



southlakevillage.com

THE PIRATE NEWSLETTER

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NOTICE!

This month we will be entering all apartments to clean or replace air conditioning and heating filters. We will leave you an acknowledgement slip to indicate your apartment has been serviced. Please contact us if you have any questions regarding this matter.

How Your Furnace Works

With cooler weather already here, we would like to remind you of how your heating unit operates. Unlike using your air conditioner where the unit turns on and off at demand, your heating unit operates on a delay before it will activate and a delay before it will shut off. When you set your thermostat to AUTO & HEAT and select the temperature desired, your unit will turn on within three to five minutes. Likewise, when manually turning off your unit, give it about three minutes to shut off. If you have any problems, please contact the office at 522-4855 and we'll get you taken care of as quickly as possible!

A Message From The Wichita Fire Department

The season for wood-burning fireplaces will soon be here again. We want to remind those of you with fireplaces that the Wichita Fire Department answers numerous alarms caused by the improper disposal of hot ashes each year. In an effort to reduce these alarms, they are asking for your cooperation to help make your apartment building fire safe. Therefore, in the interest of safety for all concerned, the following guidelines are submitted:

- Do not place ashes in plastic, cardboard, or wood containers. Use metal containers with metal lids. No person shall deposit ashes or coals except in a noncombustible container with tight-fitting lid kept or maintained in a safe location. (UFC, Article 11, Div. 1)
- Remove ashes from the building immediately after removing from a fireplace. Do not store ashes inside your apartment or outside on your balcony!
- Ashes and combustibles are not to be placed in the same container.

We and the Wichita Fire Department thank you for your cooperation. If you have questions regarding the use of your fireplace (ie - how to open your flue), please stop by the office, email, or call us at 522-4855.

Carports Available!

We have limited number of carports available for lease in various areas of the complex. If you are interested in leasing one (or more), please call, 522-4855, or stop by the Southlake Village office. Carports rent for \$20.00 per month. Availability is on a first-come, first-serve basis. If we run out of units, we will be gladly put you on our waiting list and contact you when one is available. And while we're on the subject, please remind your guests that the carports are RESERVED for residents who lease them and not to park there.



Visit us online at:
www.southlakevillage.com/



HAPPY HALLOWEEN!!!

Just a Few Reminders...

Insurance - We strongly recommend all residents carry some kind of liability and personal property insurance (typically called "Renter's Insurance.") Our insurance does not cover you for any potential losses! Plans start at less than \$100.00 per year.

No Guns! - Air Rifles and BB Guns (as well as ANY other weapons or firearms) are **ABSOLUTELY PROHIBITED!** If you observe someone shooting any kind of gun, do not hesitate to call us and/or the Wichita Police Department! Thank you for your cooperation.

Pets - To those of you who have pets, please remember to pick up after them. And always keep your pet attended on leash when outside your apartment.

Stray Animals - Please do not feed stray animals. Report to office so we may contact Animal Control to pick up and take to the animal shelter.

Grilling - If you grill, please do so only on the ground (no balconies) and away from the buildings. There are several public grills located around the complex and behind the clubhouse for your use as well.

Parents - Do not allow your children to skateboard or ride their bicycles between cars in the parking lot. They are difficult to see and we don't want anyone getting injured.

Laundry - If at all possible, try to start the washers at least three minutes apart to avoid drain backups. The newer machines we have installed can overload the drains when both are started and draining together. Thank you!

Residents - Remember that the only residents allowed to reside here are the ones specified in your lease. Any others are considered illegal occupants and will be asked to move out or risk early termination of your lease.

Parking - Since the complex is nearly full, we ask that you park any extra or rarely driven vehicles at the commons area just west of the Clubhouse. And if you have a non-operating vehicle, we ask that you move it off the premises. Also, please ask your guests not to park in the primary parking spaces in front of the buildings. Although they are not marked as such, these spaces are intended for resident use only. (Carports are RESERVED for paying residents only. See offer in this edition.) When parking, be sure to park between the yellow lines and not too far forward, blocking the sidewalks. Try not to blind residents who live on the ground level by leaving your headlights on while warming up your car in the dark. And finally, please do not park in any "No Parking Zones" which are clearly marked in red. Thank you for your cooperation.

Very Important - Please Read!

Recently we have had some fairly serious issues with sewers backing up in some of the buildings. In every case, the blockages were caused by the same offending items: Grease, Rice, Potato Peels, Feminine Hygiene Products, Diapers, Q-tips, and surprisingly, Toilet Paper. It does make a difference what toilet paper is used. The worst kinds are the fluffy thick ones like "Charmin" and "Cottonelle." Therefore, we ask all residents to help alleviate this problem by not using such toilet papers and disposing of the above mentioned items in your regular trash instead of down the toilet or your disposal. Never put grease, rice, or potato peels down the disposal! When using the disposal, be sure to run plenty of cold water before, during, and after each use to flush the line. If you are experiencing problems with your disposal or toilets, please contact the office at 522-4855 to make a maintenance request.

Remember, this is your newsletter. Items for publication may be submitted at the Southlake Village office. Or contact us by phone (522-4855), fax (522-4856), or email at: southlakevillageapartments@cox.net. We accept classified ads, announcements, and other newsworthy items. We publish quarterly in January, April, July, and October. 🍏