

MALLARD LAKE REFLECTIONS

livesmart

WWW.MALLARDLAKEAPTS.COM

MALLARD LAKE
APARTMENTS

■ JANUARY 1, 2010 ■ ISSUE 1, VOLUME 4 ■

YOUR FRIENDLY STAFF AT MALLARD LAKE

Leasing Team: Shelly, Jackie, Kelly B, Kelly G & Sudarsana

Maintenance Team: Kevin, Jim, Adam, Andrew, Helena, Marek & Miguel

OFFICE HOURS

M - W: 10:00am - 7:00 pm
Th - F: 9:00am - 5:00pm
Sat: 10:00am - 5:00pm
Sun: 12:00pm - 4:00pm

MAINTENANCE EMERGENCIES

For after-hours maintenance emergencies, call the leasing office phone number and follow the prompts. For all other emergencies, call 911.

ONLINE WORK ORDERS

Visit us online today at www.mallardlakeapts.com to quickly enter service work orders, download forms, read this newsletter, print event pictures and more!

Username: mallardlake
Password: fixit

QUESTIONS/COMMENTS?

E-mail the Property Manager at mallardlke@aol.com today!

Drop your used pop-tabs in the leasing office to be donated to the

Ronald McDonald House Charity!



Don't forget to recycle this newsletter when you finish reading it. Thank you!



Mallard Lake News & Notes

The New Year is Here!

The Mallard Lake Leasing Office and Maintenance staff wishes you good luck and good health in 2011! Happy New Year!

Office Closings

The Leasing Office will close at 1:00pm on Friday, December 31. We will be closed all day on Saturday, January 1, and we will reopen Sunday, January 2 at 12:00pm.

Phone Calls from the Leasing Office

In the Mallard Lake office, we make over 50 phone calls each day. We call to follow up with your concerns, answer your questions, or sometimes call to gather information. If you receive a missed call from the Leasing Office, please keep in mind that there are six people who might have called you, so we don't always know who it was that called you or their reason for doing so.

Please check your voicemail before you call us back. We are very good at leaving you detailed messages so you know exactly who called you and what was needed!

Don't Leave a Mail Mess

During our recent property inspections, we noticed that unwanted mail is being discarded on

the counter underneath the mailboxes in several buildings. Please remember that this is NOT a garbage can. If you have unwanted mail you must dispose of it yourself by bringing it into your apartment or taking it directly to the dumpster. If this continues to be a problem we reserve the right to notate the apartment to which the mail belongs and charge a fee accordingly. Thank you for your cooperation.

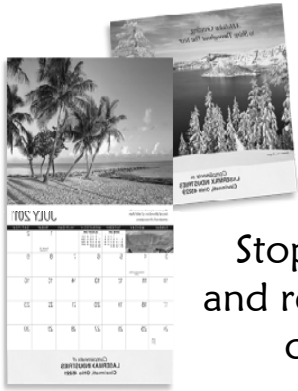
Resident Referral Recognition

We would like to thank our residents who referred new tenants to Mallard Lake in December: Samrat of 1630 Woodduck Lane, Venkata of 1581 Teal Lane, Sathish of 761 Widgeon Drive, Riju of 1671 Woodduck Lane, Rao of 1644 Shel-drake Drive and Satish of 1629 Hunter Drive.

Renewal Deadlines

Please note the following deadlines for renewal paperwork if your lease ends in March 2011, or if you have received your renewal paperwork:

Early Bird Deadline for leases expiring March 27, 2011, is **JANUARY 6, 2011**. The FINAL Renewal Deadline for all short-term or long-term lease extensions is **JANUARY 26, 2011**. Notice to Vacate for all residents moving out on March 27, 2011 is due by **JANUARY 26, 2011**.



January Rent Giveaway 2011 CALENDARS



Stop by the Leasing Office TODAY to pay your January rent and receive a 2011 hanging calendar! We have plenty for everyone this month so stop in to visit and get yours today!

