



THE PIRATE NEWSLETTER

APRIL 2010

VOLUME XXXVII SPRING EDITION



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 at 522-4855 so that we may inspect for damage, and make repairs and treat if necessary.

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, call us at 522-4855 for maintenance.

Thank you for your cooperation!

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.

Visit us online at: www.southlakevillage.com

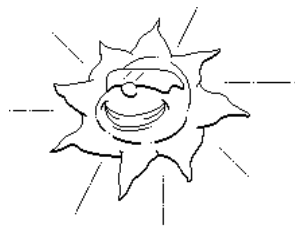
Coming up in May...

We will be commencing routine insect exterminating in May. We are trying a new schedule of treatment in which 3-4 buildings will be treated each month. We expect the entire community to be fully treated by the end of July. 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. Thank you!

HEY SUN-BUMS!

The swimming pool will be opening late May for your enjoyment! Pool hours are from 9:00 am to 9:00 pm daily. For your safety, please read and follow the rules below:

- No glass bottles or containers at pool area.
- Bathing suits only - No cutoffs.
- No children under 16 years of age unless accompanied by parent or responsible adult.
- No running, pushing, or shoving. No diving off tables, chairs, or ladder rail.
- No animals (four-legged).
- Use provided trash containers for cans, paper, and cigarette butts.
- Do not throw foreign objects into pool.
- Do not play with lifesaving equipment.
- Guests must be accompanied by residents of Southlake Village. There is a limit of two guests per resident. If you have more, please check with the office prior to use.



Security Concerns

We believe the lake here at Southlake Village is one of the finest bodies of water in the area, and we want you to enjoy it, and enjoy it exclusively. But there are always a few who don't live here, are not accompanied guests here, and have no right to be here attempting to use the lake and other facilities that are yours to enjoy. Therefore, we spend a great deal of effort evicting such persons from these premises. However, you can help us do a better job for you if you will report any persons you see who you suspect of being a trespasser. We'll check them out. And if they don't have a right to be here..... we'll throw them out or press trespass charges against them.

Don't apprehend anyone yourself! Simply call our 24-hour number, 522-4855, and we'll take it from there. Together, we will make this a summer of quiet enjoyment for your personal and exclusive lakeside living.

LAKE & FISHING NOTICES

- Please do not keep the smaller fish you catch. Release back to the lake so they will continue to grow and make for more of a fishing challenge!
- Trot lines, unattended fishing lines, and trawling nets are not permitted. Any such items found will be cut and any other gear will be confiscated.
- Please be aware that you must accompany your guests at all times. Unaccompanied guests will be asked to leave the property.

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. 🍏