

# J.B.J. RENTAL GAZETTE



The Official J.B.J. Properties Newsletter - Summer '10

## J.B.J. Properties Staff

**Property Manager**  
Ronda Eckhardt

Ronda@JBjCompanies.com

## **Maintenance Technicians**

Ed Smith  
Kim Walters

All maintenance requests should be directed to the Maintenance Hotline at 262-255-1800 ext. 45 or submitted online at [www.JBjCompanies.com](http://www.JBjCompanies.com)

## Important Numbers

Office: 262-255-1800  
Emergency Number:  
414-852-5100

## Summer Office Hours

Monday - Thursday  
7:30am-4:30pm  
Friday  
8am-3pm

## Office Closed

July 5<sup>th</sup>

*For your convenience there is a drop box in front of our office for rent checks and other correspondence.*

*Please make sure that your building and apartment number is on all correspondence.*



## J.B.J. Properties' Summer Early Bird Drawing

Return this coupon with your July Rent by 3pm on June 30<sup>th</sup> to enter the drawing to get \$100 off your August rent!

Name: \_\_\_\_\_

Bldg./Apt.: \_\_\_\_\_

Phone: \_\_\_\_\_



## Special Summer Referral Bonus

J.B.J. Properties thinks you are great and would like more residents like you!

Summer Special Only... We are increasing our referral credit from \$100 to \$200 when your referral signs their lease with J.B.J.

We appreciate all residents who have been referring people on a regular basis!



## ARBOR RIDGE APARTMENTS

*Independent Living with the Active Senior  
(55 and older) in Mind!*

J.B.J. Properties is proud to announce the opening of new apartment homes in West Bend.

Arbor Ridge Apartments are part of a new retirement community called Arbor Point that offers independent apartments, assisted living and specialty care.

Visit [www.ArborPointCommunity.com](http://www.ArborPointCommunity.com) for more information or call 262-255-1800 to schedule a personal showing of these fabulous new senior apartments.

## Things You Need To Know...

### Woods Residents - Parking Notice

Guest parking is for guests and not for resident parking. Please park in your designated parking spot or garage.

If a guest is staying overnight, please make sure to call the office for an overnight parking permit or call the police department for instructions on street parking.

Please follow the parking rules as stated in your lease or your vehicle or your guest's vehicle could be fined a \$50 fine and/or towing charge.

Also, all boats, trailers and recreational vehicles must be parked in your garage.



### Rent & Water Payments

Rent and water payments are due on the 1<sup>st</sup> of the month. A \$40 late fee will be issued on the 6<sup>th</sup> for all rent and water payments not received.

All rent and water payments must note your building and apartment number. If you are a resident who pays water and sewer, only one check is needed for both your rent and water.

A late notice with additional charges will be posted on your door on the 6<sup>th</sup> if your account is past due. Pay on time and avoid fees.



### Summer Insects

Are insects getting into your unit?

The best way to keep insects out of your home is to keep your home clean, make sure that the countertops are clean and clear of food.

J.B.J. Maintenance also recommends a product called "Ortho-Home Defense" this item can be purchased at Walmart. It's best to spray it around the doors and windows!



### Storage Units and Extra Garages

Are you aware that J.B.J. Properties has storage lockers and garages for rent?

Montgomery Square has storage lockers for rent for only \$25/month and garages that are renting from \$55-\$75/month.

Please call the office at 262-255-1800.

They rent quickly so don't be left out.

### Looking to Upgrade or Downsize?



Our transfer policy to any J.B.J. apartment is easy and less costly than moving elsewhere. We have many styles and locations to meet your needs. Contact Ronda at the office at 262-255-1800 for more information.

For current availability go to [www.JBJCompanies.com](http://www.JBJCompanies.com)

## Community Events You May Not Know About...

### 4<sup>th</sup> of July Events

#### Menomonee Falls ~ July 3<sup>rd</sup> ~

The parade begins at 7pm starting on Elm Lane and proceeds down Appleton Avenue to Woosencraft Drive (Menomonee Falls High School). Appleton Avenue will be closed to all traffic starting at 6pm. Spectators will be able to reserve areas after 7pm on July 2nd. Fireworks to follow at the High School!

#### Germantown ~ July 4<sup>th</sup> ~

The parade begins at 1pm starting on Pilgrim Road and Francese Drive and will end at Firemen's Park. There will be festivities at Firemen's Park starting at 11am. The fireworks will start at dusk!

