

OFFICE HOURS

Monday – Friday
8 - Noon & 1 - 5pm

Saturdays
by Appointment

Sunday
Closed

Phone:
814-833-6516
Option 2

Email:
apartments@malenohomes.com

Emergency Maintenance
After Hours
814-833-6516
Option 9

or online:
MalenoHomes.com/PropertyManagement

Locations:
2315 Jamestown Dr (West Side)
5355 Rome Dr (Shadow Pines)

Holiday Party!

Thursday, December 7TH

It's time again for our annual holiday party! Because of the great turnout we get for this event, we're hosting it at a new location:

WHEN: Thursday, 12/7

WHERE: You Pick Six Public House
4575 W Ridge Rd, Erie

TIME: 4:30 – 7:00pm
Drop by at your convenience

WHO: All residents

Be sure to stop by and pick up your holiday gift!

We are sending our best wishes for a joyous holiday season, and a New Year filled with health, happiness and prosperity!

~ Natalie, Jarrod, Cristina, Drew, Jim, Linda, Rachel, Sally, and Wendy ~



STORE BRANDS CAN SAVE YOU BIG \$\$\$

The hi-vis brand names might seem impressive--but, are they worth the bigger price tags? Whether you use the term generic, store brand, or private label, so many products are available that are similar, or even identical, to national name-brand items. And, they cost much less!

A Consumer Reports study found that buying store brands can give you a HUGE savings of up to 30 percent over name brands—without compromising on quality.

A rose by any other name. Did you know that many of the store brand (generic) items are made in the same manufacturing facility as the national brands? Some are even going through the same production line at the same time! It's just at the end, when the labels are affixed, that there becomes a "difference".

It's a no-brainer. Those items made up of one ingredient don't vary much. Buying the store-brand flour, salt, sugar, and baking are unlikely to change the taste of your favorite recipes. Choosing the generic trash bags, baby wipes, and aluminum foil can also provide significant savings.

It's not just food or clothes. According to the Food & Drug Administration, "A generic medicine is the same as a brand-name medicine in dosage, safety, effectiveness, strength, stability, and quality, as well as in the way it is taken and the way it should be used." So, buy the generic version and save yourself some money.

Give it a try. Almost any store-brand product is worth a try. If you don't like the item, you can often get a refund. The savings over time could be substantial!



814-838-4600



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"I've been here since 2009 and everything has been beautiful. This community has always been the only choice for me."

- Vincent Savelli
The Village on Pacific

WINTER PLOWING REMINDERS:

Please, move your car for snow removal. **HAVE YOUR CARS REMOVED FROM ALL PARKING AREAS AND IN FRONT OF YOUR GARAGE BY 9:00 AM OR YOU WILL GET PLOWED IN.**

On Weekdays, snow plowing will begin at 7:30 AM if snowfall is less than 2". Plowing will begin at 5:30 AM if snowfall is heavier. Areas around mailboxes and sidewalks will be shoveled and salted daily if above 2". If there is a snow storm of 8" or more, additional equipment may be called in to make certain the snow is removed in a timely manner.

On weekends, the roads will only be done if there is 2" or more of snow. Plowing will begin at the same time as weekdays. Driveways and sidewalks will be done on weekends only if there is 5" of snow or more. Although we make every effort to keep the snow clear at all times, you may want to keep a shovel on hand for your convenience.



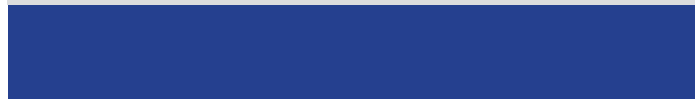
Remember that you can pay your rent on-line with a credit card or an e-check. Go to our website www.malenohomes.com and click on "Pay Your Rent Online" under the Rental Properties/Forms tabs. You can make a one-time payment or sign up to have your payments withdrawn each month. Call a PayLease representative at 866-729-5327 regarding rates & fees.

