

# GULF GATE GAZETTE



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

Amenities, Website,  
Emergency Info

page 01

Garbage Disposal,  
Clean Community, Grilling,  
Referrals, Online Rent Pay

page 02

Fire Safety, Smoke Detectors,  
No Smoking,  
Pets, Leaks, Furnace

page 03

Apartment Safety,  
Misc. Reminders

page 04

## FALL In Love with Gulf Gate

Our staff is proud of providing *Beyond the Expected* resident service all year long, and we'd like to take this opportunity to remind you about some of the great services and amenities that will leave you loving your home at Gulf Gate!

- **Clubhouse.** Reserve the theater room with a 13-foot projection screen to enjoy your favorite movie or TV show, or reserve the beautiful party room for your next special occasion or holiday party.

- **Fitness Center.** Workout in the fitness center, featuring cardio and weight machines and a TV to make your workout more enjoyable. Remember it is open 24/7 for your convenience!

- **Pool areas.** Take a swim in one of the three outdoor pools, open daily from 8 a.m. to 10 p.m. Make a day out of it and fire up one of the grills for a poolside dinner.

- **Outdoor Kitchen.** Invite company over for a BBQ at the outdoor kitchen located at the clubhouse pool. Two 25" stainless steel grills, plenty of granite countertop and serving space, and a custom painted tropical mural await your event.

- **Car Wash.** Keep your car sparkling clean by using the car wash area located on the north side of the D building.

- **Staff.** Upon request, we'll deliver your packages to your apartment or "apartment sit" for you while you're gone (water your plants and pick up your mail).



## WEBSITE

Don't forget that on [condorliving.com](http://condorliving.com) you can pay rent, contact the office, submit a maintenance request, update your contact info, fill out a survey, read the latest newsletter, and stay up-to-date with community news via our social media.

## 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 heat problems, water leaks, lack of water, being locked out of your apartment, and noise

concerns. For this type of after-hour emergency, please call the Rental Office at **941.921.4909** and follow the prompts to reach the on-call staff member. Call 911 for police, fire, or health emergencies.

For situations that don't require immediate attention, just leave a message or fill out a maintenance request 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.

# FALL NOTES

## Welcome Home

We'd like to say "welcome" to all the new residents who have moved in during the last few months and a very big "thank you" to those of you who have continued your residency here.

We sincerely appreciate you all and look forward to continuing to go Beyond the Expected for you and all of your housing needs.

## Free Rent

Know anyone who's looking for a new home? Let them know how much you enjoy your home here and suggest that they consider our community. When they move in, you'll each receive **\$50 in free rent**. Start your holiday shopping early this year by earning as much free rent credit as you can!

## Online Rent Pay

Online rent payment is available at [condorliving.com](http://condorliving.com). Just click the *Residents Area* tab and then the *Pay Rent Online* link to make a payment by e-check or credit card. This safe, secure, and convenient online payment allows you to pay your rent at any time from the comfort of your home. If you need help setting up your online account, just contact the Rental Office for assistance!

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.

Note: our lease requires you to pay your rent online at [condorliving.com](http://condorliving.com) unless otherwise approved by management.

## Thank you!

We hope you enjoy your gift this year, and we look forward to seeing you at the summer poolside party next year. Once again, we are thankful you choose to call Gulf Gate Apartments home every day! Check out our social media pages for information about future resident events.

## Let's Get Social

Join us on your preferred social media outlets for community news, reminders, and fun!

**Facebook:** @gulfgateapartments

**Instagram:** @gulfgateapts

**Twitter:** @GulfGateApts

# RESIDENT RECAP

## Keep It Clean

Help keep your community clean and beautiful all year long by disposing of trash properly. Please don't leave your unwanted mail in the breezeway or on the ground by your mailbox. You're always encouraged to use the recycling bins near the trash bins for recyclable waste.

Please be mindful of tracking leaves, dirt, and other debris into the building and laundry rooms. If you or your guests smoke, make sure to dispose of cigarette butts properly and never throw them on the ground.

Thank you for your help in keeping Gulf Gate a beautiful place to live!

## Disposal Duty

The garbage disposal is a small

appliance with a big job to do, and occasional breakdowns are possible. However, most problems can be easily avoided with proper use. Here are some simple tips to keep your disposal running smoothly:

- Always run cold water before, during, and after putting food into the disposal.
- Never pour grease in the drain.
- Don't put items in your disposal that it can't handle, such as large vegetable peels (like potato skins), stems, lettuce, bones, rice, and pasta noodles. Put these items in the trash instead.

If you have problems with your disposal or any other drains, call the office right away.

## Grilling 101

Fall is a great time to prepare your favorite foods at one of the outdoor grill

areas located near each pool. Please remember to be respectful of your neighbors by cleaning the grill after each use.

At grills near the smaller pools, be sure to turn off the propane after each use as well. The propane knob is on the tank itself, located in the cabinet at the bottom of the grill. If a grill is out of propane or if you're not sure how to turn off the tank, please call the Rental Office for assistance.

## Cooling Down

As the weather begins to cool, it's a good idea to turn your heat on sporadically to keep the furnace coils in good condition. A clean filter is important for heating and A/C efficiency. Filters should be replaced every 30 days and are available for free in the clubhouse.



