



Welcome to Meadowbrook!

Discover the Website!

You may have taken a look at the website when you started looking for an apartment, but did you know that it can come in handy even after you move in?

Meadowbrook's website has a myriad of tools for our residents to use:

- Submit a non-emergency maintenance request online 24/7
- Check availability of garages and carports near your home
- Check bus route times for the KU bus (30 and 30x)
- Download the package release form, pet

paperwork, fireplace safety instructions and emergency contact forms

- Read current and past Meadowbrook newsletters for policy and lease information

This year, we are also trying to add some new content. The website will be undergoing a facelift over the next few weeks. We will be incorporating walking tour videos, redesigning several of the pages, and basically making the website even simpler to navigate.

Even though we like to make our website a great resource for our

residents, we are also here to help. If you have any questions about Meadowbrook, about our website, or about your apartment, please don't hesitate to contact us. Our office hours are Monday-Friday from 8:00am to 5:30pm, and Saturdays from 10:00 am to 4:00pm.

Thank you for choosing Meadowbrook as your home.



IN THIS ISSUE:

Policy Reminders.....	2
—— Pets	
—— Parking	
—— Noise	
Things to Know.....	2
—— Phone Numbers	
—— Maintenance	
Things to Remember	2
Calendar.....	3
Facts	3
December Lease Notice	4
About Meadowbrook.....	4
Dire Sudoku.....	4

DULY NOTED:

A few things you might not know:

- You can have your rent charged to your card automatically each month. Talk to our bookkeeper, Marilyn, for more details.
- The laundry room in your building serves as a storm shelter. If you live in our townhomes or new expansions buildings, stop by the office to get a key for the laundry room in a neighboring building.
- This newsletter and those to follow will not only have important information, but fun facts as well!

Party at the Pool!

Hey everyone! Did you miss the last pool party? Perhaps you decided not to go because of the weather?

Well, worry not! We're having another one! That's right! Music will be provided by Lazer 105.9 and we will have pizza from Glory Days! So join us at the Clubhouse Pool on Friday, August 26, 2011 from 2—4 pm for some good music, great food and fun in the sun!





POLICY REMINDERS:

Pet Policy:

- Only residents living in the original Meadowbrook buildings can keep a pet in their apartment with management approval. Those living in the new expansions — 2603 Dover, 2603 Windsor, 2603 Compton, 1305 Crestline, 1317 Crestline, or 2703 University may not have pets.
- All pets must be over 6 months old and under 50 lbs. Rabbits and ferrets are not allowed.
- If you are getting a pet, keep in mind that there is a pet deposit and a monthly pet rent. Both must be paid and pet applications filled out before the pet may take up residence with you.
- You must clean up after your pet. Some areas provide trash cans and bags for your convenience. No one likes doggy land mines. Failure to scoop may result in fines, posted violations and possibly eviction.
- City ordinances regarding pets (such as leash laws) must be followed at all times.

Parking Policy:

- Carports and garages are assigned. Please do not park in these reserved spaces unless you are the one paying for it.
- Yellow curbs and painted parking spaces are “No Parking” zones. Vehicles in these spaces may be towed at the owner’s expense.

Noise Policy:

- Please be kind to your neighbors on all sides and keep audio/visual and foot noise at a reasonable level at all hours.
- If you live on an upper floor and play games with foot movement, be mindful of the people below and try not to stomp too hard.
- Our buildings have good acoustics. If you are outside or have a window open, try not to shout. It will carry.
- Some of our residents enjoy late hours; if you stay up late, please be mindful of running loud appliances and other noises during times when others may be sleeping.

“A community is the mental and spiritual condition of knowing that the place is shared, and that the people who share the place define and limit the possibilities of each other’s lives.” - Wendell Berry

THINGS TO KNOW:

Important Phone Numbers:

Emergency	911
Police Department (Non-emergency)	841-7210
Fire Department (Non-emergency)	841-9400
Meadowbrook Office	842-4200

Emergency Maintenance Requests:

We do have maintenance staff on-call at all times in case of emergencies. If you need immediate assistance with a maintenance issue, please call the Meadowbrook Office. When you call after hours, hold “0” to speak with a person. Our emergency maintenance staff is here to address issues regarding your furnace, air conditioning, plumbing, etc.

THINGS TO REMEMBER:

Rent:

Rent is ALWAYS due on the first of the month. Late fees start after the fifth of the month, \$25 on the sixth and \$5 for every subsequent day it is not submitted.

Vertical Blinds:

To avoid damage to blinds, please move blinds only when they are in the open position. (Let in the sun before you move your blinds.)

Garbage Disposal:

To use disposal, please: 1. Turn water on full force. 2. Turn on disposal. 3. Slowly feed waste into disposal. Do not pack full. 4. When waste is disposed off turn off disposal, let water run for at least 30 more seconds. **Do NOT put stringy vegetables, rice, pasta, or potato peelings down the disposal.**

Air Conditioners / Furnaces:

The AUTO setting means that the unit will fully turn off when goal temperature is reached. The ON setting means that the circulating fan will remain on at all times.

Power Outlets:

If one of the outlets in your kitchen or bathroom is not working, please try the RESET button. If the outlet needs to be reset more than once, submit a maintenance request. In many of our original buildings, there is an outlet in the living room controlled by a light switch.

