



THE PIRATE NEWSLETTER

APRIL 2008

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HAPPY BIRTHDAY TO YOU, HAPPY BIRTHDAY TO YOU!

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IMPORTANT NOTICE!

As you may know, all Southlake Buildings have been treated for termite control. At this time of year, termites "swarm" and it is that swarm that lets us know if we need additional treatment. Therefore, if you notice such "swarms" or if you see tiny pin holes in a wall, please contact the office immediately (522-4855) so that we may inspect for damage, and make repairs and treat if necessary.

A Word From the Wichita Fire Department

Records of the Wichita Fire Department indicate that in previous years, a large percentage of property loss was attributed to improper use of outdoor cooking grills on or near apartment balconies. With compliance, that amount was reduced by almost 90%.

The current edition of the UNIFORM FIRE CODE, Section 7903.2.1.4, prohibits the use of cooking appliances that utilize Class I liquids (ie., LP Gas) within a building or structure. Therefore, in the interest of fire safety, it is recommended that all apartment complexes with multiple story buildings establish and implement a house policy prohibiting the use of outdoor cooking grills and smokers on individual apartment balconies. (We agree with this recommendation and request your compliance with it in not grilling on your balcony. You may grill on the ground away from the buildings or on any of the provided charcoal grills around the community.)

In addition, the Fire Department recommends the following:

- Never use gasoline or other highly flammable liquids to start grills.
- Never leave grill unattended. **KEEP AWAY FROM BUILDINGS!!!**
- Do not place ashes in plastic, cardboard, or wooden containers. Use metal containers with metal lids.
- Report any noncompliance to the management office, 522-4855.

Coming up Next Month...

We will be commencing routine insect exterminating and furnace filter cleaning next month. If you have a pet, please change its water after treatment. There will be an acknowledgment slip left by our personnel indicating your apartment has been treated.

A Few Reminders...

- Driving is NOT PERMITTED on the grounds! No exceptions! Do not drive any vehicle on the grass or on to the sidewalks. If you do, you will be assessed a minimum \$100 fine. Please report immediately to office, 522-4855, if observed.
- Parents: Keep an eye on your children! Do not let them play near the lake unattended. And make sure they understand how dangerous the parking lot can be. We have received several reports of children almost being ran over while running and biking in between cars and carports.
- When using the laundry facilities please keep in mind that the Washers run approximately 30 minutes and the Dryers run approximately 45 minutes. If you encounter a machine that has stopped and still has laundry in it, you may remove such laundry and place it on top of one of the dryers so you may use that machine. Also, please do not prop the doors open while you are not there. And finally, please do not smoke in the laundry rooms. Your cooperation is appreciated!
- Please don't throw ANYTHING off of your balcony, including cigarette butts, trash, or food for the ducks. Your neighbors living on the ground floor will appreciate it! Also, we will be doing our Spring Cleaning of the backyards this month. Anything that appears to be junk or trash will be collected and thrown away. So if you live on the ground floor and are storing anything other than outdoor furniture, we highly recommend you move it indoors or risk having it disposed of.
- To those of you with pet agreements, please remember to pick up after your pet. And do not tether them unattended. All pets must be accompanied and on leash any time they are outside your apartment.
- Parking: Please ask your guests to park in areas that are not directly in front of the buildings. Also, remind them that the carports are RESERVED for those who pay for them. Lastly, all resident vehicles must have a parking sticker. If you don't have one or have traded cars and need a new one, just drop by the office.
- Be considerate of your neighbors and keep your radio and television volume down to a reasonable level, especially after 10 pm each evening. Also, keeping your windows and doors closed will help from disturbing others. Thank you!

MAINTENANCE TIP

Lately we have been encountering two plumbing situations that we need to address:

The first involves so-called "self-cleaning toilet bowl cleaners." These are typically blue or green in color and hang inside the toilet bowl or tank. We do not recommend these as the dye used in them can stain the floor if ever the toilet leaks. Worse yet, the ones that hang inside the toilet bowl often become dislodged, falling in to the toilet and can cause major stoppages and expensive service calls if flushed! So please help us by NOT using these products.

The second problem involves toilets as well. If ever your toilet overflows after flushing, immediately shut the water valve off behind the toilet before calling us! Or shut off the main water valve which can be found inside your hot water tank closet protruding from the wall. Doing this will minimize any flooding and significantly reduce damages and service charges. Once the water is shut off, then call for maintenance.

Thank you for your cooperation!

Remember, this is your newsletter. Items for publication are taken all month long at the Southlake Village office. Call 522-4855 or drop your ad by the office. We accept announcements, classified ads, and newsworthy items. Please submit your item(s) prior to the sixth of each month. 🍏 *Made on a Mac!*