#### West Bend ~ July 4<sup>th</sup> ~

The parade will begin at 9:30am. It will head north on Main Street through downtown and end at Regner Park. There are activities to enjoy during the day and will end with fireworks at dusk at Riverside Park.



### Celebrate Sussex Lions Daze!

Annual celebration on July 9<sup>th</sup> - 11<sup>th</sup>

Celebrate Sussex Lions Daze at the Sussex Village Park! There will be a parade, tractor pulls, bands and enjoy time on the carnival rides. For more information, please check out [www.SussexLions.org](http://www.SussexLions.org).



**We Serve**

### Summerfest & Ethnic Festivals

Check out the Summerfest grounds for the biggest music festival all around as well as the ethnic festivals that take place during the summer months.

Have fun this summer and be safe!

### Hit the County Fairs!



July 20<sup>th</sup> - 25<sup>th</sup>

If your in the area, check out the Washington County fair and enjoy the bands like Little Big Town. Watch the tractor pulls and get some action playing games while enjoying the summer heat. For more information, please check out [www.WCFairPark.com](http://www.WCFairPark.com).



#### Waukesha County Fair

July 21<sup>st</sup> - 25<sup>th</sup>

While your out and about at the Washington County fair, check out the Waukesha County fair and have the opportunity to see Ted Nugent playing on July 22<sup>nd</sup>, games and much more. For more information, please check out [www.WaukeshaCountyFair.com](http://www.WaukeshaCountyFair.com).

### Wisconsin State Fair

August 5<sup>th</sup> - 15<sup>th</sup>

There is so much for the family to see. The State Fair offers 11 action-packed days filled with agriculture, food, shopping, national headlining entertainment, 30 FREE stages of local and national entertainment, and much more! For more information, please check out [www.WIStateFair.com](http://www.WIStateFair.com).

## We Accept Cats!

Tenants can have up to two (2) cats per unit. For more information contact the leasing office and ask about our pet policy.

J.B.J. Properties is a Preferred Landlord with the Wisconsin Humane Society.



Go to [www.WIHumane.com](http://www.WIHumane.com) for more information on a cat in need.

Other places to check out cats that need homes are Waukesha County Humane Society at [www.HawsPets.org](http://www.HawsPets.org) or the Washington County Humane Society at [www.WashingtonCountyHumane.org](http://www.WashingtonCountyHumane.org).

Consider Adopting a Cat Today!



## You'll Enjoy Peace of Mind with Renter's Insurance

Some examples of how you may be protected are...

Your T.V., stereo or jewelry are stolen.  
Your tub overflows causing water damage.

Your dinner catches fire on the stove causing smoke damage. A power surge zaps your DVD player. Someone slips on your wet kitchen floor.

These examples just scratch the surface of the extensive protection that your renters insurance may provide.

For more information contact:

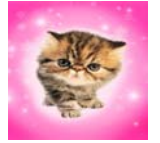


State Farm Insurance  
Maggie Bringa  
262-547-6281

1800 E. Main Street, Waukesha

## Fun Facts...

### Kitty Corner



Cats have been associated with humans for at least 9,500 years. In 1987 cats overtook dogs as the number one pet in America.

Most cats have lost the ability to taste sugar and some breeds show hereditary deafness.

## Travel Review Jamaica



Jessica from our Seasons leasing office went to Jamaica a couple months ago and stayed in two different resorts the Couples Tower Island and the Grand Palladium.

Couples Tower Island is located in Ocho Rios. It was a small and quaint resort but was amazing. Jessica along with her husband, Richard, took the opportunity to kayak and snorkel at this resort.

The Grand Palladium in Lucea, had several acres of beaches, pools, bars, restaurants, spas and shops. While at the resort they visited Dunns River Falls. It was an exhausting but exhilarating climb with about 1,000 ft. water fall. It took them about an hour to climb to the top over slippery rocks and water rushing at them. Jessica said that the experience was a bit frightening but well worth it.

They spent some time shopping and found great deals at Time Square in Negril.

Jessica and Richard went to Rick's Café in Negril and while there; they were able to enjoy the sunset and were entertained watching trained men jump off the cliffs as well as the trees into the water.

Jessica recommends Couples Tower for a quiet relaxing stay and Grand Palladium for a lively getaway or a family trip.

Let your neighbors know about a great place you have been to lately. Email Laura at [Laura@JBjCompanies.com](mailto:Laura@JBjCompanies.com) or drop off your review at the office.

