



SUMMER 2016 ISSUE

Mangers Corner

School is out and summer is here! June 20th is the longest day of the year and the official beginning of summer. Get out and enjoy the weather, summer will be over before we know it!

With the nice weather we have been having it's time to clean off those patios and balconies. Please remove trash, storage items and toys. Generally only patio furniture, plants, and outdoor decorations should be on your patio or balcony. We will be doing patio inspections in the next couple of weeks to make sure everything looks good! We will also be having a contest to see who has the best decorated patio or balcony! "Like" our Facebook page and post a picture of your patio or balcony. The winner of the best decorated area will receive a \$25 gift card! Happy decorating!

Our leasing office will be closed on Monday, July 4th in observance of Independence Day. We hope that everyone has a fun 4th of July! If you do not have the opportunity to view the fireworks in person, remember there are very entertaining live broadcasts on television. Please remember that as pretty and entertaining a fireworks display is, we do not allow any fireworks on the property. Have a safe and fun Independence Day!

We will be having our annual pool party on Saturday, July 30th from 2pm-5pm. We will be grilling out as well as have lots of other food and drinks too! We hope to see everyone at the pool that day to help us celebrate summer! If you are a new resident and have not been to a resident event yet, make sure you stop by! It's a great way to get to know people!

Coming soon!!! We are renovating our playground area! We will be re-designing the area and installing a new play structure with 2 slides and a new swing set! Our goal is to have it done to be enjoyed by children by August.



Our Team

Property Manager

Christa Lowery

cshroeder@simmsmanagement.com

Leasing Consultants

Jessica Bucio

jbucio@smmsanagement.com

Nicole Luedeman

nluedeman@simmsmanagement.com

Property Maintenance

Dustin Black

dblack@simmsmanagement.com

Office Hours

Monday-Friday 9am-6pm

Saturday 10am-5pm

Closed Sunday

Welcome New Residents

We would like to welcome all new residents to the Harbour Club Community! If you are new to the area and need some general information, please don't hesitate to contact the leasing office. We are here to help! We hope your experience with us is a great one and that you create many wonderful memories here!



Pet Peeves...

The sun is out and we all want to be outside including our dogs. Please make sure you are keeping your pet on a leash when it is out on the property. Also remember to pick up after your pet. If you notice one of our doggie stations is out of bags please call the office or email us to let us know. Please do not keep your pets unattended on your patio or balcony. We appreciate all of our residents who strive to be good responsible pet owners.

Please help us continue to keep Harbour Club clean by calling us if you notice a resident not picking up after their pet, keeping it on a leash or allowing it to stay on the patio or balcony unattended. All calls are kept anonymous

MAINTINANCE CORNER



The temperatures are warming up and you will be turning on your central air to cool things off inside your apartment. Before you go blasting cool air from your A/C, we suggest you do a trial run so that you can tell if there are any service issues. After such a long lapse in use, your central air unit may require some maintenance so that it is working it's best for you this year. Please let us know if something does not seem right and we will come service it before it starts to get really hot out.

Just a reminder: If your Air Conditioning is not working it is not considered a maintenance emergency. We do our best to fix them quickly but we cannot work on them after normal business hours, on the weekends or holidays without medical documentation from your doctor.

Upcoming events

DAYTON AIR SHOW 2016

Saturday, June 18, 2016

The U.S. Navy Blue Angels return to the Dayton Vectren Air Show in 2016. -

[Read More](#)

DLM WINE TASTING- Springboro

Saturday, June 25, 2016 - 12:00 PM

Want to taste a wine that is out of your normal comfort zone, or learn about wine in a relaxed setting?

CRAFT BEER FESTIVAL: BEER!

Saturday, July 16, 2016

Dayton's Craft Breweries Gather on July 16th at this Second Annual Craft Beer Festival.



CITY OF DAYTON LIGHTS IN FLIGHT FIREWORKS FESTIVAL 2016

Sunday, July 03, 2016

Come celebrate Independence Day with our multi-cultural festival. Food, fun and live entertainment for the whole family. Fireworks start at 10pm.



