



## Winter Newsletter 2017

### Our Team

#### Property Manager:

Christa Lowery

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#### Leasing Consultants:

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#### Maintenance:

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### Office Hours

Monday-Friday

9am-6pm

Saturday

10am-5pm

Closed Sunday

### Address

100 Sail Boat Run

Dayton, OH 45458

### Phone Number

937-885-4900

[www.harbourclubapthomes.com](http://www.harbourclubapthomes.com)



### Manager's Corner

Welcome to the New Year! We hope everyone had an amazing Holiday Season, and we look forward to spending the new year with all of you!

A big Thank You to everyone that turned out for the Ugly Sweater Party! We had a blast and can't wait to see you at our upcoming events! Please let us know your thoughts about the community and our resident functions. We value your input and want to make the community enjoyable for everyone.

As the New Year begins, this means that many of us will be making New Years Resolutions. This can include anything from weight loss, saving money, spending more time with family, and many more things. Whatever you choose as your New Years Resolution, we wish you luck! We know that you can do it. It is a fresh start to a new year and with hard work and determination, anything can happen!



### 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 our leasing office. We are here to help! We hope your experience with us is a great one and that you create many wonderful new memories here!

### Don't forget to "LIKE" & FOLLOW



us on Facebook!



Our Facebook page is the place to be!

If you're not following us on Facebook...you're missing out! Facebook is our go-to place for contests, announcements and events. Make sure to participate in our contests so you can win some pretty cool prizes!



Winter is, once again, upon us and the snowflakes will start to fall. To better help us clear off the sidewalks around your building please make sure your vehicle is not parked over the sidewalk. As lots are plowed, please move your vehicle to a cleared area so the crews can remove all the snow. Your cooperation helps insure no one will be inconvenienced by the snow. Thank you!



### Kitchen Fire Safety

Two-thirds of home fires start in the kitchen. Please take a moment to review these valuable cooking and kitchen safety tips.

#### **Cooking & Kitchen Safety Tips:**

- ◆ Be on alert! If you are sleepy or have consumed alcohol, don't use the oven or stovetop.
- ◆ Stay in the kitchen while frying, grilling, boiling or broiling food.
- ◆ When simmering, baking or roasting food, check it regularly, remain in the kitchen while food is cooking, and use a timer as a reminder.
- ◆ Keep anything that can catch fire- oven mitts, wooden utensils, food packaging or towels- away from your stovetop or other heat producing appliances.

#### **Safety Considerations For Cooking With Oil:**

- ◆ Keep an eye on what you fry. If you see wisps of smoke or the oil smells, immediately turn off the burner and/or carefully remove the pan from the burner. Smoke is a danger sign that oil is too hot.
- ◆ Heat the oil slowly to the temp. you need for frying or sautéing.
- ◆ Add food gently to the pot or pan so the oil does not splatter.
- ◆ Cook with a lid beside your pan. If you have a fire slide the lid over the pan and turn off the burner. Do not remove the cover because the fire could start again. Never throw water on the fire.
- ◆ If the fire does not go out, get everyone out of the apartment and call the fire department from outside.



### Garages Available!

Winter is here! Don't get stuck scraping ice and snow off your car! Garages are only \$60 a month and well worth it! We only have a few left so stop by the leasing office and rent one TODAY!



Please make sure your children know to stay off the frozen lake this season!

If you see someone on the lake, please contact the leasing office!



# payYOUR rent ONLINE

You can now pay your rent through our secure resident portal. If you don't already have the link to the resident portal we will be more than happy to email it to you upon request.

If you have any questions, you can contact the leasing office for assistance at 937-885-4900 or email Christa Lowery at [clowery@cimmsmanagement.com](mailto:clowery@cimmsmanagement.com)

## Don't Forget!

Our resident portal offers the following features to make your life easier. You have ability to:

- ◆ Sign up for recurring monthly rent payments
- ◆ Pay with a credit or debit card (There will be a 3.5% processing fee for using this option)
- ◆ Generate maintenance requests



## Party at the Clubhouse!

Are you having people over but need more space? Are you having a party but don't want to clean your apartment? Have your get-together at the Harbour



Club clubhouse! There is a full kitchen, space for 35. The clubhouse rental fee is \$150 with a \$200 deposit. Call us to book your rental today!

## Pet Owners

Thanks for cleaning up after your pet! For your convenience, we have Doggie Pot stations set up all around the community. If you notice a Doggie Pot station is out of bags, please let us know.

Please remember that your pet must be on a leash at all times, even in late hours!

Thanks again!



Do you need stamps?

Do you need quarters?

Do you need to send or receive a fax?

Do you need to make copies?

We can provide all of these for you in the Leasing Office!

## This Month In History:

### January

1900: Baseball's American League is founded .

1908: The ball was first dropped at Times Square in NYC.

1943: The Pentagon opens .

1964: The Beatles release their first album to the U.S .

1966: Batman debuts on television .

1990: The Simpsons debut on television.

1927: Giant Pandas are discovered in China.

### February

1896: Tootsie Roll rolls into stores.

1910: The Boy Scouts were founded.

1930: A ninth planet is discovered and is named Pluto.

1935: Monopoly first went on sale.

1962: John Glenn became first US astronaut to orbit the Earth.

1964: The Beatles come to the US for the first time.



# Healthy Valentines Desserts



## Peanut Butter & Pretzel Truffles

### Ingredients:

1/2 c Crunchy Natural Peanut Butter

1/4 c Finely chopped salted pretzels

1/2 c Milk chocolate chips, melted

Calories: 64      Total Carb: 5g

Total Fat: 4g      Sugars: 3g

Protein: 2g



### Preparation:

Combine peanut butter and pretzels in a small bowl. Chill in the freezer until firm, about 15 minutes.

Roll the peanut butter mixture into 20 balls (about 1 teaspoon each).

Place on a baking sheet lined with parchment or wax paper and freeze until very firm, about 1 hour.

Roll the frozen balls in melted chocolate.

Refrigerate until the chocolate is set, about 30 minutes.

## Thick and Rich Drinking Chocolate

### Ingredients:

- 2¾ Cups nonfat milk
- ½ Cup unsweetened cocoa powder
- ¼ Cup sugar
- 1½ tablespoons cornstarch

Calories: 95      Total Carb: 19g

Sugars: 13g      Total Fat: 2g

Protein: 4g      Gluten-Free

### Preparation:

Combine milk, cocoa, sugar and cornstarch in a large saucepan.

Cook over medium heat, whisking often, until steaming.

Continue to cook, whisking constantly, until it comes to a boil, then remove from the heat.

