

COURTESY REMINDERS

Condorliving.com

Don't forget that at 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. Check us out today!



Parking Reminders

Please exercise caution in the parking lots and drives, following all speed signs and watching out for children and pedestrians.

Garage spaces are available to rent on a first-come, first-served basis, so check with the Rental Office to see whether there are still spaces open or to get on the winter waiting list. Garage stall parking rates range from \$50 - \$100 per month.

Due to fire codes, only certain items can be stored in your garage stall, and anything stored must be kept in an organized manner. Please contact the Rental Office if you have questions about what you can store in your garage stall.

Please be careful not to run your car inside the garage any longer than necessary (due to carbon monoxide emissions).



Gorgeous Grounds

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

- ◆ As you open up windows to enjoy the fall air, be sure to check any screens for tears. To keep out insects and keep our community in good repair, call the office right away to report any necessary maintenance to windows and screens.
- ◆ Be mindful of disposing trash properly, especially in outdoor areas. Always throw cigarette butts away in appropriate receptacles, never on the ground or off your patio.
- ◆ Please don't feed geese, 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 patio or on trees near your home. They attract rodents that may then enter the building and apartments.

Noise Notes

Even though the walls of your home are sound-controlled, please be mindful of excess noise coming from your apartment and the courtyards. We ask that you not disturb your neighbors at any hour of the day, but especially between 10:00 p.m. and 8:00 a.m.

Please also be quiet and courteous in common areas such as stairwells, garages, and parking lots.

If you have a noise complaint, please call the Rental Office (follow the prompts if after hours to reach the on-call staff).

No Smoking Areas

In accordance with the Minnesota Indoor Clean Air Act, smoking is prohibited in all common areas within the lobbies, garages, and all amenity areas. Please respect this policy and show consideration for your neighbors by limiting smoking to your car, your apartment, or outdoors.

Remember to dispose of your cigarette butts in a proper and safe manner and call the Rental Office if you'd like a complimentary "butt bucket" for your home.

Pretty Patios

Make sure you are maintaining your patio in an acceptable manner with appropriate patio furniture, flowers, and decorations.

Remember no storage is allowed and all property must be kept within your leasehold. Nothing is allowed to protrude from the end of your patio or be placed in the grass or landscape beds.

As the season changes, please dispose of any summer plants that are no longer thriving and make room for new fall decor.

The PromenadePress

A newsletter published for the residents of Promenade Oaks Apartments



Office Info

Mon-Thurs: 9:00am - 6:00pm
 Fri: 9:00am - 5:00pm
 Saturday: 10:00am - 4:00pm
 Sunday: Closed


📞 651-686-8600
 @ promenadoaks@condormgt.com

THANK YOU!




Residents like you are what transform our apartments into homes and our property into a community!

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 exceed your housing needs.



SCAN ME

Resident's Portal



SCAN ME

Social Media

Inside This Issue

Page 2

We're all Ears, Condor Solutions, Outdoor Amenities, Private Park, Outdoor Courts, BBQ Grill Area, Pet Peeves 101

Page 3

Maintenance Check-up, Recycling Rules, Disposal Use, Plumbing Checks

Page 4

Courtesy Reminders, Condorliving.com, Parking Lot Reminders, Gorgeous Grounds, Noise Notes, No Smoking Areas, Pretty Patios

IN CASE OF EMERGENCY

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 air conditioning 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 651-686-8600 and follow the prompts to reach the on-call staff member. Call 911 for police, fire, or health emergencies.

For non-emergencies, leave a message or fill out a maintenance request at condorliving.com under the "resident's area" tab. An office staff member will assist you during business hours.



Introducing *Condor Solutions*

We will do our best here at Promenade Oaks to handle all of your questions and concerns, but we recognize that sometimes our residents want to escalate issues to our corporate management team. That's okay! Our Corporate Solutions team is here to offer additional support. Don't hesitate to reach out via the contact info below if that's ever the case. We look at these instances as opportunities to learn and improve!

solutions@condorliving.com
651-340-9705

WE'RE ALL EARS!

Filling out a website survey isn't the only way to submit your feedback. Please never hesitate to shoot us an email, phone call, or stop in and tell us how we're doing. We truly care about your opinion and want to ensure you feel at home. We also send surveys via email after maintenance requests and when you move in or out. Be on the lookout for more surveys from us this year as we continue to improve our service and community!

OUTDOOR AMENITIES

Before the cold weather arrives, make sure to get outside and have some fun - right at home! Whether you want to relax or get active, you can accomplish it right in your own community by taking advantage of the following outdoor amenities.

Private Park



A fun fall afternoon!

Spend some quality family time at the Promenade Oaks private park. Swing, climb, slide, have a picnic, or play a game of soccer - lots of play equipment for all ages!

Outdoor Court



It's time to break a sweat!

Whether you're looking for competition or a casual game, an afternoon of fun is waiting on the basketball court. Don't have a ball? No problem! Just stop by the rental office for free equipment rentals.

BBQ Grill Area



The smell of barbecue is floating through the air at Promenade Oaks (who's hungry now?!)

Gather with friends or family and enjoy grilling on your private patio or at the clubhouse. Be sure to observe grilling safety the next time you're ready to put your BBQ chef apron on!

Pet Peeves

Only certain pets are allowed at Promenade Oaks. Small caged pets are permitted (max of two per apartment), and cats and dogs are only allowed if specified in your lease agreement. As you bring your leashed pets outside, remember to stay with them at all times and always pick up after them.

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



MAINTENANCE CHECK-UP

Disposal Use

Most garbage disposal issues can be avoided by taking the following measures:



Always run cold water before, during, and after you put food in the disposal to flush the unit and lubricate the bearings.



Use discretion as to what items you put in the disposal.



Don't put drain cleaner into the disposal. Call the Rental Office for clogged sinks.



Don't run the disposal for extended periods. If it shuts down, you may attempt to restart it after a few minutes by pushing the red reset button at the bottom of the machine.



To avoid food buildup and unpleasant odors, run the disposal often, flushing it with water. Pouring vinegar, lemon juice, or ice into the disposal will keep it smelling fresh.



Run the disposal at least once per week to prevent possible damage.

Do Not Dispose

The following are examples of items your disposal can't handle:

- Nut and egg shells
- Melon rinds
- Bones
- Grease
- Large vegetable peels (including potatoes) and stems
- Leafy or stringy foods such as celery and lettuce
- Rice and pasta
- Fish skin

Recycling Rules

One of the biggest threats to the recycling industry right now is contamination, which 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 or simply carry your recycling to the community bins in the container you use to collect it in your home.



Please 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. A flyer with recycling instructions is available in the Rental Office. Thank you for helping us make every day Earth Day here at Promenade Oaks!

Recycling by the Numbers



Recycling a single glass bottle saves enough energy to light a 100-watt lightbulb for 4 hours.



When recycled, a single aluminum can saves enough energy to power a TV for 3 hours.



Recycling plastic saves twice as much energy as it takes to incinerate it.



An estimated 75% of American waste is recyclable, but we only recycle about 30%



Recycling 1 ton of paper saves approximately 7,000 gallons of water.



Plumbing Checks

The usual suspects for water leaks include toilets, faucets, and sinks, but it's important to monitor your air handler and water heater closets too. We ask that you regularly check that all equipment is running properly and that there are no leaks. Many water leaks and plumbing problems give warning signs and can be repaired while the problem is still minor, so catching a leak early can help minimize the damage to your and your neighbors' homes.

If you ever notice moisture, standing water, a leaking pipe, or a dripping sink, 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 losses.