



LAWN VILLAGE

APARTMENT & TOWNHOMES

Spring Newsletter

DO
GOOD.
BE KIND.



PARKING & TOWING

All vehicles with expired license plate from March 1st, 2020-April 1, 2021 are excused until July 1st per order from Gov. Dewine. However any abandoned, flat tire, stickered or not, missing plates, unregistered vehicles, double parked, etc. will be towed starting May 1st 2021. Per last months newsletter, this is not a junk yard or storage space. All visitors staying overnight will need a temporary pass. No guests should park in lots without a temp pass from our residents that will be given upon request. Contact the leasing office for pass. If you are renting a garage, please use your garage for your vehicle. Per agreement. Garages are for vehicles only.



BACKYARD TOYS, PATIOS & CHILDREN

Attention all Townhouses and Apartments: We are so excited to finally have some nice weather, well...except for that surprise winter storm...but now that, that is over, we wanted to bring attention to all back patios, common and backyard areas of our townhouses. We love seeing children playing in the yards, however we ask that you please supervise your children and put away all toys out of the grass areas when not in use. Do not allow children in the mulch or allow hanging on the trees. All back patios should be organized and clean. No playhouses are allowed in any courtyard on the property. We are so lucky to have Morton Park next door. No children should be in the streets playing, or in any parking lots. All children need to be fully supervised by an adult. We have been receiving many complaints regarding children walking or riding around the property unsupervised. This is not allowed. This is dangerous. Please address these issues.

MONTHLY GIVEAWAY

We LOVE Our Residents!
CONGRATULATIONS April Winner is Joan G.
To reward you, Any resident who pays rent no later than the 5th will be entered!! But must cut this out and drop off with Rent. We will continue to give away a \$25 Visa gift card each month to one lucky Lawn Village Resident!
Lawn Village Resident!
May's Giveaway Entry Form

Resident: _____

Apt#: _____

Phone: _____

Drop this off in the drop box next to leasing office!

Cut out entry a drop-off with Rent before the 5th!

Jasmine Bailey
Property Manager

Robert Taylor
Leasing

Christine
Housekeeper

Chris W.
Head of Maintenance

Rande
Maintenance

Lou
Maintenance

Noah
Maintenance

Office Hours
Monday-Friday
10-5pm
Saturday &
Sunday-Closed

Phone:
440-523-9106

Emergency (ONLY)
Maintenance
216-765-2460

RENT

Rent is Due on the 1st of every month. We as a courtesy give a 5 day grace period. Any rent paid on the 6th or later is considered late for that month and an additional \$75 dollar late fee will be added to your ledger.

All ACH (rent autopay) residents are automatically entered!! One entry per unit*

Please refrain from putting rent checks in renewal lease envelopes, unless noted on envelope.

FITNESS CENTER ***

Finally open!! Please contact our office via email at leasing@lawnvillage.com or 440-523-9106 leave a message for the Release form. Please be sure to schedule your session on our website www.lawnvillage.com under OUR SERVICES tab. Currently open 24/7!!

Coming soon...

- Online Epay (fees apply)
- Resident Online Portal
- Text alerts

M
A
Y
2
0
2
1

Gardening & Spigots



In the past we have allowed residents to plant flowers and have left access in using our spigots attached to townhouses, however that will not be allowed this year. Townhouses can plant only Perennials, no bulbs or trees. The use of swimming pools is not allowed either (Morton splash park is available after Memorial Weekend. We will be capping off all spigots. Residents do not have permission to use the spigots.



Yep, you read that right, we will be giving you access to our Resident online portal so you have the ability to pay any past due, or even rent. There will be a convenience fee if you chose to use this feature. However we are still figuring out how to make this easiest on you. We will need your best email to set your resident portal up. More info to come later this month!!

Our Staff



We adore our residents, however please when seeing our staff on the property be mindful they are at work and unfortunately cannot be stopped for chatting. If you do have any complaints or concerns please leave a message, text our office number, or email us at leasing@lawnvillage.com. We ask that you refrain from gossiping about other residents. But you are more than welcome to wave and say hi!



Preventative Maintenance (PM)

Starting in June 2021, our maintenance staff will be starting PM's. PM's are routine maintenance in inspecting all apartments and buildings and Lawn Village will be implementing this. What does this mean for you? Residents units will be inspected once every 6-12 months a year. When it is your buildings turn, you will be given notice as to when our staff will be inspecting your apartment. We will replace furnace filters if needed, check all fire detectors to make sure they are working properly, check HVAC equipment, look for any leaks or issues before they get worse. We also want to make sure there is no damage in the unit caused by negligence and that the unit is being maintained per lease agreement. We are not expecting sparkly clean units however please vacuum regularly and wipe down windows, countertops and floor to upkeep. More details to come...

Emergency vs. Service (preventative) calls

We have recently seen a surge in emergency calls, however even though these calls are an emergency, most have been repetitive due to negligence of tenants and could have been prevented which then is considered a service call. We have had to contact our contractors to service the same units many times. Pouring grease down our drains, rice or any items put down the drains intentionally is a violation of agreement. Upon moving into your unit, you signed an agreement in our RULES AND REGULATIONS form stating that you are not to put rice, peels, oil or melted butter, etc. down the drains. This will be considered a service call and tenant will be charged the contractors price. If found in violation. ****Please use a container for oil or melted butter. Do not pour into drain.**



**FALSELY CALLED
EMERGENCIES
WILL BE A
\$40.00 FEE.**

Bulk trash

Basements are not meant for bulk trash. Since last year, we have started charging residents for bulk trash. We thank all of our residents who have been honest and have been notifying our office when they have bulk. In the past we allowed bulk to be placed in the basement in our garbage rooms, however per agreement with our newest trash company, they do not remove bulk trash from the basement unless notified. We appreciate any and all residents needing to utilize our bulk to contact our office and let us know when you will have bulk trash put out on Morton Avenue, Fairlawn Circle or W.223rd Street. All bulk trash should be put on curb either Sunday Night or Wednesday night only when office is notified prior, please text a picture of your bulk and the unit you are in.

