

# PALM COVE PRESS



Monday - Thursday:

9:00 a.m. - 6:00 p.m.

Friday: 9:00 a.m. - 5:00 p.m.

Saturday: 10:00 a.m. - 4:00 p.m.

Sunday: Closed

\*Office hours subject to change

Thank you, pool, social media,  
holidays, office info

page 01

Outdoor toys, services, grounds,  
grilling, rent reminders

page 02

No smoking, lanais, noise,  
air conditioner tips

page 03

Recycle, energy efficient, safety  
tips, insurance,

page 04

## Thank You

We'd like to say "welcome" to all the new residents who moved in during the last few months and a very big "thank you" to those of you who have continued your residency here. We appreciate all of you and look forward to continuing to go *Beyond the Expected* for your housing needs.

## Pool Season

The hot weather has arrived and it's time to join your neighbors for a dip in the pool! The pool will be open between 9:00 a.m. to dusk daily. Please take careful note of the inserted pool rules, so we can all enjoy a safe and fun summer! **Don't miss out on the annual poolside party.** Keep an eye out for our resident appreciation party invitation, so you can be sure to mark your calendar for a summer evening of food, fellow residents, and fun!

## Stay Connected

Check us out on our website ([condorliving.com](http://condorliving.com)) and on social media for 24/7 access to news and events at your community and in the Bradenton area.

 @PalmCoveApts

 @Palm\_Cove\_Apts

 @palmcove\_aps

Connect with us today! We're always looking for new ways to make your life easier when it comes to your home.



## Celebrate Freedom

Memorial Day and the 4th of July are great opportunities to celebrate America and the servicemen and servicewomen who help preserve our nation.

As you enjoy these holidays, **please remember that NO fireworks are allowed on the property.**

Thank you to all of our residents who are currently serving or have served our country. We truly appreciate your dedication!

## In Case of Emergencies

There are staff members available after hours for emergencies. An emergency is considered anything that can't wait to be handled until office hours resume. Common examples include A/C problems, plumbing or other water leaks, being locked out of your apartment, and excessive noise concerns. For this type of after-hour

emergency, please call **941.761.4300** to reach the on-call staff member. Call 911 for police, fire, or health emergencies.

For situations that don't require immediate attention, please call **941.761.4300** and leave a message, or fill out a maintenance request any time at [condorliving.com](http://condorliving.com) under the "resident's area" tab. An office staff member will return your call and assist you during business hours.

# SUMMER NOTES

## Outdoor Toys

Bike storage is available on any of the bike racks located on the property. Please do not store bicycles in the building atriums, including under the stairs. Bikes, scooters, and skateboards may not be ridden on the sidewalks. Please be especially aware of bicycles, pedestrians, and children in the parking lot when driving. Always observe the 10 mph speed limit.

## Resident Services

Take advantage of these convenient services designed to make your life easier:

- Visit [condorliving.com](http://condorliving.com) to pay rent online, ask the Rental Office a question, check out our social media sites, fill out a survey, and more.
- Can't make it to the office before the end of the day? Ask the staff to deliver your packages right to your home.
- Keep your car sparkling by using the car care center near the compactor area.
- Reserve the clubhouse for your next special occasion!
- Call us to "apartment sit" while you're away. We'll water your plants, feed your pets, and pick up your mail. \*Pet sitting must be during office hours and for limited time frames.\*
- There is a fax machine and copier available in the Rental Office, as well as com-



puter access and free wifi in the business center.

## Gorgeous Grounds

Help keep your community looking as beautiful as the weather outside with these simple tips:

- Please help keep the irrigation systems in good repair by keeping all bicycles and vehicles off the grass.
- Make sure you are picking up after your dogs, using the pet stations throughout the community for waste bags and disposal. Residents who do not pick up after their pet are subject to the animal being removed from the property for the remainder of the lease term.
- Be mindful of disposing of trash properly, especially in outdoor areas. Always throw cigarette butts away in appropriate receptacles, never on the ground or off atriums or balconies.

- Please don't feed squirrels, ducks, or other animals who may visit the property, as we do not want wildlife approaching people or apartments.
- Bird feeders are not allowed on your lanai or on trees near your home because they attract rodents that may then enter the building and apartments.

## Grilling 101

The smell and taste of barbecued food is great this time of year. When you use the grills on the property grounds, please remember to clean them and properly dispose of your trash before you leave.

Also remember that **private grills are not allowed** on the grounds or lanais. Any violation of this community policy may result in a fine from the Fire Marshal.

The leading factors in grill fires are combustibles placed too close to heat and cooking left on the grill unattended. Remember to do the following when you're using the community grills:

- Never leave grills unattended while cooking.
- Keep any combustible materials away from the grill. We don't allow smoking at gas grill areas.
- Use caution when lighting a grill, and turn it off immediately after use.
- Always place coals in a metal container with a tight lid after they have cooled.

# RENT REMINDERS

Remember, rent is due on the 1st of each month. Rent payments received on the 4th of the month or later will incur a late fee.

Your lease requires you to make all rent payments electronically at [condorliving.com](http://condorliving.com) unless otherwise approved or instructed by Management.

Online payment now allows you to improve your credit rating as well!

Now is the time when many of your friends, coworkers, and family members may be considering moving. Let them know how much you enjoy your home by referring them to live at Palm Cove. Then, after

they've moved in, you'll receive **\$50 in free rent**. The more neighbors you find, the more referral credit you'll receive! What a great way to save some extra cash for that summer vacation you've been dreaming of.