## REMINDERS

### Fire Safety

Please take a few minutes to review the following simple fire safety tips:

- Put out all smoking material in the proper container before you walk away and **never in potted plants.**
- Never smoke in bed or while feeling drowsy.
- Don't leave cooking food unattended on the stove.
- Keep items that can catch fire at least three feet away from the stovetop.
- Always keep burning candles in sight, and extinguish all candles when leaving a room or before going to sleep.
- Never try to extinguish a kitchen grease fire with water, as this can cause the fire to spread. Purchase a small kitchen fire extinguisher for this purpose.



### SMOKE DETECTORS

Smoke detectors save lives, but only if they work correctly. Before you moved in, our staff checked your detector(s), but we also encourage you to check the detector(s) yourself every month. You can do this by depressing the button with a broom

handle or anything that allows you to reach it. If it does not sound within a few seconds after you have been holding down the button, call the Rental Office and our maintenance staff will come to inspect it.

### BUTT OUT!

Do you smoke or have friends or family members who do? Stop into the Rental Office and pick up a FREE "Butt Bucket" for your home, so you're always prepared.

### SMOKE FREE

In accordance with the Florida Clean Air Act, smoking is prohibited in all common areas. This includes the elevators, breezeways, and swimming pools. Please respect this policy and be considerate of your neighbors by limiting your smoking to your car and apartment.

### Pet Peeves

Only certain pets are allowed at Gulf Gate. Small caged pets are permitted (max of two per apartment), and cats and small dogs are only allowed if specified in your lease agreement. As you bring pets outside, remember that they must be leashed at all times and that you are responsible for picking up after them.

The pet rules are clearly stated in your lease, and any violation could result in the permanent removal of your pet from the property. For more information, please see your community policies packet.

### Looking for Leaks

The usual suspects for water leaks include toilets and sinks, but it's important to monitor the unusual suspects too. Some of the most common places leaks occur are from your air conditioner and water heater. That's why we ask that you regularly open these closets to check that the equipment is running properly and that there are no leaks. Leaks coming from these appliances usually build up gradually over time, so catching a leak early can help minimize the damage to your home and your neighbors' homes.

If you ever notice moisture or standing water in any of these areas, please be sure to contact the Rental Office immediately. You may be held responsible for costs incurred by failure to report damage to the property. Remember that renter's insurance is an important part of your lease agreement and can help protect you from unexpected costs like this.



"Does this mean you're going to fix the leaky upstairs bathroom faucet?"

# APARTMENT SAFETY

Crime can happen at any time, to anyone, anywhere. That's why we'd like to review the following tips and reminders with you, so you can take precautions to avoid becoming the victim of crime.

Be sure to call the Rental Office if you have any questions or safety concerns.

## Secure Your Vehicle

- Don't leave valuables in your car, especially in plain view. Articles most frequently stolen include gym and retail bags, purses, money, electronics, checkbooks, sunglasses, jewelry, and papers with identification information. Take items like these out of your car before you lock it.
- Remember to always lock up your bicycle, whether it's outside or in the garage.

## Secure Yourself

- Avoid having identifying information on your keys, and report lost keys to the office immediately.
- Get to know the other residents in your building, and be watchful of strangers.
- Enter the Rental Office and after-hours phone number in your cell phone (these numbers are listed at the bottom of page 1).
- If you see anything suspicious, call 911 to report it immediately.

## Secure Your Home

- Always lock windows and doors whenever you leave home, are sleeping, or are unable to monitor the area.
- Always lock the door leading from your apartment to your lanai. Call the office immediately if a lock is

broken so maintenance can make the necessary repair.

- When you leave for a few days, have a neighbor or office staff member watch your home.

## Secure Your Stuff

Renter's insurance is inexpensive, and you'll be able to rest easy knowing your belongings are protected. According to the terms of your lease, **renter's insurance is required** and Gulf Gate is not responsible or liable for injury, loss, or damage that occurs in your apartment, storage locker, etc. This includes loss caused by natural disaster, malfunction of equipment (heat, appliances, etc.) or the actions of third parties (intruders, residents, etc.).

For more information on renter's insurance, call the Rental Office or your insurance agent.

# PLEASE KEEP IN MIND

### Personal Property

To ensure that management and vendors can properly care for the common areas of the

community, all personal property must be kept within your leasehold. This consists of the physical space that you rent: your apartment, lanai, and entry door only. No personal items are allowed in other common areas of the property such as the grounds, breezeways, etc., and are subject to removal.

Also, remember that only appropriate, non-offensive decorations are permitted in areas visible to other residents. Seasonal décor is encouraged but should be removed promptly following any holiday.

### Outdoor Kitchen

The outdoor kitchen is a great feature to our community. Please be sure to practice all

posted operation, safety, and clean-up rules while using the kitchen area, including:

- Using caution when lighting burners by standing as far away as possible.
- Using wooden cooking utensils and insulated oven mitts while operating the appliance.
- Not leaving the grill unattended during operation and until it has cooled off.
- Removing food particles from the grill and cleaning up the counters and deck area after use.

### 3 Trash To-Dos

Make sure you are disposing of trash properly. Garbage should be placed in a closed bag

before putting it in the dumpster. **No tires, furniture, appliances, electronics, chemicals, etc., may be disposed of in the dumpsters or the parking lot.** Please check the internet or contact the city for an appropriate drop-off site; or call the Rental Office to see if the item can be picked up by the regular garbage service (if applicable, expenses will need to be incurred by resident).

Please use the pet station trash bins for pet waste only. Dispose of all other trash in your waste bin at home.