

DUBLIN TRAIL NEWS

JANUARY / FEBRUARY 2004



Management Ensures Continued Quality of Pool Facilities.

The management staff at Dublin Trail recognizes that residents of our community truly depend on and enjoy the convenience of their private Health Club and Indoor Pool Facilities.

These facilities are maintained and monitored by a knowledgeable staff on a nightly basis. Our staff is required to test the operation of the fitness equipment in addition to monitoring the water quality and operation of the pool facilities.

To ensure the highest level of quality and minimize pool down time, it will be necessary to close the Pool at 10:00PM. The health club will remain open until 11:00PM as usual.

The Lifestyle of a Lifetime

Our new residents have so much to look forward to – an experienced maintenance team, a friendly office staff, convenient amenities and great neighbors. Welcome home to a lifestyle that meets the most discriminating expectations. Please feel free to contact the office with your questions, because we are here to help you from day one.

In Search of News...

Help us complete our newsletter for next month. Please let us know about any important news you might want to share with other residents. Have something to sell? Looking to buy something? Have a service to offer? Want to announce a birth or engagement? Let us know! Please e-mail any news information to manager@dublintrail.com or drop it off at the office before the 15th of the month and we'll be glad to add it to next months newsletter.



Introducing ... Morgenson.com

Morgenson Realty Company, Inc. takes pride in providing outstanding management service to all current and future residents of Morgenson Properties.

If you're considering relocation, consider another Morgenson Property. Morgenson Realty owns and operates rental properties in Appleton, Franklin, Menomonee Falls, Neenah, Pewaukee, Portage, Sussex and Wauwatosa, all of which are featured on Morgenson.com.

Safety and Fire Prevention

It's important that residents become familiar with the current procedure implemented at Dublin Trail, to ensure safety in our community.

The fire alarm system for every building is tested by our staff the first Wednesday of each month to ensure proper operation of the system.

What should residents do in the event the building fire alarm sounds?

IMMEDIATELY evacuate the building until you receive clearance from the Town Of Menasha Fire Department or management to re-enter your apartment. Please do not lock doors when leaving.

If you detect a fire, please call **911** prior to contacting management at (920) 725-6750. Please be prepared to Identify your location.

Referral Rewards

Is telling everyone you know about our community a worth while project? We think so!

Just imagine how many family members, friends, or work associates would appreciate the unique amenities offered at Dublin Trail. Your swimming pool, health club, and community center great room, to include a unique variety of one and two bedroom floor plans, all new with luxury conveniences.

When you refer a potential resident to our community that signs a lease, moves in, you will be awarded a **\$300** referral credit toward your next months rent.

Please contact the Dublin Trail Community office at (920) 725-6750 for details. Our managers will be more than willing to provide you with marketing materials on Dublin Trail.

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COMMUNITY EVENTS

Too Many Friends, Too Little Space?

Use the Dublin Trail Community Center Clubhouse for your next get-together. Your guests will be more than comfortable in the large open space your clubhouse provides.

To reserve our clubhouse, please stop in the office or call (920) 725-6750 to make your reservation. A \$250.00 deposit will be required and returned to you the first business day after your event.

***RES = RESERVED**

FEBRUARY 2004 - COMMUNITY CENTER						
SUN	MON	TUE	WED	THU	FRI	SAT
RES	2	3	4	RES	6	RES
RES	9	10	RES	12	13	14
RES	16	17	18	19	20	RES
RES	23	24	25	26	27	28
29						

Community Events Schedule

Feb 14, 2004 **Valentine Candlelight Dinner / Sleigh Ride**
Gordan Bubholtz Natue Preserve, Appleton

Feb 20, 2004 **Dave Douglas New Quintet**
Lawrence Memorial Chapel, Appleton

Mar 5, 2004 **Classical Pianist Stephan Hough**
Lawrence Memorial Chapel, Appleton

Mar 20, 2004 **23rd Annual Maple Syrup Saturday**
Gordan Bubholtz Natue Preserve, Appleton

Mar 28, 2004 **23rd Annual Maple Syrup Sunday**
Gordan Bubholtz Natue Preserve, Appleton

DUBLIN TRAIL OFFICE HOURS

Effective December 1st, 2003

Monday – Friday 8:00AM – 6:00PM
Saturday & Sunday 10:00AM – 4:00PM
Closed Holidays

*For emergencies, after hours call the office at:
(920) 725-6750.*

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

- ✓ The Town of Menasha Fire Department requires that all residents of the Dublin Trail Community refrain from parking vehicles directly in front of the garage doors. Please use the parking spaces provided. All residents should remove exterior door mats prior to the first snow fall to prevent damage to the snow removal equipment.
- ✓ 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 property name.** (ex. *Ashford Place, Clover Meadows, Glenkerry Court, Shannon Heights*) All rents are due in the office by midnight, the first day of each month. Any rents received after this deadline will be assessed at \$30.00 Late Charge. For your convenience there is a rent drop box located to the right of the community center main entry door.
- ✓ A maintenance request form must be completed by the resident requesting service and turned into the office for service to be performed. Maintenance forms are located throughout the community in common areas (near mailboxes). You may also complete your maintenance request on-line at: www.dublintrail.com/resident



Our Heart's Desire

A Valentine's Day full of love is our wish for every resident. Spread the joy by letting someone know that you care. In the rush of our days, we often forget to tell people how much we appreciate them. Celebrate Valentine's day with compliments, cards, gifts and hugs.

MOTHERS!

Hi! My name is Heidi Lewis. I live in Clover Meadows and I have a 3 year-old daughter. I would love to meet other mothers in the community. I was thinking that it would be fun to start a mothers group to get to know each other. I'd like to start by finding out who is interested, and then go from there. If you're interested, please contact me. I'd love to hear from you!

Heidi Lewis
1801 Dublin Trail #106
886-9403