



April, 2011

Volume VII, Issue 6



Spring
is Almost
Here!

Inside this issue:

April and May Calendars 2

Residents in the newer expansion:

All apartments in the newer expansion are equipped with sprinkler systems that will function in case of a fire emergency. Please remember that it is NEVER okay to hang anything from the sprinkler heads in these apartments. Any added weight could set off the sprinklers, flooding your apartment and possibly the ones around you.



We wish to remind our residents to report any **pole lights** or **building lights** that are out in our community. We want to keep all of our areas well-lit at night, but we don't always know when these lights are burned out. If you see any outside lights that are not working, please let the office know right away so we can correct the problem as soon as weather permits.

Earn Rent Credit by Referring Residents to Meadowbrook

Beginning April 1, Meadowbrook Management will extend a \$50 bonus offer to any current residents who refer others to live in our community. Here is how it works:

1. Bonus offer is good for any deposits received between from April 1, 2011 to May 31, 2011.
2. To qualify, the new resident (s) must put down a

deposit for an apartment or townhome between April 1 and May 31. *New resident(s) must mention the referring resident's name when the deposit is put down.* Mentioning the referral after the deposit has been paid will not qualify.

3. Referring resident will receive \$50 rent credit on his or her rent account after the new resident(s)' con-

tract has been approved and all paperwork has been completed.

4. Only one referral bonus will be given out per contract (regardless of number of people on the contract).
5. There is no limit on the number of individual referral bonus credits a current resident can earn.

Help Combat Vandalism, Report Damage Right Away

We have recently experienced occurrences of vandalism on our property. This vandalism has occurred to outside pole lights, flag poles and street signs (among other things.)

The Meadowbrook maintenance staff works very hard at keeping our community in good working order. Fixing damage caused by van-

dalism lessens the amount of time that our maintenance crew can spend each day on work orders for our residents. In addition, we try very hard to keep our expenses under control so that we can keep our rents reasonable; increased costs in this regard can result in higher rents for our residents.

We ask that you, as residents, help us combat this flagrant vandalism. Please do not allow any guests to damage anything in our community. If you observe someone damaging our property, report it immediately to our office and/or the Lawrence Police Department so that appropriate action can be taken.

Pet Cleanup Reminder: During the winter months, many of our residents had gotten into the habit of letting dogs out on ground level patios to "do their business." However, with the spring and summer heat approaching, we wish to remind everyone with pets on the ground level to please clean up all 'land mines' from patio areas. If allowed to build up, waste will begin to smell, and this is very unpleasant for your neighbors who want to enjoy their patio and balcony areas as the weather improves. We also wish to emphasize that residents who live in upper level apartments are not allowed to let their pets go to the bathroom on their balconies. This will result in an immediate lease violation.

APRIL 2011

SUN	MON	TUE	WED	THU	FRI	SAT
					1 April Fool's Day RENT DUE (No foolin')	2
			Written Notice to Vacate due for leases ending 6/30/11 →			
3	4	5	6 LATE FEES BEGIN ON UNPAID RENT	7	8	9
10	11	12	13	14	15	16
17 Palm Sunday	18 Passover begins at sundown	19 Passover	20	21	22 Good Friday	23
24 Easter Office Closed	25	26	27 Administrative Professionals Day	28	29	30

MAY 2011

SUN	MON	TUE	WED	THU	FRI	SAT
1 May Day RENT DUE	← Written Notice to Vacate due for leases ending 7/31/11		4	5	6 LATE FEES BEGIN ON UNPAID RENT	7
8 Mother's Day	9	10	11	12 Last day of regular classes for KU	13 POOL PARTY @ MEADOWBROOK LAZER 105.9 2-4 PM STOP DAY for KU	14
15	16	17	18	19	20	21 Armed Forces Day
22	KU FINALS WEEK →					28
29 Office Closed	30 Office Closed Memorial Day	31	When the office is closed, residents can still page Emergency Maintenance and Mil-Spec Security by calling our office phone number (785-842-4200) and pressing "0" to speak with an operator at our answering service.			

Meadowbrook Office Hours: MON-FRI 8:00AM-5:30PM, SATURDAYS 10:00AM-4:00PM, SUNDAYS 1:00PM-4:00PM

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Visit our website for helpful information, downloadable forms, or to email us a non-emergency service request!

www.meadowbrookapartments.net