## No Smoking

In accordance with the Florida Indoor Clean Air Act, smoking is prohibited in all common areas. This includes the atriums, mailbox, grilling areas, and swimming pool areas.

Please respect this policy and have consideration for your neighbors by limiting your smoking to your car or apartment.

## Lovely Lanais

As you enjoy spending time on your lanai this summer, remember to check your screens for any rips or tears. Call the Rental Office immediately to report any damage or maintenance needs.

Your lanai is a great feature of your home, but please remember that lanais are considered common areas and should be maintained in a manner that is non-offensive to other residents. Lanais cannot be used for storage; however, appropriate patio furniture, plants, flowers,

and other decorations are always encouraged.

**All items must be kept within the lanai area and off the railings.** Nothing may be affixed to the building siding. Please put a tray under plants to make sure they do not drip on the lanais below or rot the wood.

*Remember, NEVER use potted plants to extinguish a cigarette.* The chemicals in potting soil could ignite and cause a fire.

## Noise Notes

As we all begin to enjoy the warm weather, please remember that open windows and doors make it easy to hear noise from your apartment, lanais, and the atriums.

Sound travels easily between buildings, so be conscious of your noise level to ensure you and your guests aren't disturbing your neighbors.

The same applies when you and your

guests enjoy the pool areas, party room, and any other common amenities.

Please don't hang wind chimes from your lanai. Even though you may enjoy the sounds they make, your neighbors may not.

Apartment living requires each of us to be considerate of those around us.



## TIPS FOR A COOL SUMMER

With summer in full swing, it's important for you to know a few things about your air conditioner. In Florida, it's important to run your air conditioner properly to maintain the humidity levels in your home at all times. Please follow these tips for maximum AC efficiency:

- Changing your filter each month helps your air conditioner to run its best and prevents damage to the unit. You can remember to do this by picking up a filter each time you pay your rent.
- Close all windows and doors while running your air conditioner.

- Keep blinds closed during peak sun hours – especially if you're not home.
- During the summer, keep the air conditioner running (at a setting of 78 degrees or lower) for circulation, even when you are gone for extended periods of time.
- Shut off the air conditioner and contact the Rental Office for repair for any of the following reasons:

- The AC is not cooling properly
- The air conditioner is running constantly without shutting off

- You notice water in or around the area of your air conditioner or closet
- Leaks coming from your HVAC system can cause excessive damage to your home or the apartment below you very quickly! Report leaks to the Office immediately.

There are times when it is unsafe to repair an outdoor air conditioner. Maintenance requests will be managed according to the weather and time of day.

# GO GREEN

## Recycle Right

One of the biggest threats to the recycling industry right now is contamination. Contamination causes an issue because it increases the cost of recycling, which, coupled with a decrease in the value of waste products, is causing problems for struggling recycling plants.

Contamination is caused by placing non-recyclable items in the recycling or by placing dirty recyclable items in the recycling. **The biggest contamination issue at our community is plastic bags in the recycling.** Place your recyclable items in paper bags and carry to the community bins, or place in a clear plastic bag for valet trash, so they can identify it as recyclables.

One way cities are working to combat this issue is to provide more education. A flyer with instructions for recycling is available

in the Rental Office.

Please take the time to ensure anything in your recycling is on the list of accepted items and that anything not on this list is placed in the trash or recycled at an acceptable location. Also be sure to rinse out and dry containers, bottles, and jars before placing them in your recycling. If you have any questions, don't hesitate to contact the Rental Office.

Thank you for helping us make every day Earth Day here at Palm Cove Apartments!

## Energy Efficient

Using cost-saving measures and energy-efficient practices is a great way to "live green." One way to do this is to purchase energy efficient lighting products and use any efficiency-related settings on elec-



tronics like microwaves, toasters, computers, alarm clocks, televisions, stereos, and DVD players. Also remember to unplug electronics and switch off lighting when not in use.

Regularly check around your apartment for leaking water pipes, dripping faucets, and running toilets, which waste water. Call the office immediately for these types of maintenance needs.

# PLAY IT SAFE

## Safety Tips

Always take the necessary precautions with your personal property. It's a good idea to periodically review the following tips so you can be safety minded when securing your home and vehicle.

### Vehicle safety

Don't invite break-ins by leaving valuables in your car. Articles most frequently stolen include electronics, work tools, credit cards and ID, money, gym or retail bags, and sunglasses. Take these items out of your car before you lock it.

### Common area safety

Never allow anyone to gain entry to the clubhouse, fitness center, pool area, or any other shared amenities. You and your guests are welcome to use common areas; however, guests must always be accompanied by someone who lives at the property.

### Apartment safety

Always lock windows and doors when you leave home, while you're sleeping, or when you're unable to monitor the area. Notify management promptly of any non-functioning items.

If you see anything suspicious, call 911 to report it immediately. You can also call the Rental Office during business hours or the emergency number after hours.



## Renter's Insurance

Renter's insurance is an affordable and effective way to protect yourself and your belongings. According to your lease, management is not responsible or liable for injury, loss, or damage that occurs in your apartment, lanai, vehicle, etc. This includes loss caused by natural disaster, malfunction of equipment (such as heat and appliances), or the actions of third parties (i.e., intruders, guests, or other residents).

**All residents are required to have a renter's insurance policy in force throughout the duration of their residency, carrying a minimum of \$100,000 in liability.**

In addition, it is wise to protect the value of your belongings with that same policy.