



# THE SEASONAL GAZETTE



The Official Seasons Newsletter - Winter '11

## The Seasons Staff

### **Property Manager**

Ronda Eckhardt

ronda@jbjcompanies.com

### **Resident Manager**

Robin Patton

### **Leasing Consultant**

Steve Lukomski

### **Maintenance**

#### **Technicians**

Ed Smith

Kim Walters

All maintenance requests should be directed to the Seasons office at 262-820-0627 or submitted online at [www.JBJCompanies.com](http://www.JBJCompanies.com)

### Leasing Office Phone:

262-820-0627

### Leasing Office E-mail:

Seasons@jbjcompanies.com

### Emergency Number:

414-852-5100

### Leasing Office Hours:

Check Mailbox Flyers for Winter Hours

### Office Closed:

December 23<sup>rd</sup> & 26<sup>th</sup>  
December 30<sup>th</sup>



## **To Our Resident Appreciation Week Sponsors**

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

Ace Hardware, Buffalo Wild Wings, Country Spring Hotel, Healing Touch Massage/Sussex Chiropractic, M&I Bank, Paradise Tan, Piggly Wiggly, Preferred Cleaning Services, Tailgators, Schan Business-Insurance & Tax, Snap 24/7 Fitness, Sparkleen Services, Starbucks, Time Warner Cable, Sussex Bowl, SuCasa in Menomonee Falls, Fan Sea Tan, Sussex Liquor, Sports Clips, Tony Maronni Pizza, For Rent Magazine, North Shore Bank, Landmark Credit Union and A & B Painting

## **A Special Thanks to Our Event Sponsors**

Healing Touch Massage/Sussex Chiropractic, Starbucks, Schan Tax Service, Tailgators, Premier Flooring, Malkins Carpets and Tony Maronni's Pizza



## **Congratulations to the Resident Appreciation Drawing Winners!**

The Seasons would like to congratulate the following winners of our Resident Appreciation Drawing...

Kathy Korn, John Leavell, Anna Wiener, Jay Duncan, John Gavin Robert & Lois Haugen, Samantha Czarnecki, Patricia Acevedo, Melody Trentham, Bernadine Kaatz, Sandra McGovern, Beth Flasch, Amrita Bajaj, Jean Westerhaus, Kenneth Gumz, Demetria Burke, Lorraine Goetsch, Victor Bartholomew, Clarence Anderson, Jackie Smith, Connie Highsmith, Mark Serowski, Brian Stocks, Jean Hoffman, Kelly & Adam Winiger, Jeffrey Anderson, Joan Davis Jennifer Robinson, Diane Manchester, Kendra & Aaron Sandberg, Megan Kreamsreiter, Michael Siebenaller, Don Engelhardt, Christy Rosenberger, Mike & Joyce Dunne, Michelle & Joe Murphy, Cynthia Edwards!

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



## 2011 Fall Garage Sale

The Seasons had a great turnout on Friday but Saturday was slow due to the weather. The Seasons will be starting to plan next year's Summer Rummage Sale after the kids are out of school at the end of June and we might consider a Thursday, Friday, and Saturday rummage sale as Thursdays and Fridays are the busiest days!

Thank you to all who participated and hope it was a worthwhile experience and look forward to you signing up next year!



## Fall Decorating Contest Winners Are...

36/205 & 33/105

Thanks to all the participants for the Fall Decorating Contest and congratulations to the winners.



## Holiday Decorating Contest!

Share your holiday spirit with others by participating in the Holiday Decorating Contest.

Decorate your patio/balcony with colorful lights and holiday decorations for a chance to win a gift card. The winners will be announced on Saturday, December 17<sup>th</sup>!



## 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 the Seasons. Just the extra cash you need for a gift for that special someone!

The Seasons staff is looking for more residents like yourself!



## The Seasons Loves Our Residents!

### Celebrate a Valentine's Day Special Just for You!

Stop by the Leasing Office on February 14<sup>th</sup> for a special Valentine's Day treat.

The small things in life are the moments to treasure and life's too short so live life to the fullest with happy memories and fun times together!



## 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 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 as well as an additional serving fee if a notice has to be posted on your door.

## Are you looking for Extra Space?

The Seasons has plenty of storage lockers to rent. Enjoy additional space for only \$10 per month. If you have boxes that you don't want to store in your apartment here is a great way to store your belongings!

The Seasons garages are currently rented but we can put your name on a waiting list if you are interested.

Call the Leasing Office for more information!

## 2011-2012 Annual 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.

- After a measureable snowfall all vehicles parked on a surface parking spot need to be moved so the snow crew can clear all spaces to the best of their abilities. It is recommended that all garage spaces are utilized first. Any vehicle not moved may not be cleared out properly. It is recommended to try to park in groups; it will make snow removal easier on the crew.
- Please contact the leasing office immediately if there are issues noticed after the snow removal.
- Parking is in assigned spaces only (all year round).
- There is no parking along the street or grass lines (all year round).
- Garage door key pad 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 freezing of a key pad, you will be required to pay the lock out fee of \$50.00, to the JBJ representative who open's your door.
  - Tip: Try to replace the battery with a warm one.
- 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.
- Furnace filters are a resident responsibility, it is recommended to clean/replace them frequently for optimal performance.

