

August



2016

Congratulations to the Early Bird Special Winners from June...18-12, 24-03, and 56-16!!!

All Drexelbrook Residents should participate in our **Early Bird Special** ... it is a great incentive for you! Simply, pay your rent by 5:00 PM on the 1st of the month, and you're automatically entered to win a **\$100** rent credit. There are (3) winners chosen each and every month. The winning units for the month will be posted on the Drexelbrook Facebook Page. (Note: This program is not available to residents with delinquent balances or those on Notice to Vacate.)

Leasing Office

A few weeks ago our Leasing Office and Community Center experienced extreme water damage. The Leasing Office is now temporarily located in the Management Office. If you have any leasing questions, please visit our team in the Management Office.

Construction on our new offices will begin soon. We hope to have the Community Center up and running again as soon as possible. We thank you for your understanding while we reconstruct our office spaces.

Lock your Doors

Drexel Hill, much like many towns in this area, has experienced its share of crimes of opportunity. One of the best ways to combat these acts is to lock your car doors and have your windows closed completely. We also urge you to keep your apartment doors and windows locked, especially when you are not at home.

As always, please do not leave valuables in plain sight. If you notice anything unusual or feel like your vehicles may have been tampered with, please call The Upper Darby Police Department.

The Drexelbrook Community Speed Limit is 15 MPH

DREXELBROOK INFORMATION

Slamming of Doors

Please be courteous of your neighbors when entering and exiting your apartment as well as entering and exiting the basements in your building. **Please do not slam the doors.** If there is an issue with any door, please call the **Drexelbrook Maintenance Office** at **484-588-5543** to put in a work order and Drexelbrook Maintenance will be happy to help fix any problems.

Keep Your Community Looking Beautiful

Help us keep your community looking beautiful by not littering. Please dispose of your trash in the proper trash receptacles. If you smoke, you should bring an appropriate container for your cigarette butts, put them out in water or sand and wait 30 minutes before disposing of them in your trash. Do not throw cigarette butts on the sidewalk, in the vestibule, down basement steps, or in or near the shrubbery or on the lawn.

Moving / Delivery / Storage

Drexelbrook Residents must provide *at least one week advanced notice* of any move / delivery / storage event where reservation of parking spaces in proximity to your building is required.

Please call the **Drexelbrook Management Office** at **610.259.2717** to place your reservation.

Drexelbrook Security requires this advanced notice in order to have enough time to place the cones / barricades to reserve the space on the street. Typically this is done in the morning when parking volume is minimal and most spaces are available.

Please note: In order to complete registration you may not have a delinquent Rental Account balance.

Additionally, do not, under any circumstance, attempt to move cones/ barricades that have been placed for another Resident's request.

Improper Disposal of Trash & Bulk Trash

Please make sure that you do not put trash on the curb or leave it at the top or bottom of the basement stairs at any time. Trash must be placed in **securely-tied** bags or containers deposited only in the appropriate receptacles in building basements. *Do not leave your trash outside—even on trash pick up days.*

It is a Lease violation to dispose of anything other than regular household trash, including furniture or large or bulky items, in building basements or outside. If you would like to dispose of bulk furniture, please call the **Drexelbrook Maintenance Office** at **484-588-5543** to make arrangements.

Drexelbrook will charge fees and service charges for improper disposal of any trash, furniture, or bulk items. THIS POLICY WILL BE STRICTLY ENFORCED!

DREXELBROOK INFORMATION

Appearance of the Grounds

We ask our residents to please be mindful of the items you leave outside. Toys, barbecues, clothes, etc. must not be left out in front of your building, on the entry way steps, or in the vestibules.

Grills: Grills are allowed on the premises but must be used and kept in the rear of the building. Grills and propane tanks are not to be kept in the basement. Do not place grills in shrubbery to try and conceal them. Drexelbrook is not responsible for grills left out. When grilling, residents must be 25 ft away from the building and 10 ft away from the building, if you have a patio.

Lawn Furniture: Residents are allowed to have lawn furniture outside only in the warm weather months, after May 1. Outdoor furniture may not be used in the front area of the buildings and should not be placed on grounds areas under repair. The furniture must be presentable and cannot be regular kitchen chairs or wooden tables. Lawn furniture must be taken back inside after each use.

Your assistance in our efforts to keep Drexelbrook an attractive Community is greatly appreciated.

Drexelbrook Resident Referral Program

\$350 !!!

Do you think you could use an extra **\$350 ?!!** Drexelbrook is offering its Residents a rent credit in the amount of **\$350** for each qualifying residential lease resulting from your referral. There is no limit on the number of these residential lease referrals that you can make.

Please call the **Drexelbrook Leasing Office** at **484-521-2000** and ask for more information about how to participate in our **Resident Referral Program**. (Please note: this offer supersedes any previous offers, which are null and void).

LEASE RENEWALS

If your Lease is expiring at the end of July, and you have not signed your renewal, please make an appointment with Kathy Rossi in the **Drexelbrook Leasing Office** at **484-521-2005**. If you have signed your Lease but have not submitted your Renters Insurance you may have your Insurance company fax the declaration page of your policy to Kathy at 610-259-2028. If you have any questions, again, Kathy may be reached in the **Drexelbrook Leasing Office** at **484-521-2005**.

New Additions to the Lease

We would like to remind our Residents that, should you have any additional individuals living in your unit, it is imperative that you contact the **Drexelbrook Leasing Office** at **484-521-2000** and arrange to add them to your Lease.

We at Drexelbrook must comply with the Upper Darby Occupancy Ordinance Law which states a maximum of two (2) occupants in a one bedroom, four (4) occupants in a two bedroom, and five (5) occupants in a townhome. This is based on the square footage of each unit.

Please be aware that if we do not know of each and every party living in your unit, it is a Lease violation. This may result in the termination of your Residential Lease.

Please refer to paragraphs 7 and 30, section (u), in your residential lease agreement.

Parking

Most families these days have more than one car. As Drexelbrook was built in 1948, parking space is a definite issue. Therefore, we ask our residents to please be mindful of how they park so that we can utilize the space most efficiently. Thank you.

Want More Drexelbrook?

Want to know what goes on at Drexelbrook between Billing Flyers? "Like" us and "follow" us on Facebook, Twitter, Pinterest, and Instagram for daily updates regarding the Drexelbrook Community, local events, activities, and more!

"Like" us on Facebook @
Residential Community



Drexelbrook

"Follow" us on Twitter @



DrexelbrookApts

"Follow" and "Re-Pin" us on Pin-
DrexelbrookApts



terest @

"Follow" us on Instagram @ **DrexelbrookApts**