CENTERVILLE AMERICANA FESTIVAL AND FIREWORKS

Monday July 4th, 2016

More than 75,000 people attend the Americana Festival each year for our 5K Run, Street Fair, Parade and Fireworks!

Visit the Butterfly House at Cox Arboretum

Visit the Butterfly House at Cox Arboretum

Saturday, July 16, 2016 - 8:00 AM

The Butterfly House at Cox Arboretum is open late June through Labor Day 8 AM-8 PM daily.



Do you recycle?

Harbour Club is proud to be one of the only apartment communities that offer recycling. Our recycling bins are located next to the dumpsters. You can recycle mixed paper, glass, aluminum, cardboard, plastic and more!

The Pool Is Now Open!!

Summer is just around the corner, and there is so much happening at Harbour Club! Everyone's

favorite time is here and we will be hosting our annual pool party soon. Please watch for flyers and invites.

The change from cold weather to warm can bring out unwanted pesky bugs such as ants, spiders, and bees. Did you know that Harbour Club offers free monthly pest control? If you have any of these unwanted guests in your home, feel free to call the office so we can have our exterminators rid your home of unwanted guests.



Writing Checks

Please make sure you are writing your checks legibly and in blue or black ink only. The bank check reader cannot read anything but blue or black ink. Please also make sure you are writing your apartment number on the checks. There are several residents with the same last name and we would hate to post payments to the wrong address.

We ask that you please abide by the pool rules to ensure a safe pool season. In an effort to provide you with the maximum enjoyment while using the swimming pool, the following rules must be followed:

- *Pool hours are from 10am-9pm daily.
- *Any person entering the pool does so at his or her own risk. No lifeguard or other supervision is provided. Children under the age of 16 must be accompanied by an adult. *Appropriate swimwear is required. Cutoffs are not permitted.
- *In consideration of others, objects such as balls, Frisbees and rafts are not permitted in the pool area.
- *Glass containers and alcoholic beverages are not permitted in the pool area.
- *For your safety there is no diving or running around the pool area.
- *Guests must be accompanied by an adult resident at all times.

We wish everyone a happy, fun and safe 2016 pool season!



Hosting a Party?

The Clubhouse at Harbour Club has been the ideal location for numerous parties throughout the years. For birthday parties, an engagement party, bridal and baby showers, our clubhouse offers the perfect amount of space and amenities. All you have to do is decorate and invite your guests. The clubhouse can be rented Monday-Saturday (excluding Holiday hours) until 2am for just \$150! Call the office for more details.



Just a reminder that fire safety regulations prohibit grilling on patios and balconies in our community. We encourage you to make use of our gas grill located at the pool.



Now that the weather is nice and school is out many children will be outside playing. Please drive slowly around our community Thanks!



Recipes

Best BBQ Ribs

Ingredients

Cook Time 8 h 40 m 8 servings

4 pounds pork baby back ribs
Salt and pepper to taste
2 cups ketchup
1 cup chili sauce
½ cup brown sugar
4 tablespoons vinegar
2 teaspoons dried oregano
2 teaspoons Worcestershire sauce
1 dash hot sauce



Directions

1. Preheat oven to 400 degrees F (200 degrees C).
2. Season ribs with salt and pepper. Place in a shallow baking pan. Brown in oven 15 minutes. Turn over, and brown another 15 minutes; drain fat.
3. In a medium bowl, mix together the ketchup, chili sauce, brown sugar, vinegar, oregano, Worcestershire sauce, hot sauce, and salt and pepper. Place ribs in slow cooker. Pour sauce over ribs, and turn to coat.
4. Cover, and cook on Low 6 to 8 hours, or until ribs are tender.

Summer Pasta Salad

Ingredients

Cook Time 15 minutes 6 servings

8 ounces spaghetti
½ cup Italian-style salad dressing
1 tablespoon olive oil
2 tomatoes, chopped
2 cups cooked and cubed chicken
1 cup parmesan cheese



Directions

1. In a large pot with boiling salted water cook pasta until al dente. Drain.
2. In a large saucepan heat the Italian dressing and olive oil together over medium heat. Add drained spaghetti; toss well to coat. Add chopped tomatoes, chicken or turkey, and grated Parmesan cheese and toss lightly.
3. Serve warm.