

Morningside on the Green

Professionally Managed by Munz Corporation

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Your Friendly Staff

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Office Hours:

Monday 10am-5pm

Tuesday 10am-5pm

Wednesday 10am-6pm

Thursday 10am-5pm

Friday 10am-5pm

Saturday 10am-2pm

Sunday
Closed

4665 Hayes Road
Madison, WI 53704
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Spring Greetings!

At last! Spring is finally here! Winter took a toll on the property and our staff is working hard at getting the grounds looking beautiful again. Now that the snow is melting we are noticing some unsightly pet waste and cigarette butts around Morningside. Remember-it is your responsibility to pick up after your pets. Last year we installed three pet stations throughout the community and a

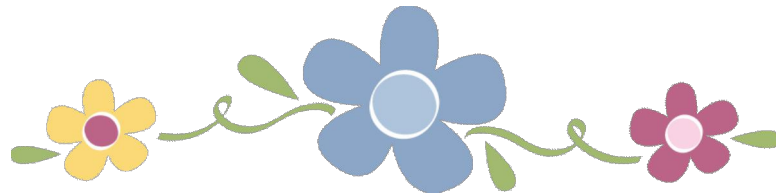
fourth station will be coming soon. Please take advantage and use them. We even supply the bags! I also would like to remind anyone who smokes, to put your cigarette butts out in an ashtray or can. Please be mindful of your neighbors and our staff. If everyone does their part we can keep Morningside looking beautiful.

On a brighter note, with Spring comes

flowers! Once again we will be holding our annual Patio/Balcony Flower Contest. We can't wait to see all of the beautiful summer colors. The judging will take place mid-July and three lucky winners will receive money off their August rent.

Enjoy the warm weather and I look forward to seeing you out and about this spring!

Until Next Time...Kathi



Wanted...

More fun loving people to join our community! Do you know someone looking for a fantastic apartment? Refer your friends and family to any Munz Corporation apartment community and show them the relaxing lifestyle that could be theirs. You can receive a \$150.00 gas card or rent credit the month they move in. Call the office for details.

You have it made here!

Here are some great reasons to renew your lease!

- *No property taxes.
- *Maintenance work is performed for you.
- *Lawn care and landscaping are provided.
- *A full time staff to address your needs.

Need we say more? Call the office to renew your lease and enjoy another year with us.

Grilling Reminders

Just a reminder as the weather is warming up fast and summer is quickly approaching. Grills are not allowed to be used on any patio or balcony. Propane tanks, lighter fluid, and other flammables are not to be stored in your apartment home or anywhere on the property. If you do grill, your charcoal grill must be at least 15 feet from any building or property structure.



Spring is when you feel like whistling even with a shoe full of slush.-Doug Larson



Science has never drummed up quite as effective as tranquilizing agent as a sunny spring day.-W. Earl Hall



Important Dates to Remember

April

1st-Rent Due
9th-Passover
12th-Easter
15th-Tax Day
22nd-Administrative Professionals Day

May

1st-Rent Due
5th-Cinco de Mayo
10th-Mother's Day
25th-Memorial Day
Office Closed

June

1st-Rent Due
14th-Flag Day
21st-Father's Day
21st-First Day of Summer

Spring Reminders

Keep Rain Outside

Please remember during the rainy spring weather to shut your windows when you leave your apartment. Rain and thunderstorms can blow in rapidly and without much warning. Closing windows before you leave will help protect your apartment and your personal property from water damage.

\$50.00 of your next month's rent. Pay your rent on or before the first of the month and you are automatically entered into the contest. You only have one chance a month to win. Don't miss this one!

only use outdoor patio furniture on your patio or balcony that is in good repair and clean condition. Patios are not meant for storage. Also, no garbage is to be stored on your patio or balcony at anytime. If you have flower pots, please make sure they are properly maintained and not a nuisance to others. If you are on an upper balcony make sure to use drip pans under them. We encourage everyone to welcome spring by cleaning up both the inside and outside of your apartment home.

Spring Cleaning!

We are proud of our community and encourage our tenants to take pride in the apartment community as well. Here are a few reminders to help Morningside look beautiful throughout spring and summer: please make sure you

Be An Early Bird

April showers bring May flowers and another opportunity to enter our Early Bird Contest with the chance to win

Maintenance Corner

We are proud of the upkeep and quality of life provided in our community. Our maintenance staff tries to respond to work order requests within 24 hours, but this is not always possible.

Maintenance emergencies take priority over non-emergency maintenance requests and sometimes work volume may cause a delay in the

completion of your work order request. Our goal is to assist you as promptly as possible. Your patience is appreciated. Please call the office if you have concerns.