



# Resident Update

Fall 2013

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

## Online Rent Pay is Now Available

We are now offering online rent payment thru PayLease. Tenants are now able to pay their rent with a personal check (no charge) or with their debit/credit card (\$15.00 charge). Every unit should have received a mailing from PayLease detailing how to access their account thru our website, <http://bouserentals.com/> If you did not receive this information or need another copy, please email Michele ([michele@bouserentals.com](mailto:michele@bouserentals.com)) and she can forward you the information. Once you have logged on to your account you are able to see your transaction history, make a payment, and update your contact information. We already have a lot of tenants using the system and it is working well.

## New Leasing Office / Sherriff's Substation Now Open

For several years we have worked out of a small building behind 1037 Brookshire Ct. We are now just one building before that as you travel down Brookshire Ct., our new office address is 1029 Brookshire Ct. - Apt 1. Look for the large Bouse Properties, LLC sign on the left as you travel down Brookshire Ct. We still have our drop box at the old office to drop your rents. We share space with Christopher Lee who is a local leasing agent and assists those ready to become homeowners. Office hours are by appointment only. Call or stop by if you see my gray truck.

The new office will also double as the new St. Clair County Sherriff's Substation, which will be accessible to all deputies 24 hours a day. Deputies may print out or email reports, use the rest room, relax on the sofa if on break, and grab a snack and a drink. We continue to increase our commitment to keep our properties safe and we are very excited to have the new Sheriff Substation as part of our new office. We are proud to have the most active multi-family neighborhood watch in St. Clair County.

## New Non-Emergency Phone #

When you have a NON-emergency repair, please call (618) 581-8340 and leave a detailed message of the repair, your address, and your call back number.

## Disconnect Hoses

Please be sure to disconnect all water hoses from exterior faucets. You will be responsible for repairs due to freezing hoses.

## Open House & Energy Saving

We will have an open house at the new office/ sheriff substation at 1029 Brookshire Ct. - Apt. 1 on Friday November 15<sup>th</sup>, from 5pm to 7pm. Please drop by to help us officially open the office for business. We will be having hotdogs, chips, and soda. We will also have representatives from Ambit Energy on hand to tell you how to save money on your power bill. If you are unable to attend or would like information, please call Tonya Osborne at (217) 415-3817.

Continued on Reverse Side.....

## Crime-Free Housing Passes in City of Belleville

"Crime Free Housing" has passed in the city of Belleville. Kevin played an important part and worked very hard to help bring this about. He was an active member of the task force that investigated the best way to bring a clear policy on reducing crime in rental properties. "Crime Free Housing" is a program in which landlords pay a fee every year for each apartment unit they manage. This fee is then used to help law enforcement to have the following: 1.) A database of each apartment unit and how many and what type of calls the police had to respond to. 2.) Landlords will receive a copy of police reports the next day. 3.) Dedicated police officers that landlords and tenants can meet with and work with to stop criminal activity. 4.) Officers can provide recommendations in making apartment buildings safer and assist in starting neighborhood watch groups. Within recent weeks, Sheriff Rick Watson and States Attorney Brendan Kelly have contacted Kevin, and are in the process of planning a "Crime Free Housing Program" in the un-incorporated parts of St. Clair County.

## Resident Spotlight

We first met Steven when we started managing the apartment complex he lives in. He has lived at the same apartment for over a decade. He is very helpful to his neighbors and keeps a look out for them as well. Steven keeps very busy and enjoys outdoor work. A few years ago he decided to quit sealing asphalt parking lots and he passed his equipment to us. This was definitely a big help for us as it allows us to keep our parking lots maintained. Steve now operates a lawn-care business, even maintaining several lawns for us. His pride is evident in how nice the lawns appear when he cuts, trims, and prunes the shrubs. You may have seen him maintaining the landscaping in the West Boulevard neighborhood. Steven also runs Buckhannan Meat Company and is able to offer quality meats at great prices. See the attached flyer for 10% off your order, if you are a current resident. Call or email Steven to place meat orders or if you have lawn-care referrals: (618)741-6668 or sbuckhannan@charter.net

## Need Storage Space?

We have recently built 6' x 9' storage units. They are locked down units located at 320 West H St. in Belleville. Units rent for \$20.00 per month. Please contact Kevin (618) 410-1047 if you would like more information. We are currently offering the first month free.

## Rewards to You

Please don't forget about our Rewards Program for paying on-time. Beginning January 2013, once you have paid 12 consecutive months on time, you will be eligible to receive your choice of a \$50 Wal-Mart gift card or free carpet cleaning.

## Referrals

In the past two months we have paid out \$800.00 in referrals. We currently have 1, 2, and 3 bedroom units available. Refer someone you know and get your \$100.00 referral, if they sign a lease with us. Have your referrals check out our website ([www.bouserentals.com](http://www.bouserentals.com)) or call Kevin (618) 410-1047 for current vacancies.

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