when needed, we need you to move your car for snow removal. **HAVE YOUR CARS REMOVED FROM ALL PARKING AREAS AND 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

PREPARE FOR SNOW

by Maleno Maintenance

Winter Home Maintenance Reminders

- 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.

Christmas Tree Disposal

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.

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.

Our Secret Sauce!

A LOOK AT OUR TEAM'S FAVORITE LOCAL BUSINESSES

Whether you're new in town or just tired of the same old same-old, we're sharing a few of our favorite local businesses. You might find just what you need during the holiday season. Each of our team members gave careful consideration to the one place they think is simply the best. . .

The Faves

CAPITAL IMPROVEMENTS UNDERWAY

Investing in our communities is a win-win for renters and owners alike. One of the reasons you chose your home is because of the quality and appearance of your community. Our improvements will make you want to stay!

Lake View & Scenery Hills

We'll be replacing all front doors, kick plates, porch posts with maintenance-free composites. Bye-bye wood! This year-long project will begin this winter. Don't worry--we'll contact you to coordinate times and dates for your home.

Shadow Pines

Beginning in February, we'll be power washing your porches as well as cleaning hallways and replacing interior and exterior building doors

The Village on Pacific

The lead walks and paving projects are completed.

MORGAN'S TOP 10 GIFT GUIDE

With her financial background and working in our Accounting team, Morgan naturally looks for ways to get the best deals for the best products. She does the same when it comes to holiday shopping.

This year, she's sharing her [Top 10 gifts](#), including where to buy them.

Click now to find that special something for someone you love!



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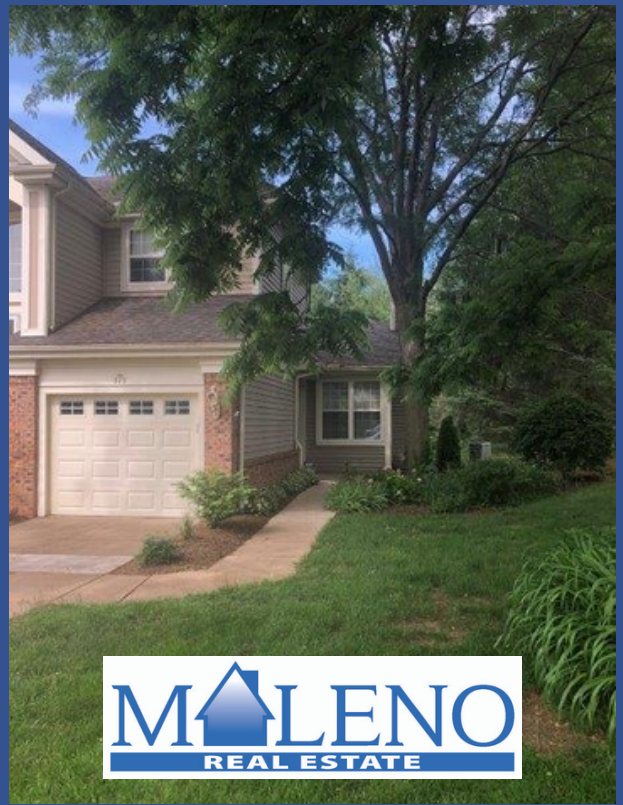
FEATURED LISTING

\$214,900

Ready for something more permanent, but still maintenance-free? This one floor-living condo in popular Stonegate may be home for you!

Privately situated end unit offers wonderful natural light, vaulted ceilings, built-ins in the living room, a spacious master suite, a partially finished lower level and first floor laundry! Gorgeous landscaping and secluded rear patio complete this 2 bedroom, 2.5 bath charming condo! Call Natalie today for your personal tour at 814-833-6516!

[Click for virtual tour.](#)



SUMMER BLOW OUT COMING!

We look forward to our resident events year after year, so it's been disappointing to miss out during the 2020 pandemic.

We're hoping the summer of 2021 will be a return to "normal" and we're planning a big summer celebration. You know us, each year is bigger and better than ever!

We hope to see you there!

WIN A \$150 RENT CREDIT!

During the month of December 2020, look for our posts on Facebook and/or Instagram.

Simply "Like" and "Share" the posts. You'll be entered into a drawing to win a \$150 credit off January's rent. You'll receive one entry for each post you like & share.

Winner will be drawn 12/30/20.

*Must be a resident at one of our Maleno communities at the time of drawing.



Recipe Corner

DECADENT CHEESY POTATOES

Ingredients:

- 2 lb. frozen hash browns
- 1 can cream of chicken soup (undiluted)
- 1 stick of butter
- 8 oz. sour cream
- 24 oz or 3 cups grated cheese
- 1 cup chopped green onions
- Salt



Directions:

1. Thaw frozen hash browns for a half hour or so (in the bag or out).
2. Preheat oven to 325 degrees.
3. Heat can soup with stick of butter, until the butter is melted.
4. Add sour cream and 1 1/2 cups of the grated cheese to the soup mixture and fold in the green onions.
5. Add the hash browns and mix well, salting to taste about 1 1/2 teaspoons. Place in greased baking dish and top with the remaining cheese.
6. Bake uncovered for 60 minutes.

It's done when it's starting to brown around the edges. When you see the cheese bubbling in the middle, you know it's finished.

To make it in advance, mix the casserole a few days ahead and keep it in the fridge until ready to bake. Or, freeze it once it's cooked.

Source: <https://www.bonappetit.com/story/my-grannys-cheesy-potato-casserole>

Did you know?

The average household has 300,000 items in it.

McDonald's once created broccoli-flavored bubblegum.

Maleno Custom Building & Remodeling won the 2020 Erie's Choice Award for the fourth year in a row.



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