## Community Farmer's Markets

### Menomonee Falls ~ Wednesdays 9am-2pm

One block west of the corner of Appleton Avenue and Main Street.

### Germantown ~ Saturdays 8am-2pm

Located in the Livery Parking Lot at N132 W17303 Rockfield Road.

### West Bend ~ Saturdays 7:30am-11am

Located at Old Settlers Park N. Main Street and N. 6<sup>th</sup> Avenue

## Fire Department Reminder on Grills!

No hibachi, gas-fired grills, charcoal grills, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet of any structure. Please note that electric grills are allowed.



## Woods Residents Furnace Filter Time!

It's that time of year when the furnace filters need to be cleaned. All furnace filters are located in the utility closet of each unit. To clean the filter, please rinse the filter out in the bathtub, let dry and then re-install. Residents are responsible for cleaning their furnace filters.

If you wish to purchase a new furnace filter, they are available at the local hardware stores. The size is 16"x25"x1" and pleated is highly recommended.

## New Littering Bill

Both houses completed action on Assembly Bill 139, which changes the rules slightly on littering. The bill raises the forfeiture for littering large items of solid waste.

The bill provides that a person who deposits a large item of solid waste along a highway, in the waters of the state, or on public or private property, other than in a trash receptacle or a solid waste facility, is subject to a forfeiture of not more than \$1,000.

All large items such as furniture, TVs, tires, etc. must be disposed of by the resident or called into JBJ Properties for special pickup or the resident could be responsible for a littering fine.



## Summer is Here!

What better time to get a new  
LOOK?



### DipStix Painting & Design

can add a splash of color in your unit and make your space feel new and lively in a snap!

DipStix is a women-owned business with 6 years of residential and commercial experience.

They are a reliable team of 2 women that have a true eye for color and will help pick something that fits your style at a reasonable price!

Call them today at 414-449-9775 or e-mail them at [dipstix@contractor.net](mailto:dipstix@contractor.net) to set up an appointment!

[www.DipStixPainting.com](http://www.DipStixPainting.com)

Contact the office for more information on painting your unit before scheduling!



## J.B.J. Properties is Proud to Welcome...

J.B.J. Properties welcomes all new residents to our apartment communities! Please share our excitement and welcome the following new residents to our community:

Tia Rivera  
Lori Steiner  
Zachery Erb  
Marvin Maki  
Joyce McCoy  
Joshua Young  
Eric Jukkala  
Michelle Mays  
Marc Vojesik  
Nada McCants  
Stephanie Pike  
Bradley Kuenn  
Rhonda Woppert  
Richard & Khou Vue

Stacy & Amber Hoag  
Bradley & Jordan Shea  
Michael & Amie Malafa  
James & Judy Hinnenthal  
Matthew & Michael Sweeney  
Cambridge Major Laboratories  
Woodrow & Natalie Arrington  
Jiexia Zhang & Haosheng Wu  
Matthew & Shannon Baumeister  
Robin Patton & Yolanda Arts-Lee  
Ruben Martinez & Erika Figueroa  
Lauren Kiekhaefer & Kevin Kaiser  
Kristen Gordanier & Jessica Neuendorf  
Daniel Wieland & Catherine Kirk-Carufel

### Wheeling for Healing in Menomonee Falls

Community Memorial Hospital's 13<sup>th</sup> annual Wheeling for Healing family bike ride will take place on Saturday, August 14<sup>th</sup>.

The event benefits the hospital's Cancer Care Center and includes three routes—a 33-mile, a 15-mile and a 4-mile, all of which begin and end at the hospital.

After the ride, there will be a free picnic lunch and live entertainment. You can register online starting in June at [www.CommunityMemorial.com](http://www.CommunityMemorial.com)

### AODA Triathlon at Ackerman's Grove, 4875 County Highway Z, West Bend

The Council on Alcohol and Other Drug Abuse along with West Bend Mutual Insurance Company, is please to present their 2<sup>nd</sup> Annual Triathlon fundraiser on Saturday, August 21<sup>st</sup> at 7am.

Features a 1/4 mile swim, 15 mile bike and 5k run. Individual and Relay Team entries available.

Visit [www.CouncilOnAODA.org](http://www.CouncilOnAODA.org) for registration forms, fees and information.



J.B.J. Properties  
(a division of J.B.J. Companies, Inc.)

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