



Newsletter

A New Concept

In an attempt to communicate better with our tenants we have decided to put together a quarterly newsletter. We hope to be able to share useful information about, our company, your home, and about life in the New Baden area. Please take the time to read the information we have to share. We think you find it informing.

Scott and Renee Meinhardt

Wesclin School District Referendum

On Tuesday November 2nd, the polls will be open for voting in a local and regional election. Among the different offices and positions to be elected is a very important issue facing the Wesclin School district.

Information on this referendum can be found in local newspapers like the Trenton Sun (www.trentonsun.com) and at Wesclin's website (www.wesclin.k12.il.us). Without getting into too much detail, Wesclin needs more classroom space. A grant has been secured to fund almost 60% of the funding needed to build a new school. The remaining 40% must come from local taxpayers. Property taxes levied on each home in the district are the main source of income for the schools. The school's portion of the total bill paid on your home is around 75%. Although the property

taxes we pay on your home would decrease, we think the education of local children, yours and ours, is worth it. **As your landlord we encourage those of you in the Wesclin District to attend the polls on November 2nd and vote YES in support of the Wesclin School Dist. Referendum**

Furnace Filters

We recently had an opportunity to talk with a Heating and Cooling repair specialist while he was doing a service call at a home. He told us that a dirty air filter can lower efficiency by as much as 25%. Wow imagine that up to a 1/4 reduction in your heating and cooling costs. In addition, he told us that the number one cause of equipment failure is dirty filters. He said that most filters should be changed every 30 to 60 days. Cheaper filters lose efficiency quickly and must be changed more often. As the A/C season wraps up and the Heating season begins take time to change the filter in your furnace. They are inexpensive and available at Lowe's, Home Depot, Wal Mart or locally at Aviston Lumber. If you have any reservations about how to change the filter in your unit please contact us and we will make arrangements to change it for you.

Garden Hoses

Did you know that when a garden hose remains connected when outside temperatures drop below freezing it can cause an interior pipe to burst? It's true. A connected garden hose holds water in the outside portion of the hose bib. When cold weather sets in, water trapped by the hose can freeze, expand, and burst the interior portion of the piping that is usually protected. This issue causes problems every year, resulting in substantial damage and claims against Renter Insurance policies. Please take time today to disconnect all outside garden hoses. Protect your home from damage.

CO & Smoke Detectors

Each of our homes are equipped with both smoke and Carbon Monoxide Detectors. Some of these units operate are battery powered some are AC powered (directly powered by the homes electrical system). In directly powered systems a battery supplies back up power in case of a failure of the home's electrical system. In either case batteries need to be replaced on a biannual basis.

A great time to remember to do this is when we change back to standard time on November 7th, 2010. If you have any doubts about your ability to change the batteries in what could be argued as the most important device in your home contact us and we will be happy to assist.

Maintenance Issues?

The best way to schedule a repair to your home is by e-mail. We can be reached for those concerns at meinhardt4@charter.net Drop us a email and we will contact you to set up a time to make the repair.

Local Events

October 30th

New Baden Chamber of Commerce 6th
Annual Chili and Soup Cook Off. New
Baden Park

October 31st

Trick or Treating
In New Baden and Mascoutah
times vary
check the city websites for details

November 2nd

Election Day
Polls open at the New Baden Legion at
6:00 A.M.

November 4th

New Baden Park & Rec. Department
Adult Co-Ed Volleyball at the
New Baden Civic Center.
Teams interested E-mail at
parkandrec@NewBadenIL.com
Sunday evenings starting Nov. 14th
through December 19th

November 7th

Daylight Savings Time ends at
2:00 A.M.

Coming Soon

Brickyard Estates and Meinhardt Rentals
on

The Facebook logo, consisting of the word "facebook" in white lowercase letters on a blue rectangular background.