

# Resident Update

FALL 2014

[www.bouserentals.com](http://www.bouserentals.com)

## You Asked, We Listened! Coming January 2015 Another Convenient Way to Pay Rent

Coming January 2015 we will be offering another convenient option to pay your rent. "CashPay" will allow you to pay your rent at Wal-Mart, K-Mart, FCB Bank, & many other convenient locations. No more driving to purchase a money order, no more filling out the money order, no more driving to the drop box or post office, no more envelopes and stamps, no more worries if the mail was on time. Here's how it works, choose the location that is most convenient for you (example Wal-Mart), present your "CashPay" card (we will provide one for you) at the service desk, tell them you would like to pay your rent. The teller will then accept your rent and a \$4.00 service fee and credit your account, the teller will then give you a receipt as proof of payment. Your account with us will be updated immediately. Information will be coming soon to you in the mail! Call Michele with any questions at 618-410-1048.

## Maintenance Inspections

In early 2015, we will resume our maintenance checks of the interior of each unit. We will give you at least a 24 hour notice. In order to prepare for this inspection of your unit, please do the following: change your filters (let us know if you need help with this, you should do this every 60 days), please check your smoke and/or carbon monoxide detectors, check for leaks under sinks and around the hot water heater, make a list of needed repairs and text or call it into our maintenance phone at [618-581-8340](tel:618-581-8340). Please leave a detailed message of the repair(s) and your address and they will get it on their list to be fixed Monday - Friday 8 am to 4 pm. Thanks for your cooperation in keeping your home in great shape.

## Maintenance Position Available

Due to recent purchases of complexes in the West Blvd. neighborhood, we are looking to hire another full time maintenance person. Applicant must have some basic knowledge of electrical, plumbing, carpentry, and a willingness to learn. Efficiency is a must. If you can think of anyone please have them call me at [618-410-1047](tel:618-410-1047). Our goal is to always have the staff take care of repairs very promptly.

## New Maintenance Member

Please welcome Toby to our Maintenance Team. Toby began this summer and we are pleased to have him. He is a current resident of ours, and he takes pride in his job. Toby and Jared are such an asset, and we are thankful for their continued efforts!

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## Resident Spotlight

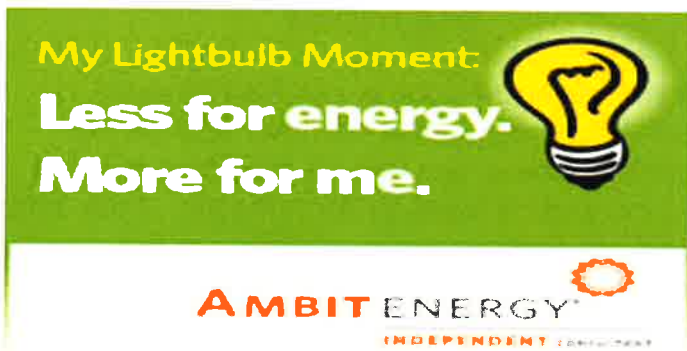
Kelcie was a past resident and returned to us a few months ago as a resident in the West Blvd. Neighborhood. She is hardworking, and now the mother of a growing toddler that keeps her busier than ever. You may see her exercising up and down W. Blvd. She wants to spread the news of her career, and we wanted to help get the word out. If you would like help to combat holiday weight, contact Kelcie. Using all natural food based fat fighters, you can block some of the fats from carbs from heavy meals. This can be done for as little as \$23.00. Call Kelcie with It Works Global at [417-496-4589](tel:417-496-4589). We have catalogs in the leasing office. If you have a product/service that you want to promote, please let me know. We love to see small businesses succeed, after all we are one too!

## We Give Thanks to You

In closing for the 2014 year and in the spirit of the holidays, I want to share a brief story. Recently I was talking to a fellow landlord in Belleville who was stressed out about his tenants, maintenance staff, city inspectors, and just "his life" in general. He felt every time he fixed something, it was broken again a week later. I could not honestly tell him that as a landlord I could see what he was going through. I could not empathize with him because we have such great residents in our properties who treat it like "home." We have great maintenance and bookkeeping staff who care so much. I actually love being a "landlord", and I enjoy the relationships that we have developed. I hope all of us can look back during the holidays and count the Blessings, especially the ones we take for granted!

Many Blessings in 2015 from the Bouse and Fiudo Families.

P.S. The microfiber cloth in your Christmas card is for cleaning glasses and electronic screens.



## Have you heard energy prices are on the rise?

Electricity, natural gas, and gasoline prices have steadily risen in 2014. Now is the time to get your energy bill reviewed to get the maximum savings.

Ambit Energy has a program where you can even earn Free Energy!!  
Bouse Properties recommends Ambit Energy.

Call Edmund Walker 618-447-5050 for more information

*Thanks for your time and cooperation. Have a Blessed day,  
Kevin Bouse, Ginny Bouse, Jeff Fiudo, Michele Fiudo*