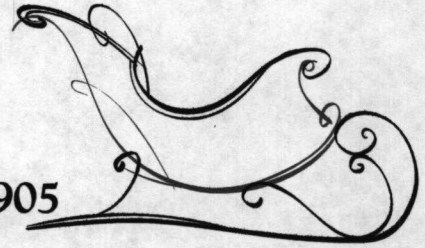


# All Seasons, LLC

1610 S. Tejon St, Colorado Springs, CO 80905

719-632-3368 [www.all-seasons.com](http://www.all-seasons.com)



## Holiday Time at All Seasons

It's the most wonderful time of the year! We've survived the heat, the thunderstorms, and black Friday! The holidays are going to be a piece of cake! So as the year draws to a close we would like to take some time to reflect on the past year.

All Seasons has continued to grow as a leader in Property Management in Colorado Springs. We want to thank all of our owners and tenants. Without your continued support our success would not be possible. At All Seasons we continually strive to provide our owners and tenants superior service. Carolyn has started to implement some ideas shared from her tenure as the Southwest Regional President of the National Association of Residential Property Managers.

These ideas have been tested by other property managers and has helped them grow to be the best in their area. You can see what we're doing by becoming our friend on Facebook! Updates, contests, and more! Check us out! All Seasons, LLC, CRMC or get the link on our website.

***On a personal note, the owner of your property has provided the gift to you as a thank you for your tenancy. We at All Seasons would like to wish all of you a wonderful and safe holiday season.***

## New phone numbers and email addresses

Here at All Seasons we continually strive to provide you with exceptional customer service. We have installed a new phone system that will allow us to better serve you. One aspect of our new phone system is that you can contact a member of the staff directly. You can still call the main number and have your call transferred if you can't remember the direct number or don't know who exactly to contact. This will help expedite your call and get issues resolved quickly. Also remember you can always contact us through your tenant portal.

Work orders can also be placed using the portal. This is recommended so we'll have a date and time the repair was requested. A confirmation of the receipt of the work order and the assigned vendor will sent to you via email. Be sure to provide current phone and email addresses.

Here is the listing of the new numbers:

**Sue Ann:** Receptionist-general questions (719) 632-3368

**Grace:** Maintenance issues or Tenant concerns (719)632-5581.

**Danielle;** Bookkeeping/

payment arrangements or concerns (719) 387-4146

**Andrew:** General Leases/HOA questions (719) 387-4145.

**For emergencies during office hours** call our main line at 719-632-3368.

**For after hours emergencies please call the office at (719)632-3368 and hit extension #5.** This would include things like no heat, leaks, sewer back ups, or no hot water. Remember to call 911 in case of fire, burglary/theft, ..etc.

## HOLIDAY CLOSURES

All Seasons will be closed the following dates for the holiday season. Please make a note of the dates and times.

12/23: Open normal hours

12/24: Closed

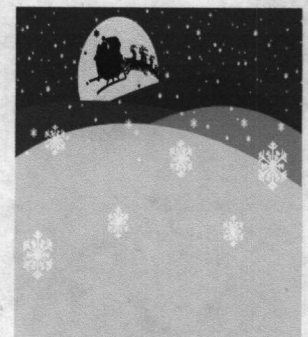
12/26: Closed

12/30: Open normal hours

12:31: Closed

1/2: Open normal hours

If you are planning to pay rent while we are closed you can do that by putting your check through the mail slot or by using the pay on line option on the tenant portal. As always-please do not leave cash.



## Breaking a lease

*We'd like to take a moment to talk to you all about leases. Your lease is a legal and binding agreement. Recently we have had a large amount of folks breaking their leases. Job transfers (other than those under the Military Clause), buying a home, or a divorce does not make your lease null and void. You are still bound by the terms of the lease until the end of your lease term or the date we get the home re-rented. You will also be liable for advertising fees, rental fees, rent, and utilities. Please seriously consider the options before you break your lease. Can you afford that house payment and rent? If you have questions about your lease you can always contact the office by phone or email [grace@all-seasons.com](mailto:grace@all-seasons.com)*

## Pumpkin Carving Winners/ HOLIDAY LIGHTING CONTEST

We'd like to say congratulations to the winners of the **Pumpkin Carving Contest**

1st: Christine  
2nd: Jessica  
3rd: Bobby

Photos of these wonderful artistic creations can be seen on our Facebook page. Great job everyone!!!

Now, are you the kind of person who starts planning your holiday lighting in July or your lights can be seen from space? Then you are ready for the 2nd Annual Holiday Lighting Contest. Send Matt

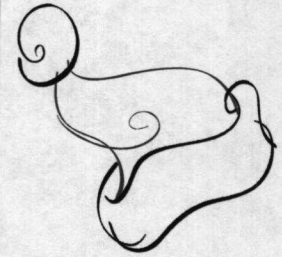
2 photos of your holiday lights. Gift Certificates are on the line!! Don't wait! Enter your creation today! Winners will be announced in January!

Official Rules:

- Must be a tenant of All Seasons, LLC, CRMC
- All entries must be received by 12/31/11. Winner chosen 1/9/12.
- Email must contain your full name and address.
- By submitting the photos you give us permission to put the photos and your name on our Facebook page. Be our friend

at All Seasons, LLC, CRMC or link to our Facebook page from our website.

For more information or to submit your entry contact [matt@all-seasons.com](mailto:matt@all-seasons.com)



## Avoid the fog!

Holiday cooking makes wonderful memories. Let's make sure they don't include the rooster guy! When cooking don't put any grease down the drain. What happens is that when the hot oil cools it makes a thick clog that sticks to the drain. Your disposal is a powerful tool but items such as potato peels can make quite a mess! So to avoid this

please use screens over the drain to catch waste particles, then dispose in the trash. Consider composting items to help your yard out next year. If we do send out someone to clean the drain and its determined to be tenant caused—you will be charged. For more ways to avoid the fog check out Colo. Springs Utilities at [www.csu.org](http://www.csu.org)

**NOTICE:** Future notifications and newsletters will only be sent via email through your tenant portal. Therefore we must have current email addresses. Current addresses and phone numbers are also needed for vendor purposes. Please email any updates to [sueann@all-seasons.com](mailto:sueann@all-seasons.com)

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