

AIR CONDITIONERS, CHAIRS, ETC.

Please ensure all planters, furniture, decorations, etc. that are on your front stoop, patio or deck are placed in your apartment or storage area no later than October 31st! ***Air conditioners must be removed from windows no later than October 31st, 2023!***

SMOKE DETECTORS

It is **NEVER** okay to disconnect smoke detectors from the wall. The hardware must be plugged in at all times even when changing the battery.

FALL BACK—November 5th

We suggest you change the battery in your smoke detector each spring and fall at daylight savings time. That way the battery will be new every 6 months and the detector should function properly. ***Please call the office if you need assistance in changing your battery.***

AFTER HOURS MAINTENANCE 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 returned as soon as possible.

Please review the Resident Handbook to determine what is considered an emergency.

As always, if you have a life threatening emergency, call 911

TENANT APPRECIATION

The Late Summer / 2023

Tenant Appreciation is awarded to:

Joann M. at Carrabec Park

TOILETS AND THE SEPTIC SYSTEMS

THE ONLY THING THAT SHOULD BE FLUSHED IS TOILET PAPER!!

Even wipes that state they are flushable ARE NOT! They cause severe damage to the septic system.

When the tanks were pumped this summer there were diapers, feminine products, food, etc. in the tanks!



Late Summer/Fall 2023 Newsletter



The office will be closed on the following dates:

Monday, September 4th

Monday, October 9th

Thursday, November 23rd

Monday, December 25th

Tuesday, December 26th

Monday, January 1st

207-265-4006

office@occupiedproperties.com

Office hours: Mon-Thurs 9am—4pm

excluding holidays

"In accordance with Federal Law and USDA Policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age or disability (not all prohibited bases apply to all programs). To file a complaint of discrimination, write to: USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call 1-800-795-3272 (voice) or 202-720-6382 (TDD) USDA is an equal opportunity provided and employer."

ANNUAL UNIT INSPECTIONS

Annual inspections will be conducted on the following dates. If you are unable to be home on the date noted below, our staff will enter your unit and complete the inspection.

- Carrabec Park Tuesday, September 26th, beginning around 9:30am
- Covered Bridge Apts. Wednesday, October 11th, beginning around 10:00am
- Cranberry Peak Apts. Tuesday, October 17th beginning around 1:00pm
- Deerfield Village Units 1—12 Tuesday, October 3rd, beginning around 9:00am;
Units 14a—24 Tuesday, October 10th beginning around 9:00am
- Kingfield Elderly Housing Wednesday, September 27th, beginning around 9:30am
- Lakeshore Apts. Tuesday, October 17th beginning around 9:30am
- Lincolnville Village Apts. Wednesday, October 11th, beginning around 1:30pm
- Valley Brook Village Monday, October 30th, beginning around 9:00am
- Waterford Acres Tuesday, September 26th beginning around 9:00am

EASY OLD FASHIONED APPLE CRISP

Ingredients

- 6 FRESH golden delicious apples, peeled and chopped (other seasonal varieties can be used)
- 2 Tbsp granulated sugar
- 1 3/4 tsp ground cinnamon, divided
- 1 1/2 tsp lemon juice
- 1 cup light brown sugar
- 3/4 cup old fashioned oats
- 3/4 cup all-purpose flour
- 1/2 cup cold unsalted butter, diced into small cubes
- pinch of kosher salt

Instructions

- Pre-heat oven to 350 degrees
- Butter an 8x8 baking dish with butter or non-stick spray
- In a mixing bowl add chopped apples, granulated sugar, 3/4 tsp. cinnamon, and lemon juice. Stir to combine and add to baking dish
- In a separate mixing bowl add brown sugar, oats, flour, 1 tsp cinnamon, salt and diced cold butter
- Use a pastry cutter to cut the butter into the oat mixture until the ingredients are pea sized
- Spread topping over the apples and gently pat to even out
- Bake for 40-50 minutes until golden brown and bubbling



Annual Inspections... what to expect

What to expect during annual inspections...

- Staff will enter EVERY unit on the date scheduled regardless of whether the tenant is available on that day
- Inspections should take only a few minutes, depending on findings
- Misc. minor repairs may be managed on the day of inspection if staff has time and supplies on hand
- Unsanitary conditions and/or hoarding situations will be managed as a lease violation and legal proceedings will begin if the issue is not rectified in a timely manner. ***For those household that have had past lease violations relative to unsanitary conditions and/or hoarding the matter will be handled through legal channels***

UPDATED RESIDENT HANDBOOK!

The Resident Handbook is a good neighbor guide and detailed writing of the house rules at all properties. Each household signed an Occupancy Rules attachment to their Lease Agreement stating they would follow all Occupancy rules and regulations.

The Resident Handbook has been updated and a new version is enclosed. Kindly add this updated version to your Lease Agreement.

Additionally, we are required to have all residents sign the enclosed document stating they acknowledge receipt of the updated Resident Handbook.

Kindly sign and return to our office on or before September 25th, 2023.