



## Luxury Residential Apartment Community



4700 Lakes Edge Drive • West Chester, OH 45069

Monday-Friday 9am-6pm / Saturday 10am-5pm / Sunday 12pm-5pm.

(513) 870-9900 • [www.lakesatwestchester.com](http://www.lakesatwestchester.com)

# August 2010

### Staff

Property Manager ... Stella V. Franchina

Leasing Consultants ...

William Hague & Penney Messerschmidt

Service Technicians ...

George Cutler & Joe Koverman

### FILTER CHANGES

Third time is the charm. Furnace filters are on back order. Hence, maintenance is unable to change the filters last month. Those buildings will be changed in August. Below are the dates they will be in your Apartment Building

**August 24<sup>th</sup> Buildings**  
**4579 and 4572**

**August 25<sup>th</sup> Buildings**  
**4563 and 4588**

If for any reason, such as, pets or working conditions they cannot enter your apartment on these dates, please call the office and let us know.

They will be glad to leave a filter at your door, or you can stop by the office and pick one up yourself. Additional filter changes to follow next month.

### New Faces

The Lakes has hired Joe Koverman to the maintenance department. He comes to our community from Tower Realty. Joe has over 20 years of experience in maintenance, plumbing, electrical, drywall and rehab work. He's married to his wife, Angela, and has three grown children. We are thrilled to have Joe join our staff and are confident he will deliver the high quality service you come to expect. Please remember, if you have a maintenance request; call the office.

### Pardon our Dust

In the next few months, The Lakes would like your cooperation while the balconies are cleaned, painted, and sealed and the patios are pressure washed. The maintenance of balconies will happen in phases and will be inconvenient for everyone at times. We want to apologize now to everyone for any inconvenience. Fliers will be distributed to instruct tenants during their phase of the process. If you have any questions regarding this matter, please do not hesitate to call the office at 513-870-9900.

### COFFEE AND DONUTS

Please join us for some fresh coffee, juice, fruit or donuts on Saturday August 14<sup>th</sup> from 10:30 to 12:00. Sit down in the clubhouse and enjoy the big screen television, read the paper, or meet some of your neighbors. This is a first come, first serve event. Hurry in while supplies last. Hope to see you!

## Summit Management Services, Inc. Real Estate Management

Northeast Ohio · Cincinnati · Asheville · Denver · Ft. Collins

### PIG ROAST

The pig roast was a great success! The event was catered by a local company with pork that melted like butter in your mouth and all the fixings that go with it. We want to thank everyone that came and made the evening most enjoyable with neighbors and friends. If you missed out on the fun, we sure hope to see you at the next event!

### REMINDERS

- Rent is due by the 3<sup>rd</sup> of each month
- We are no longer offering pizza on Wednesday nights.

### HEAT AND YOUR PET

When the weather changes from warm to hot, you have to remember to drink plenty of water. Make sure your furry friend has plenty of water to drink throughout the day. Remember also to pick up after your pets. Leaving your pet's waste on the ground during the heat of the day; just plain stinks. There are doggie stations located throughout the community for your convenience to properly dispose of any waste.

### BEAUTIFICATION CONTEST

The Lakes wants to thank everyone that participated in the annual beautification contest. The property looks great and I am sure you and your neighbors are proud to call this place home. While the decision was difficult, we had to pick three people whose patios went above and beyond most other people. In first place was Lisa Ford, second place went to Sue Taylor, and last but not least, third place went to Kimberly Berry.

### EMERGENCY MAINTENANCE

After business hours, The Lakes offers 24/7 emergency maintenance. Simply call the office at (513)870-9900 and follow the prompts. That will page either George or Joe and they will get back with you as soon as possible. Please only use these services if it is a true emergency.

Examples of such might be a smoke alarm twitting because it needs a new battery or a toilet is clogged if it is your only toilet. Residents with multiple bathrooms can wait until the next business day for service. When calling, please speak slowly and give as much information as possible. E.G.: your name, a phone number where you can be reached, your address, and a description of the problem. If you talk too fast or omit information, our maintenance staff does not know who or where to call back. Thanks for your prompt attention to this matter.

### FRIEND US

Did you know our community has its own facebook profile? It's true! We want you to be our friend. On our facebook profile, you can find updated information about events going on in the community.

Also, it's a great way to stay connected with neighbors. To join facebook is free. To find us; log into facebook and search for Lakes at West Chester.

### DATE TO REMEMBER

Lakota schools start August 25<sup>th</sup>. Check out their website at [lakotaonline.com](http://lakotaonline.com) for details on open houses and to check your school supply list. With budget cuts, Lakota is implementing state minimums for busing. If your child qualifies for busing, the bus picks students up and drops them off at the Lakes at West Chester sign, when you turn into the community, on Hutzelman Way.