

DUBLIN TRAIL NEWS

Volume 1, Issue 2

December 2002

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Who's New at Dublin Trail? The newest residents and Staff at Dublin Trail.



Morgenson Realty would like to introduce and welcome Andrew Washa, the newest Resident Leasing Manager of Dublin Trail. Prior to joining the Dublin Trail management team, Andrew worked as a licensed Real Estate Sales Agent with Shorewest Realtors of Milwaukee.

In addition to his sales background, Andrew possesses over 10 years experience managing residential rental properties, has a strong background in accounting and Information Technology Management.

Welcome...

Jon Pederson, Ryan Wood, Lydia AW, Anthony & Tammy Owens, Phade & Jessica Abohunak, David Rake, Ivan Crutch, Dana Outhouse, Margaret Butts, Jorge Torres, Margaret Deziel, Jermicah Jackson, Melissa Westphal, Natalie Strong, Jessica Van Riper, Ken Hoefle and Clifford and Myrtle Aird to the Dublin Trail Community.

Ashford II Framed and on schedule!

Ashford II, located on the west corner of our Dublin Trail Community, intended to be completed in spring 2003. Ashford II will offer the in demand Studio and Loft apartments ranging between 500 and 800 square feet.

Please contact the office for details.



Ashford II (Largest Loft)

How may I earn a rent credit?

There are a number programs developed by Morgenson Realty that will allow residents to earn credit toward their monthly rent. To name a few;

- ❖ The Tenant Referral Program,
- ❖ Snow Removal Team
- ❖ Cleaning Positions (Hiring for Spring 2003)

Please call the office for details at (920) 725-6750.

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COMMUNITY CENTER RESERVATIONS

The **Community Center Great Room** is available for use at no charge, based on availability. A \$250 security deposit is required at the time of booking which may be refunded, pending an inspection the first business day after your planned event

** All reservations indicated below are subject to change, please contact Jill, Andrew or Katie at the office to verify availability.*

DECEMBER 2002						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	RES	11	12	RES	RES
15	16	17	18	19	20	RES
22	RES	RES	RES	26	27	28
29	30	Closed				

JANUARY 2003						
SUN	MON	TUE	WED	THU	FRI	SAT
			Closed	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Manager's Update

A few reminders to the valued residents of Dublin Trail. Should you need further clarification on any of the following, please feel free to contact the office at (920) 725-6750

- ✓ To ensure proper and timely rent credit, please be sure to include your address and apartment number on your rent check. **All checks must be made payable to your prospective building name.** (ex. Ashford, Clover Meadows or Glen Kerry)
- ✓ All rents are due in the office no later than the 2nd of each month at 12:00 Noon. Any rents received after this deadline will be assessed at \$30.00 Late Charge. NO EXCEPTIONS.
- ✓ No live Wreaths may be hung on the doors of Glen Kerry and Ashford. Live trees are permitted in all apartments, but must be disposed of by the disposal deadline of **Sunday, January 5th, 2003**. Dispose of Trees and Wreaths next to the dumpsters only to ensure proper pick up.
- ✓ It has become necessary to remind all residents to observe the speed limit of **15MPH** in the Dublin Trail Community.
- ✓ A few tenants have used rubber backed floor mats on the Linoleum Flooring in the Kitchen or Bath, which resulted in severe staining of the Linoleum. Please note, tenants will be responsible for the floor replacement should stains be present during their final checkout.
- ✓ **Dublin Trail will conduct Fire Alarm Testing in each building the first Wednesday of each month.**
- ✓ As a reminder all Tenants must supervise their guests and children when using the pool facilities. Guests are not permitted to retain the "pass point" access card for their use. Please shower before entering the pool area. The Pool hours must be observed. Violation of the community center rules and regulations will terminate your access privileges entirely.



MORGENSON
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Happy Holidays!