



January—February 2023

THE TEAM

176 DENISON

Sarah Tuttle
Property Manager

Jessy Sanford
Leasing Consultant

Chris Tuttle
Maintenance Technician

Office Hours:
Monday-Friday:
8:00am-5:00pm

Office Phone:
607-654-4400

After Hours Emergency:
607-739-1177



MESSAGE FROM THE STAFF

We would like to sincerely thank all of you that came to the holiday party! It was truly a memorable night, & we feel so grateful to have you all here at 176! We hope you all had a wonderful Christmas with your loved ones and we look forward to starting the New Year with you all!
Now lets bring on 2023!



Please do not hesitate to contact us with any questions, concerns or requests.



APPFOLIO

Remember to utilize the features of AppFolio:

- Make online rental payments
- Set up automatic withdraws if you choose this option for rental payments
- Please submit work orders through AppFolio, it is the best way for us to receive your work orders

appfolio
PROPERTY MANAGER

UPCOMING HOLIDAYS

- January 1st-New Years Day
- January 16th-Martin Luther King Day
- February 14th - Valentine's Day
- February 20th - Presidents day



PRETZEL HUGS

1. Spread pretzels out on a baking sheet.
2. Unwrap kisses and place 1 on the center of each pretzel square.
3. Bake in a 200°F oven for 5-6 minutes.

Allow chocolate candies to cool before storing in an airtight container.



CLUB ROOM RENTAL

Interested in having a gathering and looking for a great area to host it?

The Club Room is now available for you to rent. Don't miss your opportunity to reserve the Club Room while we are offering this special rate!

Currently only \$75 rental fee with a \$150 security deposit.

Please reach out to the office for additional details.

RECYCLING/TRASH REMINDER

Please be mindful of the following when using the Recycling/Trash Compactors.

- Boxes for recycling are to be broken down and placed in the chute in a manner that will not clog it. Maintenance is NOT responsible for breaking down resident recycling boxes.
- Please do NOT leave any large items outside the trash compactor (mattresses, dressers, desks, etc..). HOUSEHOLD garbage only!

Thank you for your cooperation!

GARAGE & STORAGE

Limited garages available left to rent within the community.

Need additional space to store your items? We also have storage units available to rent.

If you are interested in reserving one before they are all rented, please contact the Leasing Office.

COMMUNITY EVENTS!

- **January 1st** - 2023 New Years Day 5 mile run/walk
When: 12:00 PM
Where: Big Flats American Legion, 45 Olcott Road
- **January 3rd** - Boxing for Fitness - Corning YMCA at 6:00
- **January 12th** - Wine Happy Hour - Club House 4:30PM
- **January 19th** - Coffee Hour with Staff - Club House 10:00AM
- **January 19th** - Chicken and Biscuit Take Out Dinner
When: 4:30PM-6:30PM
Where: 191 Bridge Street Corning
Cost: 8:00 a dinner
- **January 26th** - Wine Happy Hour - Club House 4:30 PM

THE LEASING OFFICE WILL BE CLOSED:

December: 23-26

December: 31st

January: 1-2

Please plan accordingly.