MAINTENANCE CORNER



We've pulled out the winter coats and gloves — which means HEATING SEASON! To help keep you safe and keep your heating costs down, we have the following tips:

- It is completely normal to smell something burning the first time you turn on your furnace, for a minutes anyway. If after about 20 minutes you still smell it, call the office and we'll send a maintenance technician to look at it.
- Never turn your furnace off in cold weather or let the room temperature fall below 55°. National Fuel Gas recommends keeping your thermostat at 68° during the winter to keep your costs low.
- Keep your bedroom and bathroom doors open to let the air circulate and keep you warmer.
- On very cold days, open the vanity doors under the bathroom sinks (in Lakeview, Scenery Hills, and Shadow Pines)
- Make sure the heating vents in all bathrooms are left open.
- Be sure to keep your garage door closed at all times (Village residents--crack door when running dryer)
- Air conditioning cannot be used in winter months.





You've worked hard to make your house a home.

Your insurance should work hard, too.

Northshore Insurance Agency, LLC

2340 West Grandview Blvd

Suite 3

Erie, PA 16506-4510

814-838-8310

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BITS & PIECES

Check out our newsletter online at www.malenohomes.com for links to other articles, and our Word Search puzzle. Bring the completed puzzle to our office to be entered into a \$25 Wegmans Gift Card drawing, either in person or emailing Wendy@malenohomes.com.

Many of us will be decorating for the upcoming holidays. Just a reminder that real Christmas trees are permitted in all of our apartment homes. Please remove the tree when it dries out, as it becomes a fire hazard. Our garbage service will not accept the trees; we ask that you dispose of your tree at one of the recyclable drop-off

- areas. Lakeview, Shadow Pines, and The Village can drop
- off trees at Millfair Compost Center. Scenery Hills
- residents can check with the Erie City Public Works
- Department.
-
- Walk through Asbury Woods' Winter Wonderland Dec.
- 16-18 and Dec. 27-30: 6-9 p.m.
-
- Tell us what you think! Do you have suggestions for
- how we can serve you better or amenities you wish we
- could offer? Call our office at 814-833-6516 or email
- Wendy@MalenoHomes.com and let us know your
- thoughts.



Welcome Home...

At Maleno, offering beautiful living spaces and serving satisfied customers is the cornerstone of our business.

We provide:

- Custom-built single family homes
- Patio-style homes in Countryside
- Apartment rentals
- Comprehensive real estate services
- Property Management



814-833-6516 • www.malenohomes.com

Maleno
2315 Jamestown Drive
Erie, PA 16506



Maleno Custom Building & Real Estate was recently awarded the **2017 Erie's Choice Award.**

Are you buying or building a home soon? Maleno does more than rent homes! **We have a full-service Real Estate Agency division and a Custom Building division.**

You can save 40% on your heating and cooling bills by purchasing an energy-efficient home with Maleno. These homes are built with foam insulation in the walls and provide a fabulous sound barrier from the exterior. Your furnace and A/C units will not be working nearly as hard to keep your home warm in the winter and cool in the summer, which extends their lifetime and saves you money!

Check out our website at MalenoHomes.com for our Custom Build photo gallery and our Real Estate listings. If you're thinking of buying a home, give Natalie Washburn or Jarrod Maleno a call at 814-833-6516!

We are both proud and humbled to have the support of Erie County residents. Our promise for over 40 years has been to consistently provide premium homes, expert knowledge and advice, exceptional and caring service to our customers and employees, and to make a difference within our community. With your trust and support, we plan to carry this promise through the next 40 years and beyond!

Winter 2018

Enter to win a \$25 Wegmans Gift Card Drawing! Bring your completed Word Search to either property office, or email it to wendy@malenohomes.com, by 12/31/17.

S C A R F
N Y R T Q R L
W S N A O Y Y E Y
V H R O M B L E V T F
F O N R G O I S O R V
A L A T N G M N H A M
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WORD LIST:

CHRISTMAS
DECEMBER
DECORATE
FAMILY
FROSTY
HANUKKAH
HOLLY
HOLY

HOME
HOT CHOCOLATE
ICICLE
KWANZAA
MAGICAL
MITTENS
NORTHPOLE
PARTY

REINDEER
SCARF
SHOVEL
SKATES
SKIING
SLED
SNOWFLAKE
SNOWMAN

SNOWPLOW
SNOWSHOE
SPIRIT
TOBOGGAN
TREES
WINTER