



# THE PIRATE NEWSLETTER

## JANUARY 2013

VOLUME 13 WINTER EDITION



### SOUTHLAKE VILLAGE RESIDENT REFERRAL PROGRAM



If someone YOU refer signs an application to lease an apartment at Southlake Village between January 18, 2013 and March 31, 2013, we'll pay YOU \$100.00! And to make it easier for you to attract someone, we'll give YOUR PROSPECT a \$100.00 discount on their first month's rent!

Take advantage of this opportunity to help yourself, and to help someone else discover magnificent "lakeside living." (Just make sure we are notified prior to signing the application, please. Not valid with any other offers.)

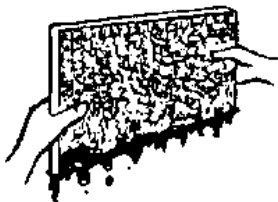
### **How You Can Save Money on Electric Bills!**

We believe you should be aware of how important it is to keep your filter clean and it's easy to do yourself. Why should you clean your filter? Because a dirty filter will cause malfunctions in your heating system, pollute the air in your home, and.....**INCREASE YOUR COST OF ELECTRICITY!** Therefore, if you will clean your filter every 3 to 4 months, you'll feel better, and save \$\$\$!

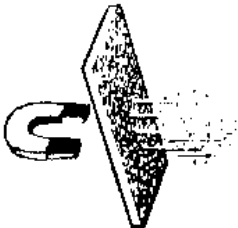
Cleaning the filter is easy. You can wash it in the sink or tub. Replace it in the same direction it is facing and you can put it back damp. Do not use soap or detergent and if it is torn, damaged, or worn out, just call the office, 522-4855, and we will replace it free!



**WASHABLE!** Just run water through filter and it's clean in a jiffy! Also vacuum cleanable. It's a permanent filter that will take years of frequent cleaning and remain just as efficient as when new.



**FILTERS ELECTROSTATIC ALLY!** The filter is made of natural fibers individually coated with exclusive compound of neoprene and plastic, providing high electrostatic filtering efficiency for catching and holding dust. Works like a magnet!



**NEEDS NO OIL!** That's why it cleans so easily! No grimy, messy oil to remove or replace, no sticky hands to clean, no sludgy mess to get rid of. Nothing to add - just wash with water!



### **2013 Office Hours:**

Weekdays: 9:00 a.m. - 5:30 p.m.  
Saturdays: 10:00 a.m. - 5:00 p.m.  
Sundays: Closed



## Southlake Village Lock-Out Policy

- During normal business hours (excluding holidays), residents may borrow a key at the office to let themselves in. There is no charge.
- Any other time, there is a \$20.00 fee for a representative to travel to resident's apartment and unlock the door. You must call our 24-hour number, 522-4855, to arrange service. Please pay representative at time of service.
- Also, you **MUST** be a resident who is on the lease. You **MUST** show photo I.D. to the representative. And you **MUST** leave a contact phone number with us!

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## A Message From The Wichita Police Department

The Wichita Police Department wants you to know that they are here for you whenever you may need them. You should call 911 whenever you see something suspicious, regardless of how small it may seem. This is part of the Community Policing effort that has been highly successful in reducing crime throughout Wichita. But Community Policing alone is not as effective as the combined efforts of Community Policing and citizen involvement. You can help by keeping an eye on your surroundings and property. Here are some tips you can follow to help prevent crime:

- Always lock doors (deadbolts, too) and windows.
- Don't leave valuables in your vehicle. And **ALWAYS** lock it!
- Use lights on timers when gone at night or overnight.
- Keep a list of all serial & model numbers of electronics.
- Engrave an additional identifying number on all electronics.
- Lease a safe deposit box for jewelry and other valuables.
- Always call 911 on suspicious activity and persons.
- Have a trusted neighbor help watch your residence.



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## Just A Few Reminders

**Doors:** Be mindful of your neighbors and please try not to slam doors - especially your front door. If your door is requiring excess force to close or latch, call us at 522-4855 and we'll repair it! And along those lines, please walk quietly in the stairwells and inside as well. No stomping or jumping please.

**Speed Limit:** Please observe the 15 M.P.H. speed limit in the complex. Be mindful of the many children living within the community.

**Grounds:** Please help keep your community clean by not disposing of cigarette butts and other trash in the parking lot or grounds. And please do not throw food or trash off your balcony or outside your patio.

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## 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.

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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. 🍏