



J.B.J. RENTAL GAZETTE



The Official J.B.J. Properties Newsletter - Winter '11

J.B.J. Properties Staff

Property Manager

Ronda Eckhardt

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Maintenance

Technicians

Ed Smith

Kim Walters

Administrative

Assistant

Laura Strothenke

Laura@JBjCompanies.com

All maintenance requests should be directed to the Maintenance Hotline at 262-255-1800 ext. 45 or submitted online at www.JBjCompanies.com

Important Numbers

Office: 262-255-1800

Emergency Number:

414-852-5100

Office Hours

Monday - Friday

8am-4:30pm

Office Closed

December 23rd - & 26th

December 30th



To Our Resident Appreciation Week Sponsors

J.B.J. Properties would like to thank all of our local sponsors for their donations. Your generosity helped make the 2011 Resident Appreciation Week a success for all of our residents!

Robert's Frozen Custard, Germantown Self Storage, Snap 24/7 Fitness, Odyssey Family Restaurant, Sport Clips, Preferred Cleaning Services, A&B Painting, Rosatis Pizza, Pravo Wellness Center, Sussex Bowl, Premier Flooring, Malkins Carpets, Schan Business-Insurance & Tax, Healing Touch Massage/Sussex Chiropractic & Time Warner Cable



Congratulations to the Resident Appreciation Drawing Winners!

J.B.J. Properties would like to congratulate the following winners of our Resident Appreciation Drawing...

Randy Folger, Sandra Brown, Donna Jackson, Mary Louise Beckstrom, Bob Luna, Jesse & Courtney Tomasini, Stephanie Mraz, Arenell Carlson, Jay & Heidi Rickmeyer, Marion McGee-Miles, Doris Easton, Matt & Michelle Fritschel, Ashley & Luke Hampel, Scott Mautz, Lee Hillebrand, Amy Lagunero, Derek Blake, Brittany Erd, Tina Bahlow, Scott Kruck, Josh Young, Susanne Goltz

Watch for our Spring Early Bird Drawing in the Spring issue for a chance to win \$100 off your rent!

Check out the new "Get To Know Your J.B.J. Staff" on page 4 and get to know the J.B.J. employees!

For your convenience there is a drop box located in front of our office for rent checks and other correspondence. Please make sure that your building and apartment number is on all correspondence.



Montgomery Square Garages & Storage Lockers

At Montgomery Square we still have a garage unit available for rent for \$55/month. The storage lockers are currently rented.

If you are interested and want more information contact the office at 262-255-1800 before winter arrives.

Residents' Garages

To avoid damage or stolen property as well as discouraging rodents all garage doors should be kept closed when not in use!

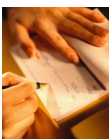


Maintenance Tip

Prevents Frozen Pipes and Water Leaks during Winter Months!

On a regular basis please check toilets, pipes under sinks, and water heater pans for leaking water.

Please call the office immediately if you notice a leak to avoid any water damage to your apartment or personal belongings!



Only One Check Is Needed

Rent and water payments are due on the 1st of the month.

A \$40 late fee will be issued on the 6th for all payments not received as well as an additional serving fee if a notice has to be posted on your door.

If you are a resident who pays water and sewer, only one check is needed for both your rent and water.



Winter Referral Bonus!

Do you want an extra \$100?

Receive a \$100 referral credit during the winter months when you refer someone and they sign a lease with J.B.J. Properties. Just the extra cash you need for a gift for that special someone!

The J.B.J. staff is looking for more residents like yourself!



Trash Cans & Recycle Totes

Trash cans and recycle bins need to be put away within 24 hours of pickup.

This is especially important during the winter months so the contractors can properly remove the snow and the cans will not get lost or damaged.

Keep in mind that if trash cans and recycle bins are not put away there may be a charge of \$15/\$20 to replace.

Attention Arbor Ridge Residents! Garage Door Keypads

Garage door keypad batteries tend to freeze in cold weather.

This is not a maintenance emergency!

It is recommended to keep your garage door remote with you at all times. In the event you are locked out of your garage due to the keypad freezing, you will be required to pay the lock-out fee of \$50 to the JBJ representative who opens your door.

Helpful Tip: Try replacing the battery with a warm one!