Rent Check Requirements

We are still having a lot of problems identifying apartment numbers and residents on rent checks. Please remember that we receive over 500 checks a month so your cooperation in making sure the correct information is written on your check is extremely appreciated. Please keep in mind the following:

- Your CURRENT MALLARD LAKE address must appear on the check. If the printed address is old, just cross it out and print the current one. The memo line is also a great place for this information. This is extremely important for residents who have transferred within the Mallard Lake community.
- Providing your building number only gives us HALF of the information we need. Please make sure building AND apartment numbers are clearly written.
- NEVER put any information on the back of the check. Your signature, address, or any note you would like to be communicated should always go on the front. Mallard Lake endorses the back of the check.
- It is NOT necessary to place your



rent in an envelope. We actually prefer that you do not.

If we are unable to identify the submitter of a rent check, Mallard Lake reserves the right to consider this a late payment as we are unable to deposit the funds until the investigation work has been completed. And one final reminder, rent is due on the first of every

month. We give you a grace period until the end of the day on the fifth. As of the sixth of the month, at 12:01am, rent is considered LATE. You must pay on or before the fifth of the month to avoid late fees.

Thank you for your help!

Preferred Mallard Lake Service Providers

RENTER'S INSURANCE

Looking for renter's insurance? We recommend calling our preferred renter's insurance provider, **State Farm Insurance**. You can agent Tim Ratigan at (847) 342-1200 or call the leasing office for more information!

COMCAST REPRESENTATIVE

Do you need **Comcast Cable**? If so, call Dick Duel, our preferred Comcast representative, for installation of new services. He has the best specials to offer, so call today at (847) 366-3646 for cable, phone, and internet!

LOCKED OUT?

If you get **locked out** of your apartment after regular Mallard Lake office hours, **A-1 Suburban Locksmith** offers discounted rates on lock-out services to all Mallard Lake residents (847) 541-8500.



Satellite Dish Installation

Under a Federal Communication Commission order, you as our resident have a limited right to install a satellite dish or receiving antenna on the leased premises. If you have, or would like to have a satellite dish, it must be approved by management prior to installation. To receive approval, you must comply with the following policies:



1. Sign the Satellite Dish Permission form (see the enclosed form)
2. Submit a Satellite Dish Deposit in the amount of \$250 for each regular-sized dish and \$300 for each super-sized dish. A maximum of two dishes are permitted per apartment.
3. Sign the Satellite Dish Agreement **BEFORE** installation

Details regarding this policy can be found in the Satellite Dish Agreement available in the office or online at mallardlakeapts.com. Each month a member of our staff conducts patio/balcony inspections. Please make sure you are in compliance!

Renewal Reminders

Our 2011 renewal season has begun! If your lease expires this year, you can expect to receive your renewal offer information posted to your apartment door about ninety days before your lease expiration date. As always, we have given our best offer at this time and these renewals are NON-NEGOTIABLE.

Due to Federal Fair Housing laws, Mallard Lake must give each resident whose lease expires in the same month similar offers based on our current market rent. We cannot take into account how long you've lived here or how many people you have referred.

Also, when reviewing your renewal forms, please pay close attention to due dates—especially for Early Bird Specials! To be fair to all residents, our office staff will be very strict on these dates and no exceptions will be made!

Sheldrake Parking

It has been brought to our attention that the parking area located next to the units on Sheldrake Drive has become crowded and residents who live in these units are left with limited parking spaces. In light of the complaints that we have received, the management staff will begin monitoring the vehicles parked in this lot.

If your vehicle does not have a Mallard Lake parking tag displayed during a routine inspection, a warning will be issued and you will have to relocate the vehicle to another lot on the property (with the exception of Woodduck Lane). As a reminder, two parking permits are issued per apartment. Guests and other residents that do not have a permit are still welcome to park on the property but will not receive priority parking spaces.

