



## Spring and Summer Bulletin 2019

Spring is here & Summer is not far behind!!

*\*Some items on this bulletin may not apply to your rental\**

- 🌻 Flowers are blooming, lawns are growing and weeds are springing up. **Please remember it is your responsibility to keep up the yard and flower beds.** It is that time of year to bring out the lawn mowers and make sure that your lawn is mowed and the flowerbeds are kept clear of weeds. When the owner drives by your home and sees a well-kept yard they are pleased and it reflects well on you and our company. Fertilizing the yard now while it is still raining will go a long way! (Watering it when the weather gets warm will keep it green, growing, and easier to maintain.) Just a reminder, it is quite costly to restore a lawn if it is let go and this is a tenant charge.

\*If you are unable to take care of your yard please contact Park 52 immediately and we can recommend a yard service that you can hire or maybe put a neighborhood teenager to work. (Please disregard if you have lawn service or know that you are NOT responsible for the yard. i.e. you live in an apartment.)

- 🌻 **Now is a good time to check Smoke & CO detector and change batteries for your safety!** You will also make your furnace happy and more efficient by checking and replacing filters, (remember, this is **required every 90 days**. Doing this will also help save you money on *your* utility bills. If you have a question about the filter for your furnace or have trouble changing it please email us.

- 🌻 **Do you have repairs or maintenance needs?** We want to quickly respond and be in compliance with Landlord tenant law. **All repair/maintenance requests are REQUIRED to be submitted in writing,** you can submit work orders on-line at: <http://www.park52.com/tenant-repair-request.php> this helps expedite your repair by following the correct channels. \*If you do not have access to the website, you are able to stop by the office to use a computer here to submit a work order.

⇒ **Our AFTER HOURS Emergency # is: 253-677-5239.** This is for emergencies that occur AFTER business hours and *cannot wait until the following business day*. Examples are: broken pipes, leaking roof etc. This is **NOT** an answering service but a personal phone. Such emergencies still also need to be submitted online at <http://www.park52.com/tenant-repair-request.php>.

- 🌻 **Reminder about plumbing!** Now is the time you can remove those insulation covers on the outside faucets. More things can cause drains to clog than you may think. Be cautious of what is going down your sinks, drains, and garbage disposals. Additionally, only waste and toilet paper

should be flushed down toilets. Removing clogs from drains or toilets caused by negligent use is a tenant charge, along with any damage associated with the clog.

🌍 **\*\* HOW CAN WE CONTACT YOU? \*\*** --In the past we have needed to call tenants because of an emergency and have found disconnected phone numbers, old work numbers or no phone number at all. You must let us know if you any of your phone numbers or email addresses have changed!!! If you have any contact numbers of relatives or friends we can keep on file in case of emergency that would help too. Please email your updated information to us with your address in the subject line to [mail@park52.com](mailto:mail@park52.com).

🌍 **Make sure to check out our website: [www.park52.com](http://www.park52.com).** Our website provides you with an easy way to communicate with us, obtain helpful tenant information, and getting things taken care of quickly such as: submitting maintenance requests, review the tenant handbook, make payments online, and other general information.

🌍 **Have items to haul?** Call 2 Haul in Tacoma at 253-573-2468. They remove items for free!

*Just a reminder: rent is due **by the 3<sup>rd</sup> of the month!** We are open select Saturdays so please call our office to see which ones we will be open. **\*\*The after hours drop box has been closed\*\*** If you are not able to make it to our office during business hours paying online is a great alternative!*

*We are having great success with Payment Service Network!  
Please visit [www.park52.com](http://www.park52.com) –tenant information- paying rent & fees to pay online.  
If you have questions on how to get started please call or come into the office!*

**We would like to express thanks to you for renting from Park 52, Inc.  
If we can help a friend or family member find a new home please contact us anytime!**

**We ♥ referrals!**

**Sincerely,**

**Park 52 Staff**



**ARE YOU LOOKING TO BUY A HOME???** Visit [www.park52.com](http://www.park52.com) for current listings and contact our office if there is a home you'd like to see!!  
Please ask for Carrie (or email [carrie.j@park52.com](mailto:carrie.j@park52.com)) to discuss financing options or obtain a list of properties that meet your needs.

**Contact Info:**

5210 S Puget Sound Ave • #253-473-5200 • [mail@park52.com](mailto:mail@park52.com) • [www.park52.com](http://www.park52.com)