Electric Heat & Window Condensation

You might see condensation on the windows during winter. Electric heat doesn't have movement so it is important to run your ceiling fans or stand-alone fans to distribute the heat.

2011-2012 Snow Season Notice to All Residents

The 2011-2012 snow season is just around the corner and we wanted to take this opportunity to remind you of a few things.

- Please be patient and remember that our snow removal contractors work on a specific schedule and have other properties to attend to as well.
- It's very difficult to remove snow if the cars are parked in outside spaces, so move your vehicle to a **PLOWED** guest parking spot temporarily, or to the street to allow for efficient snow removal.
- In large snow storms it will be a 2-step process that will end with a final clean-up usually the next day.
- The winds in the area can be strong and drift the snow onto the sidewalks to make it seem that the contractors haven't shoveled the sidewalks even though they may have made a pass already. Most snow removal contracts have two (2) crews (plowing and shovel crews).
- **ATTENTION Building 17 Residents at Montgomery Square** - There is **NO PARKING** allowed at any time in the designated areas marked in guest parking through the months of December - March. This will leave room for the plows and an area to pile up the snow. Violators will be ticketed and/or towed at the owner's or resident's expense.
- In the winter months with snow blowing and the extreme cold there may be issues with locks freezing, we recommend that you purchase a can of lock deicer, this will work on door locks and mailbox locks.
- Heat must be **on at all times** in cold weather to avoid damage, this includes the entry heater. Failure to do so may result in freezing and/or breaking pipes, any damage will be at tenant expense.
- **WOODS RESIDENTS** - Furnace filters are a residents responsibility, it is recommended to clean/replace them frequently for optimal performance.

If you have any questions regarding anything in this notice please contact the office.

Thank you for making JBJ Properties your home, and please have a safe and happy winter.



The Woods Furnace Filters

Residents are responsible for cleaning their furnace filters.

All furnace filters are located in the utility closet of each unit. To clean the filter, rinse the filter out in the bathtub, let dry and then re-install. If you wish to purchase a new filter, they are available at the local hardware stores.

The size is 16"x25"x1" and pleated is highly recommended.

Cat Friendly Apartments!

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



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

To help you find a cat in need check out:

Wisconsin Humane Society at www.WIHumane.org.

Consider Giving a Cat a Home Today!



Kitty Corner

Random Facts and Interesting Trivia about Cats

A cat's brain is biologically more similar to a human brain than it is to a dog's. Both humans and cats have identical regions in their brains that are responsible for emotions.

There are more than 500 million domestic cats in the world, with approximately 40 recognized breeds.

Approximately 24 cat skins can make a coat, and the technical term for a cat's hairball is a "bezoar".

While it is commonly thought that the ancient Egyptians were the first to domesticate cats, the oldest known pet cat was recently found in a 9,500-year-old grave on the Mediterranean island of Cyprus. This grave predates early Egyptian art depicting cats by 4,000 years or more.

Unlike dogs, cats do not have a sweet tooth. Scientists believe this is due to a mutation in a key taste receptor.

Cats spend nearly 1/3 of their waking hours cleaning themselves.



Get To Know Your J.B.J. Staff!

Laura Strothenke
Administrative Assistant

Laura Strothenke was born and lived in Milwaukee until her family moved to Germantown in 1991. She is the youngest of three girls. Laura is a very proud Auntie of three nephews & three nieces. Which have her wrapped around their fingers big time. She has a boyfriend of almost two years and they have talked about marriage and family. So she can't wait to have a family of her own one day.

Laura is working towards her associate degree in Business Management part-time but has found that school is very expensive so she is taking classes when she can afford it. It is a slow process but she is determined to achieve a degree in something. However, she is happy where she is working.

Laura started working at J.B.J. in 2001 through a co-op program in high school her senior year. Once she graduated she was offered to stay full-time and she accepted. Through-out the years she has worked in the property management division as well as the construction/development division of J.B.J. Companies. Currently, she works in all divisions of the company. Many of the residents probably know her as the "girl up front". As well as the girl who dresses up for Halloween.

She has some residents that come in every month to see how she is doing and to catch up when they pay rent. Laura takes pride in her work and she tries to remember all the residents names when they come in because she thinks that is important. When you stop in be sure to say Hi to Laura, "the girl up front".

Community Events You May Not Know About...



Winter on Main in Downtown West Bend

Friday, December 2nd (6pm-9pm)
Saturday, December 3rd (10am-2pm)

Bring the whole family for horse-drawn carriage and wagon rides, holiday carols, hot cocoa, a traditional tree lighting ceremony, holiday lights, live reindeer and, of course, SANTA! The Cultural District joins the fun with even more holiday activities at the Washington County Historical Society and the Museum of Wisconsin Art such as holiday music, and a tour of homes.

Many merchants invite you to take the stress out of your holiday - bring your gift lists and shop locally. Then enjoy a relaxing meal and plenty of holiday spirit in Downtown West Bend.



The Washington County Humane Society

Festival of Trees

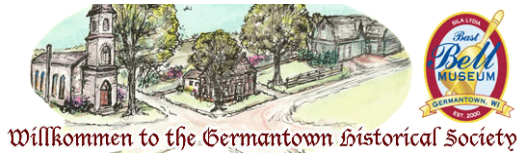
Saturday, December 3rd (10am-9pm)
Sunday, December 4th (10am-6pm)

Stroll through the winter wonderland of over 75 decorated trees, wreaths, swags and centerpieces sponsored by area businesses and individuals! Enjoy refreshments and homemade treats or shop in their boutique.

Help raise money for the animals by enjoying the festival with continuous holiday entertainment. Admission is \$5 for adults, 60 and over is \$3 and children 12 and under is \$3 as well.

3650 State Road 60, Slinger, WI 53086

For more details go to
www.WashingtonCountyHumane.org



Willkommen to the Germantown Historical Society

Christmas in Dheinsville

Sunday, December 4th
3pm-4pm

Christmas in Dheinsville is sponsored by the Germantown Historical Society. Antique organ selections, German/English carols, refreshments, door prizes and a visit from St. Nick. Donations are appreciated and it's located in the historic Christ Church, a part of the Dheinsville Settlement on the corner of Fond du Lac Avenue, Holy Hill Road and Maple Road in Germantown. For more information call 262-628-3170 or visit: www.BastBellMuseum.com.



Enchantment in the Park

Thursdays, Fridays, Saturdays & Sundays
Month of December
5pm-9pm

Washington County Fair Park, West Bend

See the animated holiday light show and indoor Santa's Village. You can walk or drive through and all proceeds benefit the Washington County food pantries. Visit www.EnchantmentPark.org!



WI Expo Center presents Wonderful World of Weddings

Saturday, January 7th
Sunday, January 8th

See a tremendous selection of bridal-related products and services. Latest fashions and what's new for the Bride-to-Be. Two fashion shows daily as well as prizes, gifts and handouts galore. For further details visit: www.WeddingShowepi.com



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:

Elvia Rivera
John Lesniak
Shauna Bolyard
Thomas Inkmann
Crystal Thompson
Doris & Jacob Easton
Jesse & Courtney Tomasini
Shauna Piche' & Bryan Brockner

Andrew & Danielle Bruss
Leonard & Sheila McGinnis
Kristie Johnson & Hollin Burton
Kiara Maddux & Amy Klimowicz
Jacqueline Williams & Rick Shannon
Eileen Stoecker & Vincent Walkowski
Caleb Krawczyk & Christian Bauzenberger
Hollin Burton & Kristie Johnson



Thinking About Moving?

Whether you are looking to upgrade from your one bedroom to a two or even three bedroom, we can help. Or if you would like something smaller we may have an apartment for you.

Check out our floor plans and current availability at www.JBJCompanies.com.

Our transfer policy to any other J.B.J. Properties apartment is easy and less costly than moving elsewhere.

If you are considering moving instead of a transfer, please check your lease ending date before giving notice. You are responsible for rent and utilities until your lease ends or the unit has been re-rented.



Renter's Insurance Is There When You Need It!

As they watch a movie on their new HDTV a water heater is leaking from the upstairs apartment which causes extensive damage to their new TV and other possessions.

Thank goodness they have renters insurance. Which is something you should consider.

Because if the unexpected ever happens to your possessions, State Farm Insurance can get you back where you belong, enjoying that movie on your HDTV. Call for more details!



State Farm Insurance
Bernadette Furlong, Agent
262-251-8164

W194 N11221 McCormick Dr., Germantown



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