If you have any questions regarding anything in this letter please contact the leasing office immediately.



### The Seasons Low Points Inspections

J.B.J. Maintenance will be inspecting the low points at the Seasons during the winter months. Notices on the inspection dates will be posted on the mailboxes and wipe off board when inspections are scheduled. So please be sure to note these dates! Thank you for your cooperation!

### 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](http://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 Seasons Staff!

#### Robin Patton, Seasons Rental Manager

Robin Patton is originally from upper Michigan and has four (4) brothers. She travels back to Michigan to visit family often and just went four-wheeling with her Mom. Robin loves to ride her bike on the many Wisconsin bike trails and also enjoys snowmobiling.

Robin Patton lived in Frankfort, Indiana raising her two children until they grew up and left the nest. She then decided to move to Seven Spring North Carolina for a while and loved being there but moved to Michigan to be close to her parents and lived with her younger brother in Anchorage, Alaska for five years and worked as a property manager for Rentfro Properties. At the request of her son & daughter, she moved back to Wisconsin six years ago.

Robin started as the Seasons Rental Manager in February of this year and enjoys helping residents in anyway she can. Stop by and talk to Robin at the Leasing Office if you have any questions or concerns regarding your apartment.

### 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](http://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.

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



### Village of Sussex Joy Tree for Older Adults

November 30<sup>th</sup> - December 15<sup>th</sup>

The Sussex Community Center sponsors the annual project called the Joy Tree. Trees stand in the Sussex Village Hall and the Sussex Community Center lobbies and are decorated with tags with gift ideas on them.

Community members are invited to choose as many tags as they wish and return the wrapped gift to the Village Hall or

Community Center. Please have the gifts back no later than Thursday, December 15<sup>th</sup>.

Those gifts are distributed at the Sussex Outreach Services holiday gift distribution event to those older adults who are most in need of the gift.



### Sussex Christmas Tree Lighting

Saturday, December 3<sup>rd</sup>  
5pm

Join in the fun of the Christmas Tree Lighting on the Sussex Village Hall Front Lawn. The celebration includes live musical performances by local school children, supporting musical presentation by Steve Haasch and the lighting of the tree and a visit from Santa. Hot chocolate and cookies will be served to warm your hearts and hands. If you are able, please bring a non-perishable food item and deposit the items into the designated boxes for donation to the Sussex food pantry.

### Special Events - Birthday Parties

Sit back, relax and let Sussex do the work for your child's next birthday party! For more information contact Birthday Party Coordinator—Megan Sackett at 262-246-6447 or [msackett@VillageSussex.org](mailto:msackett@VillageSussex.org).

### Pauline Haass Public Library

N64 W23820 Main Street, Sussex, Wisconsin 53089  
*Serving the communities of Lisbon and Sussex*

Sunday, December 11<sup>th</sup>  
2pm-3pm

### Holiday Storytime

Enjoy great holiday stories and decorate yummy holiday cookies at this special Storytime. No registration is required. For more information, contact the Youth Services Department at 262-246-5182.



### Sussex Christmas Caroling

Wednesday, December 14<sup>th</sup>  
4:30pm-6:30pm

Hop on the school bus from the Community Center and take a ride to a few predetermined households that have been chosen to be the recipient of good cheer. Each caroler will receive the words and music to some holiday favorites. After caroling, you are invited to join the "on your own" dinner at a local restaurant.

If you would like to join us for caroling, please contact the Recreation Department at 262-246-6447 by December 9<sup>th</sup>.



### Tree Removal Schedule

The Village of Sussex asks that you remove all decorations from the tree and do not put it in any type of bag.

They have tree pick up scheduled Monday through Friday for the month of January. Please contact the Village Hall for more information if needed at 262-246-5200.



## The Seasons is Proud to Welcome...

The Seasons welcomes all new residents to our apartment community!  
Please share our excitement and welcome the following to our community:

Kristen Bell  
Bill Eckert  
Nicole Rusnak  
Megan Sackett  
Brian Stocks  
Chad Engstrom  
Francisco Crisostomo  
Suzanne Carney  
Matthew Mooney  
Patrick Lewis  
Patricia Acevedo  
David Minerath

Cynthia Edwards  
Matthew & Meegan Hass  
Mark & Kelly Winiger  
Robert & Heather Waite  
Kyle Gluth & Teresa Urch  
Nara & Alfredo Ribeiro  
Shawn Imse & Melody Socha  
David & Brian Bialobrzkeski  
Danica Schaefer & Nicholas Ihde  
Emily Boettcher & Daniel Schmitz  
Jeffrey & Ginger Carerros and Megan Kreamsreiter

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### Renter's Insurance There When Needed!

**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.

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  
Dave Bomhack  
262-781-2700  
dave.bomhac.bzmo@StateFarm.com  
21150 W. Capitol Drive, Brookfield, WI 53008

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The Seasons Leasing Office  
N67 W24969 Stonegate Ct., #104  
Sussex, WI 53089

If mailing correspondence, please mail to



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