



# MEADOWBROOK NEWS



February / March 2012

Volume VIII, Issue 5

## Lease Deadlines Are Approaching!

*All residents living at Meadowbrook Apartments have an automatic renewal clause in their lease. This clause states that any residents that wish to terminate their lease after its end date must give written notice signed by all roommates at least 90 days prior to the lease end date.*

If we have not received written notice to vacate from an apartment or townhome by this 90-day deadline, the lease automatically renews for twelve (12) full months. (See paragraph 10 & 11 of your Landlord-Tenant Agreement for details.)

It is up to the residents to know this portion of their lease, even though we attempt to remind each apartment and townhome several times as a courtesy. We mark these dates on the calendars in the newsletters as well.



which we can waive fees for roommate changes. Many times, residents will want to renew the lease with different people on the contract. If the roommate change paperwork is turned in to our office by the Notice to Vacate deadline (and the change is to be effective as of the new lease term) we will waive the normal \$75.00 roommate change fee.

**Lease Extensions for Less Than 12 Months:** Some residents may want lease extensions for lengths of time less

**Roommate Changes:** Your Notice to Vacate deadline is also

than 12 months. We cannot accommodate short extensions for all apartments. Any residents that would like to extend their lease for a term less than 12 months will need to speak with Liza, the Resident Manager. Requests for lease extensions must be in to the office several days before your notice date, so that there is time to prepare your paperwork before the deadline. Extensions must be confirmed before the notice to vacate deadline.

If you have any questions about your lease, contact your leasing agent today. And thank you, again, for making Meadowbrook Apartments your home.



## Resident Reminders:

- Meadowbrook is currently leasing apartments for the Spring, Summer and Fall of 2012. We are beginning to fill up on some of our more popular floor plans, so if you are interested in moving to a different apartment in Meadowbrook, please come talk to your leasing agent soon.
- We would love to keep our residents for another year! However, if you know you will be leaving at the end of your lease, please come to the office and turn in your written notice to vacate. (All roommates need to sign this form.) Remember, if you do not turn in your written notice to vacate by your notice deadline, **your lease will automatically renew for 12 full months.**
- Please remember that all trash needs to go directly to the dumpsters; do not store garbage bags, trash, or other refuse on your patios, balconies, breezeways or interior hallways. Not only does this diminish the look of our community, it also attracts bugs and critters to your apartment.

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Details about Meadowbrook's Summer Storage Program on page 4!

*Let us love winter, for it is the spring of genius. ~Pietro Aretino*



# FEBRUARY 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			 1 vs. Oklahoma <b>— RENT DUE —</b>	2  Groundhog Day	3	4
	 <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Indicates a KU home game which may affect traffic in this area of Lawrence.</p> </div>					
5	6  <b>—Late Fees begin on unpaid rent—</b>	7	8	9	10	 11 vs. Oklahoma State
12	13	14  Valentine's Day	15	16	17	 18 vs. Texas Tech
19	20  President's Day	21	22  Ash Wednesday	23	24	 25 vs. Missouri
26	27	28	29  Leap Day			

## Tell Your Friends! Meadowbrook's Referral Bonus Program!

Strapped for cash after that holiday shopping spree? Why not tell a friend about Meadowbrook and earn credit towards your rent? Meadowbrook's referral bonus program is available for any current Meadowbrook or Mastercraft residents. By referring a new resident here, you can earn \$25 of rent credit on your rent account. The best part is that you can refer as many people as you like!

Here is a brief rundown of how it works:




- Any current resident who refers a prospective resident to Meadowbrook will earn \$25 of rent credit, which will be applied to his or her account after the new resident moves into an apartment or townhome.

