

# PLEASANT VALLEY PROPERTIES

www.pvpwi.com | Phone: 715-226-6200 | Fax: 715-226-6202

## PVP STAFF

**Hunter Hoffman** - Collections and Leasing

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**Pete Scharlau** - New Home Set Up and Operations, Owner

**Dan Wolf** - Maintenance Manager

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## Spring is on the way!

*As the snow begins to melt, things that were once buried are becoming more visible. Please pick up and dispose of all trash and loose debris that may have been covered for the past several months. In many communities we experienced multiple large tree limbs that fell during some of the storms this past winter. There were many limbs we were not able to get to and have since been frozen in the snow. Once the ground dries, we plan on removing all large limbs that have fallen within our communities.*

*Punxsutawney Phil may have predicted six more weeks of winter, but the official start of spring is only weeks away. Although it may not look like it now, yard mowing and gardening season will be here soon enough! Are we ready? Please take the time to read our spring reminders that can be found on the second page of the newsletter.*

### **EMERGENCY CALLS:**

For after hours emergencies, call the office number at 715-226-6200. Follow the list of prompts to be directed to our emergency line that will connect you with one of our maintenance employees. The after hours emergency line is **ONLY** for MAINTENANCE emergencies. Maintenance staff will be unable to answer any questions related to billing, letters, and other rental related questions. Non-emergency calls should wait until normal office hours of 8-4:30 M-F.



## Simplify your life...

And download the [rmResident](#) app available in the Google-Play or Apple Store. We are excited to offer services that deliver continued flexibility and freedom to stay in touch with us from your smart devices. If you have any questions about the app, please feel free to contact us at [lynn@pvpwi.com](mailto:lynn@pvpwi.com) or 715-226-6200.

**Avoid waiting for your statement** to arrive in the mail and sign up for the email statement. Contact the office at 715-226-6200 to enroll.

## