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December  
**2019**



**A Monthly Insight into the Hills of Wales Happenings...**

# *in the* **news**

## *Happy Holidays!*

SEASON'S GREETINGS, MERRY CHRISTMAS, HAPPY HANUKKAH, HAPPY KWANZAA AND HAPPY NEW YEAR TO ALL OF OUR TERRIFIC RESIDENTS! MAY PEACE, JOY, HOPE AND HAPPINESS BE YOURS DURING THIS HOLIDAY SEASON AND THROUGHOUT THE NEW YEAR.

### **Fun Facts:**

- December was originally the tenth month of the year in the Roman calendar. It gets its name from the Latin word "decem" which means tenth. However, when the Romans added January and February to the calendar, it became the twelfth month. They still kept the name, though.
- National Cookie Day is December 4th
- December in the Northern Hemisphere is similar to June in the Southern Hemisphere.
- The first day of Winter is on either December 21 or 22. This is the shortest day of the year and the longest night. It is called the Winter or Southern solstice in the Northern Hemisphere.



December has two birthstones; turquoise and blue topaz.

### **Holiday riddle:**

**What do you get if you cross an apple with a Christmas tree?**

**A: A pine-apple**

### *Office Hours*

**Monday-Friday: 9am-5pm**  
**Saturday: By apt. only**

Please use your Tenant Web Access account to report maintenance requests.

### *Holiday Hours*

Tuesday December 24<sup>th</sup>, 2019 : 9am-1pm  
Wednesday, December 25<sup>th</sup>, 2019: CLOSED  
Tuesday, December 31<sup>st</sup>, 2019: 9am-1pm  
Wednesday, January 1<sup>st</sup>, 2020: CLOSED



# Hills of Wales Update

## Visitor Parking

Visitor parking is now between the B and C buildings. To stay up to date on what is happening at the Hills of Wales: Phase 2 construction, check out our website and like us on Facebook! The A building normal parking lot should be back in service approximately on December 4<sup>th</sup>.



## Building Updates

As you already know, we have started using our new central mailboxes! We are currently doing some remodeling in the A-C Buildings at the Hills of Wales. We are updating the entrance ways including the

doors and floors to match the Clubhouse, which is currently being constructed. We will also be adding locked lobbies that will use a proximity key in the near future. Any and all changes will be communicated to residents. If you have any questions, feel free to reach out to management.



## Clubhouse

The Clubhouse is on schedule to be able to be used starting in early 2020! The Clubhouse will feature a community room that is available for reservations for parties, family gatherings, etc., 24 hour package acceptance, a new leasing office, and a brand new exercise facility! Information on opening coming soon!

## Safety

During the construction at the Hills of Wales, please be cautious of moving equipment. Please ensure safety of children who are playing outside.



## Christmas Tree Safety

**As you deck the halls this holiday season, be fire smart! Check out these tips for ensuring safety this holiday season:**

Choose a tree with fresh, green needles that do not fall off when touched.

Before placing the tree in the stand, cut 2" from the base of the trunk.

Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.

Make sure the tree is not blocking an exit.

Add water to the tree stand. Be sure to add water daily.

Never use lit candles to decorate the tree.

Always turn off Christmas tree lights before leaving home or going to bed.

Get rid of the tree after Christmas or when it is dry. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home.

winter reminders >>>

## Winter is Officially Here!

**If you are still interested in having plastic put on your windows for the winter, please submit a maintenance request/service issue on your Tenant Web Portal. The heat is on!**

Some tips for staying warm in your apartment as the weather gets colder:

- Make sure all windows are fully closed.
- Have plastic put on your windows and patio door to minimize drafts in your home.
- Move furniture away from baseboards to allow air to circulate.
- On very cold days make sure to keep your blinds down & in a closed position.
- Opening your patio door brings in excessive cold air into the apartment.



As snow comes into our forecast, American Rentals LLC maintains the sidewalks and parking lot for snow removal. We will send reminders out when the plow trucks will be on property.

It is your responsibility to remove any snow on the sides of your vehicle, if you do not move your vehicle when the plow truck is on property.

If you have an exterior air conditioning cover, please put it on your unit. Please do NOT run your air conditioning if you have an exterior cover on your air conditioner.

# IMPORTANT REMINDERS



As a reminder, please help maintain security of all residents by not propping the entrance doors to the building. If you see the door propped open, please close it and notify management on your Tenant Web Access portal. **Propping of locked lobby doors is a security issue and a lease violation, this includes propping the door open for children coming home after school and for package deliveries.**

All money owed to American Rentals LLC is part of rent by law, including but **not limited to late fees**. Late fees are \$10 per day after the 1<sup>st</sup> of the month. Late fees are accrued until the **rent is paid in full**. Due to bank policy, **starter checks and third party checks are NOT accepted by American Rentals LLC.**

Please use your online tenant web access portal to submit maintenance/service requests.