Stop by the Leasing Office if you need new parking tags or if you need to update your vehicle information. Thank you!

Help Save Our Fitness Center!

Please do not wear street shoes in the Fitness Center! During the winter and spring, shoes track in snow, salt and mud. All three can ruin the machines, especially the treadmills! Recently, our machines were damaged due to ill use. Because we cannot repair the equipment ourselves and it can take quite a bit of time to have it fixed, we need everyone to help us avoid damage to the equipment! If machines continue to break, Mallard Lake may have to close the fitness center altogether!



MALLARD LAKE EVENTS



**Mayan
ADVENTURE
WATERPARK**

Mayan Adventure Indoor Waterpark

624 North York Road
Elmhurst IL 60126

**SATURDAY,
JANUARY 22
10AM to 2PM**

**TRANSPORTATION TO
THE WATERPARK WILL
NOT BE PROVIDED**

**STOP BY THE MALLARD
LAKE LEASING OFFICE
TODAY TO REGISTER!**

IT'S TIME FOR AN ADVENTURE!

How would you like to forget about the freezing temperatures and snow covered grounds for a day? Join your Mallard Lake neighbors for a FREE pass on Saturday, January 22, to the Mayan Adventure Indoor Waterpark in Elmhurst.

This facility provides endless fun for all ages. You can zip down the Howling Monkey body slide, float down the lazy river, or just lounge in the pool. This has been an annual Mallard Lake event and a huge hit!

The first 40 residents to register will get a FREE admission pass to the park valid from 10:00am to 2:00pm. A \$10 deposit will be required for each ticket and refunded to you the day of the activity, so no phone reservations will be accepted. Mallard Lake will provide a free ticket to leaseholders, authorized occupants and children only. Guests are welcome for \$10 each, to be paid in advance. Transportation to the facility will not be provided.

**DON'T MISS THIS OPPORTUNITY!
STOP BY THE OFFICE TODAY!**



"COIN-OPERATED?" By James E. Buell — Edited By Timothy E. Parker

ACROSS

- 1 Groovy
- 5 Green gemstone
- 9 Accumulate, as a debt
- 14 Forest creature
- 15 Philharmonic part
- 16 Wagner's "Die Walküre," e.g.
- 17 It's said to be true of change, part one
- 20 Snapshot
- 21 Prescribed amount
- 22 Unnamed alternative
- 23 Invitation from within
- 25 Insect wing
- 27 Smug smiles
- 30 Condensed but memorable saying
- 34 Cannon stuffer
- 35 Length times width result
- 38 Weaker in color
- 39 It's said to be true of change, part two
- 43 Sedate
- 44 In different form
- 45 One way to follow a pattern
- 46 Kind of lamp
- 48 Smoldering coals
- 51 Portion of a journey
- 52 Put out
- 54 Counter offer?
- 57 Dapper fellow
- 59 Halloween items
- 63 It's said to be true of change, part three
- 66 Made public
- 67 For certain
- 68 Place or stead
- 69 Sticks to
- 70 Word with shade or pear
- 71 Paradisiacal place

- 2 The Hippocratic, for one
- 3 Approximately
- 4 Missive
- 5 Mantegna or Montana
- 6 Domicile
- 7 Philanthropist
- 8 Apodes
- 9 Decompose
- 10 Turmoil
- 11 Lunar Armstrong
- 12 Diner brewers
- 13 One for the books
- 18 Traffic sound
- 19 Graduating class
- 24 Emperor prior to 1917
- 26 Chops off
- 27 Sound at an NBA game
- 28 Ray of the tropics
- 29 To a tee
- 30 Small sheet of glass
- 31 Beethoven's "Für ---"
- 32 Cite
- 33 Makes java
- 36 Strikeout ace Nolan
- 37 Period of many years
- 40 Dishonored
- 41 Slight advantage
- 42 Woolly females
- 47 Easter fare
- 49 Fall plantings
- 50 John or George, once
- 52 Bring upon oneself
- 53 Stuff in the attic?
- 54 Stick with something
- 55 Canton's state
- 56 "Blast!"
- 58 Word with Far or Middle
- 60 Aforementioned
- 61 Elbow counterpart
- 62 Phaser setting
- 64 Freudian topics
- 65 Maiden-name preceder

