

SOCIAL SECURITY INCREASE

In January everyone should have seen an increase in their Social Security income by 8.7%.

If you have not done so already, please mail a copy of your annual award letter to the office. You would have received this letter in the mail in late December 2022 or early January 2023.

AFTER HOURS EMERGENCIES

All after hours emergency calls should be placed to our office at 265-4006. Please follow the prompts, and if you get our voice mail, leave a DETAILED message. Your call will be assessed and returned if necessary.

For examples of what is considered an emergency, refer to your Resident Handbook. An after hours emergency is a situation that will cause significant harm or damage. It is not for lock-outs, smoke detector battery changes, minor leaks that can be dealt with using a bowl or bucket, etc. until maintenance can be scheduled.

As always, if you have a life threatening emergency, dial 911 BEFORE CALLING THE AFTER HOURS EMERGENCY LINE.

LOCK-OUTS

As outlined in our Resident Handbook, we do not offer 24 hour lockout service. If a member of our staff is on-site and you are locked out, we are happy to help. However, please do not call the office to request that maintenance drive to the property to unlock your door.

All households received 2 apartment keys at lease up and have the option of purchasing additional keys. If you need additional keys, please call or email the office and we will order extra keys from the locksmith.

Buttermilk Scones

Ingredients:

- 1 cup whole wheat flour
- 3/4 cup all-purpose flour
- 1/3 cup sugar
- 1 teaspoon baking powder
- 1/2 teaspoon baking soda
- 1/4 teaspoon salt
- 1 cup raisins
- 1/4 cup butter, melted
- 2/3 cup buttermilk

Directions:

- Preheat oven to 400 degrees F.
- Combine whole wheat flour, all-purpose flour, sugar, baking powder, baking soda and salt in a medium bowl. Mix well.
- Add raisins and mix lightly.
- In a small bowl, combine melted butter and buttermilk. Add liquid ingredients to flour mixture; mix gently.
- Spoon dough into 9 equal mounds on a greased baking sheet. Bake until well browned, 18-20 minutes.
- Serve hot or at room temperature. Best eaten the same day you bake them.

Refrigerate leftovers within 2 hours

NOTES:

Substitute vegetable oil for the butter to reduce saturated fat. Try other dried fruit. Sprinkle with cinnamon before baking. No buttermilk? Place 1 Tablespoon of lemon juice or vinegar in measuring cup and fill to the 1 cup line with milk. Stir and let set to thicken slightly.



February 2023 Newsletter

207-265-4006

office@occupiedproperties.com

Office hours

Monday—Thursday 9am—4pm

excluding holidays

RENTAL PAYMENT ISSUES

We are continuously having some households pay the wrong rental amount month after month. This causes a very difficult accounting process and creates late fees or credits on accounts that are not easy to track.

Every tenant receives notification in writing of their rental amount and it is the tenants responsibility to pay the correct amount **EVERY MONTH!**

Going forward, unless payment arrangements are made in advance, any payment received that is incorrect will be returned to the tenant and may result in a lease violation and late fee.

As always, if you have questions regarding your rental amount, please contact us during normal business hours.

Oh the weather outside is frightful.....

- Stay inside during the storm
- **STAY IN YOUR APARTMENT DURING SNOW REMOVAL! Please do not hang out in the parking lots, walkways, etc. while snow crews are on-site!**
- No snow forts please
- **Read and follow snow procedures mailed to all tenants in October 2022**
- Do not leave personal items outside on the walkway, parking lots, door steps, etc. If the snow removal crew needs to pick up or move personal belongings, they have been instructed to disposed of it
- THANK YOU TO OUR SNOW REMOVAL CONTRACTORS! It's a tough job!

PLUMBING

Recently we have had significant plumbing clogs due to what is being put down the drains. ***Please, oh please do not dump anything other than water down the sink drains.*** There should be no food scraps, grease, hair, etc. And nothing other than toilet paper should go in the toilets! ***Wipes of any kind, including ones that state they are flushable ARE NOT FLUSHABLE!*** We are seeing ongoing issues with our septic systems due to all sorts of things being flushed.

Please remember, our staff does not plunge toilets. Every household should have a plunger and use it when needed for normal household clogs.

SMOKING POLICY

Every household signed a Smoking Policy as part of their Lease Agreement. Yet, there are people still smoking inside. The damage this cause to the appliances, lighting, walls, cabinets, etc. is expensive to repair. **Our company has terminated leases due to this issue and we will continue to do so until all households are complying!**

Please review the smoking policy outlined in your Lease Agreement and Resident Handbook. If you have questions about it, contact us! *The term "smoking" shall include the inhaling, exhaling, burning, carrying of or having in one's possession any lighted cigarette, cigar, pipe, or other object for a tobacco product, marijuana, legal or illegal substance, in any manner or in any form. The term "vaping" includes any product, scented or unscented, with or without nicotine, which involves the exhaling of any vapor which mimics smoke.*

Smoking must be outside and at least 25 feet from doors and windows. If you fail to follow this policy and management finds smoking inside, your lease will be terminated and/or not renewed!