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*A loving heart is the beginning of all knowledge. ~ Thomas Carlyle*



# MARCH 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3 vs. Texas
 <p>Indicates a KU home game which may affect traffic in this area of Lawrence.</p>				— RENT DUE —		<div style="border: 1px solid black; background-color: orange; padding: 5px;"> <p><b>Deadline for written notice to vacate for leases ending 5/31/12!</b></p> </div>
4	5	6	7	8	9	10
		—Late Fees begin on unpaid rent—	 Big XII Tourney Kansas City	Purim		
11	12	13	14	15	16	17
 Daylight Savings Time Begins			Pi Day			St. Patrick's Day
18	19	20	21	22	23	24
			KU - Spring Break			
		Vernal Equinox				
25	26	27	28	29	30	31

### Referral Bonus Program, continued

- The incentive program applies only to referrals of prospective residents who do not already live at Meadowbrook. It also does not apply to roommate changes or persons trying to fill their own apartment that is up for reassignment.
- Prospective residents must make mention of the referral at the time they put down the security deposit. (After all, we can't give a bonus if we don't know who referred them!!)
- Referral bonuses are given *per apartment or townhome*; if you refer three people that all will live in the same apartment, we will give you \$25. If you refer three people that all take separate apartments, we will give you \$75.

Complete details are available at the office. Ask your leasing agent for more information. Thank you, again, for choosing Meadowbrook!

*May your blessings outnumber the shamrocks that grow, and may trouble avoid you wherever you go. ~ Irish Blessing*

## About Us

Between our pet friendly original buildings and our luxurious new expansions, our community has over 50 different floor plans of studio, one, two, and three bedroom apartments and townhomes to choose from. With variety like that, we have a home for everyone's tastes.

Our helpful staff members are here to help ensure a memorable living experience.

**Lisa Grey:** Receptionist

**Liza Pehrson:** Resident Manager

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**AFTER HOURS PHONE SERVICE:** Our phones are answered 24-hours a day; if you need emergency maintenance or help from Mil-Spec Security, dial 785-842-4200 and an operator will be on the line after the recorded message.

**FIRE ALARMS:** If the fire alarms go off in your building, please remember that these alarms **DO NOT** automatically call the fire department. If there is a fire or emergency, please get yourself to a safe location and then call **911**.

**PARKING:** Parking in any of the 'regular' parking spots around the buildings is free, and we do not require permits. However, be sure that you and your guests do not park in any covered parking spots for which you are not paying or in zones marked with "No Parking" signs or yellow curbs. Vehicles parked illegally will be towed with no notice.

## SUMMER STORAGE

**Keep your apartment for next year, even if you'll be gone this summer!**

This time of year can be very hectic, trying to make plans for summer trips and housing for August, 2012. If you're undecided about whether you are going to renew your lease with us for another year because you won't be in Lawrence over the summer, we have a great opportunity for you! Take some of the hassle out of your summer break by taking advantage of Meadowbrook's Summer Storage Program. This program is designed to encourage residents who will be gone for the summer months to keep their home here at Meadowbrook for the next lease term. Those who sign up for summer storage pay only one month of rent for the two summer months—a HUGE savings! Here's how it works:

1. Sign your renewal lease for the 2012-2013 term.
2. Stop by the office to sign the Summer Storage Agreement.
3. Pay June rent and turn in your apartment keys to us by June 1st. (We change your locks so that no one but Meadowbrook Maintenance has access to your apartment.)
4. Meadowbrook will pay your rent for July. (Residents are still responsible for paying utilities and any optional fees that may apply, such as garage/carport fees.)
5. Make an appointment to pick up your keys on or after August 1st. (If you will not be back in Lawrence by August 1, you will still need to pay your rent by the first of the month to avoid late fees.)

This opportunity is only available from June 1st to August 1st. You must turn in your keys and pay your rent by June 1st. You will not be permitted to enter your apartment prior to August 1st, and you must have an appointment to receive your keys when you return (as our office will be very busy during the beginning of August.)

Call or email the Meadowbrook office if you have any questions about Summer Storage.

*"Awake, thou wintry earth—Fling off thy sadness! Fair vernal flowers, laugh forth—Your ancient gladness!" ~Thomas Blackburn*