



University Gate Apartments
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December 09/ January 10

University Gate Apartments



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Christmas Break Reminder

Maintenance Issues or Concerns:

Please contact your rental office if you have any maintenance concerns with your apartment. Our maintenance department will stop by and make any necessary repairs, just give us a call.

Before going home for Christmas Break:

- Please be sure to turn your heat on low (DO NOT turn your heat off, your water pipes may freeze)
- Lock your doors and windows
- Take all garbage to the dumpster
- Clean and prepare your apartment for inspection.

Mid Year Inspections: Management will be doing routine apartment inspections during the Christmas break. We will be checking the overall condition of your apartment. Any damage found during the inspection will be assessed and charged to your account, we will attempt to have the repairs made before you return from break. You may pay any damage billings when you return in January.



Spreading the News

Anyone who has any information on upcoming school events and / or activities and would like to spread the News, please see the office about getting it printed in the upcoming February Newsletter!



(Free To All Residents)

*Have a Safe and Happy Holiday Season
 From the Staff and Management
 University Gate Apartments*



Rent Reminder!

Everyone is on a nine month lease that will end May 8, 2010.

Your spring rent is due **December 18, 2009.**

If you have already paid, we THANK YOU!

If you have not yet paid, you may bring your payments in anytime between now and December 18, 2009. The rental office is open:

Monday—Friday, 9 AM to 5 PM.

www.universitygateapartments.com



Resident of the Month Leslie Nichols

Leslie is a junior at Penn State Behrend this year. She is on the swimming team, and she is majoring in Marketing. This is Leslie's first year living at the University Gate Apartment complex. She chose to live here because of our close proximity to the campus. She thanks her parents for their help in teaching her how to work hard for what she wants, and she looks forward to applying these life lessons to her career upon graduating.

Leslie, as we mentioned before, is a member of the Behrend swim team. She swims three freestyle races: the 1650 (the mile), the 1000 and the 500. She says her outgoing personality will help her succeed as well. She hopes to find work somewhere south of Erie when she graduates, and we're sure she will. Good luck, Leslie!

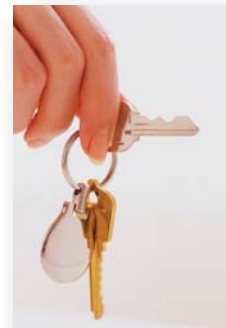
Snow Removal Notice

For snow removal purposes, please DO NOT LEAVE YOUR VEHICLE UNATTENDED FOR MORE THAN 24 HOURS (it may be towed at your expense). If you need to do so, please talk to the management about a better location for your vehicle so we may efficiently remove snow. Thanks!



Missing That Click?

Don't panic if you find yourself locked out of your apartment; just get in touch with us and we'll open your door. If you're locked out during office hours, swing by the office and we'll lend a key to anyone on your lease. Once our office is closed, call 878-0541 to obtain lockout assistance. For a charge of \$15, which is payable at the time of entry, we'll get you back inside.



Signed Sealed Delivered...



...in seconds! If for any reason (i.e. questions, concerns, suggestions, or non-emergency maintenance requests) you need to get in contact with our staff and can't find the time to stop by, drop us a few lines via e-mail to universitygate@jamesproperties.com. Be sure to include your name, apartment number, and telephone number, so that we can respond to your questions and maintenance requests.

Hundreds Of Steps. Six Car Rides. Three Meals. One Friendly Football Game.

Your clothes follow you all day, finally landing in your laundry basket in need of washing. Luckily, you can tote that basket to our convenient on-site laundry facility. All we ask is that you stay with your laundry, making sure you get it through the washing and drying process as quickly as possible, to ensure other residents can have a turn, too. Let's keep the laundry room clean as well by throwing all garbage (soda cans, lint, soap boxes and bottles) in the laundry room's trashcan.



You've Got A Good Thing Going



Doesn't it seem like just yesterday you signed your lease and moved into your exquisite, new apartment? Well, chances are, "yesterday" is father away than you think. Check your lease and make certain that it's not on its last legs. If you happen to find that your lease is almost up, pay a visit to our leasing office and renew. Why end a good thing?