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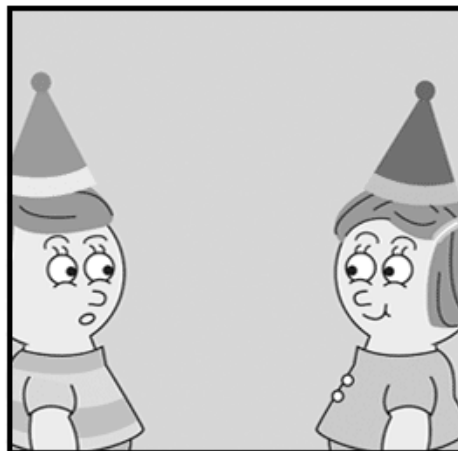
DOWN

- 1 Word with poker or blue



1915, 1927, 1939, 1951, 1963, 1975, 1987, 1999, 2011

People born in the Year of the Rabbit are articulate, talented, and ambitious. They are virtuous, reserved, and have excellent taste. Rabbit people are admired, trusted, and are often financially lucky. They are fond of gossip but are tactful and generally kind. Rabbit people seldom lose their temper. They are clever at business and being conscientious, never back out of a contract. They would make good gamblers for they have the uncanny gift of choosing the right thing. However, they seldom gamble, as they are conservative and wise.



Lola Lollipop www.lolalollipop.com

"A New Year's resolution is something that goes in one year and out the other." — UNKNOWN

Zesty Marinated Shrimp

Serve this tasty appetizer at your next holiday party!

- 1/2 teaspoon dill weed
- 1/8 teaspoon hot pepper sauce
- 2 pounds medium shrimp, cooked, peeled and deveined

INGREDIENTS

- 1/2 cup canola oil
- 1/2 cup lime juice
- 1/2 cup thinly sliced red onion
- 12 lemon slices
- 1 tablespoon minced fresh parsley
- 1/2 teaspoon salt

DIRECTIONS

- In a large bowl, combine the first eight ingredients. Stir in shrimp. Cover and refrigerate for 4 hours, stirring occasionally. Drain before serving. **Yield:** 12 servings.



JANUARY 2011

SUN	MON	TUE	WED	THU	FRI	SAT
					31 OFFICE CLOSSES AT 1:00PM	1 RENT DUE OFFICE CLOSED
2 Bears vs. Packers, 12PM	3	4 Exterminator on property. Call for an appointment.	5 Blackhawks vs. Dallas, 7:30PM	6 RENT LATE AT 12:01AM	7 Don't miss <i>Wicked</i> at the Cadillac Palace Theatre (thru 1/23)	8 Bulls vs. Boston, 7PM
9 Head to the library! January is National Book Month	10	11 Exterminator on property. Call for an appointment.	12 Blackhawks vs. Colorado, 7:30PM	13	14 See <i>The Green Hornet</i> with Seth Rogen in theaters now!	15 B.B. King live at the Paramount Theater in Aurora.
16 Blackhawks vs. Nashville, 6PM	17 Martin Luther King, Jr.'s Birthday	18 Exterminator on property. Call for an appointment.	19	20 National Maintenance Day	21	22 MAYAN INDOOR WATERPARK! 10AM - 2PM
23 See Ashton Kutcher and Natalie Portman in <i>No Strings Attached</i> .	24 National Peanut Butter Day	25 Exterminator on property. Call for an appointment.	26	27 Visit Allstate Arena to see <i>Disney on Ice: Toy Story 3!</i>	28	29 Bulls vs. Indiana, 7PM
30	31					