Washer / Dryers:

In townhomes and apartments with washer/dryers provided in the unit, Meadowbrook will perform service. For building laundry room repair or refunds, please call JETZ at 1-800-530-5719.

Trash:

Please remember that your trash needs to go in the dumpsters near your building. Trash may not be left on your porch, patio or balcony.

Grills:

Please remember that propane grills may not be stored within 15 feet of the building and others must be that far from the building before use.

September 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
 Indicates a KU football home game which may affect traffic in this area of Lawrence.				1 --RENT DUE--	2	 vs. McNeese State @ 6:00pm
4 --Office Closed--	Labor Day 5 --Office Closed--	6 --LATE FEES BEGIN ON UNPAID RENT--	7	8	9	 vs. Northern Illinois @ 6:00pm
Patriot Day 11	12	13	14	15	16	17
18	Talk Like a Pirate Day 19	20	21	22	Autumn Begins 23	24
25	26	27	Moon Festival 28 <small>Rosh Hashanah begins at sundown</small>	Rosh Hashanah 29	30	

WE'RE NOT OPEN, BUT THAT DOESN'T MEAN WE'RE CLOSED.

As you can see on the above calendar, the Meadowbrook Office will be closed on Sunday, September 4th and Monday, September 5th, in observance of Labor Day. However, we will still have a maintenance professional "On Call" for any maintenance emergencies.

Mil-Spec Security is also "On Call" each evening from 7pm to 5am to deal with any noise complaints or other disruptive activities, should they happen. You can reach either by calling the office phone number (785-842-4200) and pressing "0" to speak with an operator.

We would also like to remind all of our residents that rent is ALWAYS due by the 1st of the month, and late fees ALWAYS begin on the 6th of the month if rent is unpaid. If the office is closed when you would like to pay rent, please drop your check or money order in our drop box, located outside the entry door to the Meadowbrook Clubhouse.

If you wish to pay your rent with a Visa or MasterCard, you can either stop by the office during our normal hours, or you can call in your rent over the phone. Please note when the office will be closed, so that you can make arrangements to pay your rent. Our newsletter will have a calendar that will list any days the office will be closed.

Our office will be closed on Sundays beginning Labor Day weekend. We will still keep our Saturday office hours from 10:00am to 4:00pm.

The Lawrence Chamber of Commerce will be hosting it's annual "Taste of Lawrence" mixer in the front meadow near the office on September 14th.
This event is invite only.

A Crack in Time

Did you know that Britain had no September 3rd in 1752? That year, Britain made the switch to the Gregorian calendar, causing the date to leap from September 2nd to September 14th. People rioted, demanding their eleven days back.

Have You Noticed?

No other month ends on the same day as September. So this year, September is the only month to end on a Friday. TGIF!

Game On

On September 23, 1889, Nintendo was founded by Fusajiro Yamauchi. (And, no, this is NOT a typo!)



meadowbrook
 Apartments & Townhomes
 2601 Dover Square
 Lawrence, KS 66049

Office Hours:

Monday—Friday: 08:00 — 5:30
 Saturday: 10:00 — 4:00

Contact Us:

Phone: (785) 842-4200
 Fax: (785) 842-2871

E-mail: info@meadowbrookapartments.net

ABOUT US

Built on 42 acres of beautiful Kansas countryside, Meadowbrook has been a part of the Lawrence Community for over 30 years.

Between our pet friendly original buildings and our luxurious new expansions, our community has over 40 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
 liza@meadowbrookapartments.net

Erin Sommer: Regents Court
 regents@meadowbrookapartments.net

Mandy McKinney: Leasing Consultant
 Carport/Garage Coordinator
 mandy@meadowbrookapartments.net

Lisa Hilmes: Leasing Consultant
 lhilmes@meadowbrookapartments.net

Tim Yang: Leasing Consultant
 tim@meadowbrookapartments.net

Hayley Fry: Leasing Consultant
 hayley@meadowbrookapartments.net



December Lease Renewals Approach!

Residents who have leases ending on December 31, 2011 can expect to see renewal letters in their mailboxes within the next few weeks.

These letters contain information about your lease renewal, including your rent amount for the next lease term. It may change from what you are paying now. Remember, if you plan on vacating your apartment at the end of December, you will need to give the Meadowbrook Office written notice of your intent to vacate well in advance of the end of your lease (at least 90 days). If we do not receive your written notice to vacate (signed by all roommates) by the deadline, your lease will automatically renew for 12 months.

DIRE SUDOKU!

Just when you thought Sudoku could not get any harder, they added letters. Now each row, column and square must not only contain the numbers 1 through 9 but also the letters A through F! Good luck brave puzzlers!

8	F		C					A						6		
			A			F				B	7	4	D			
B		4				D	6		7			0		5		
1						0	3		9	2						
					1	F	D		3	0			E	7	4	
	1		6				C		B				A		3	
	C		D			6	3		5				9	2		
9		3	4	E		2				7	D					
				5	7				8		C	3	0		A	
		E	2			4		7	1				F		6	
	5		3			8		9					E		C	
7	0	6			C	9		D	E	3						
				D	E		4	0							2	
	7		8			C		4	2					B	5	
	2	9	E	B				5					4			
6						7							1		8	3