Reminder: Per the Rental Agreement for each tenant, American Rentals LLC requires a 60-day written notice given from the 1<sup>st</sup> of the month for move-out. There is a no winter move-out clause in effect from November 1<sup>st</sup> to February 28<sup>th</sup>.



## COMMON AND PATIO AREAS

- Halls are to be kept clear of your personal belongings, including shoes!
- Patios are for storage of outside items such as furniture, grills, bikes, patio boxes, and plants. All other items will be removed by management. Any items left in the lawn or hedges is considered abandoned. Clothes are not permitted to be hung outside using the balcony, hedges, or posts.
- All items must be placed in each tenants' basement bins. Any items left outside of the bins will be considered abandoned.
- **Sidewalk chalk is NOT allowed.** The use of sidewalk chalk is a violation of the lease.
- Please make sure you are removing your laundry from the laundry rooms in a timely manner.



## DUMPSTER REMINDERS

Reminder that garbage needs to be placed **INSIDE** the dumpsters. Also, please remember to break down your boxes before placing them into the recycling. The dumpster enclosure is monitored and violations are documented.

## PARKING LOT REMINDERS

All vehicles must be parked in the assigned parking spot in the lot. Please park within the yellow lines. Violations of the parking rules gives management the right to revoke your parking privileges. Any non-working vehicles will be towed unless approved by management.

All guests must park in the designated visitor parking; no exceptions. This includes dropping off and picking up. Visitor parking is located between the B and C buildings.



# Local Events



**Oconomowoc Winter Farmer's Market-** Check out the Oconomowoc Winter Farmer's Market located at the Oconomowoc High School from 9am to 1pm every Sunday until the end of March!

**Milwaukee Public Museum-** There is free admission to all visitors to the Milwaukee Public Museum on Thursday December 5th, 2019. This is a part of Kohl's Thank You Thursday program! The museum is open from 9am-8pm, with the butterfly exhibit open until 4:30pm.

**\$5 Movie Tuesdays-** Go check out a movie at Marcus Theatres on Tuesdays for only \$5 per person!

**Breakfast With Santa-** Check have breakfast and do holiday crafts with Santa at Kettle Moraine High School on Saturday December 7<sup>th</sup> from 8:30am-2pm. The Kettle Moraine Band will be playing holiday favorites!

**Oconomowoc Christmas Parade-** Check out 12 Days of Christmas Parade in Downtown Oconomowoc on Saturday, December 7<sup>th</sup> at 5:00pm. Prior to the parade, the Oconomowoc Tree Lighting will occur at 4:00pm with a festival going on in Downtown Oconomowoc all day!

**Christmas in Wales-** Christmas in Wales is an annual event that is fun for the whole family on December 14<sup>th</sup> from 11am-2pm. The events include visiting and having your photo with Santa Claus, private audience with the Christmas Snow Angel, experiencing the horse-drawn carriage ride, covering cookies with frosting and candy decorations, making a Wooden Toy at Santa's Workshop, walking away with whimsical Face Painting, enjoying musical performances by local talent, dancing with the live Gingerbread Men, and filling up your tummy with warm homemade lunch.

## Recipe: Peppermint Meltaways

- 1 cup butter, softened
- 1/2 cup confectioners' sugar
- 1/2 teaspoon peppermint extract
- 1-1/4 cups all-purpose flour
- 1/2 cup cornstarch

### FROSTING:

- 2 tablespoons butter, softened
- 2 tablespoons 2% milk
- 1/4 teaspoon peppermint extract
- 2 to 3 drops red food coloring, optional
- 1-1/2 cups confectioners' sugar
- 1/2 cup crushed peppermint candies

Directions: In a small bowl, cream butter and confectioners' sugar until light and fluffy. Beat in extract. In another bowl, whisk flour and cornstarch; gradually beat into creamed mixture. Refrigerate, covered, 30 minutes or until firm enough to handle. Preheat oven to 350°. Shape dough into 1-in. balls; place 2 in. apart on ungreased baking sheets. Bake 9-11 minutes or until bottoms are light brown. Remove from pans to wire racks to cool completely.

## Holidays & Awareness Days-

- December 7<sup>th</sup> – Pearl Harbor Remembrance Day
- December 21<sup>st</sup> – First Day of Winter (Winter Solstice)
- December 22<sup>nd</sup> through December 30<sup>th</sup> – Hanukkah
- December 24<sup>th</sup> – Christmas Eve
- December 25<sup>th</sup> – Christmas
- December 26<sup>th</sup> – Kwanza Starts
- December 30<sup>th</sup> – New Years Eve



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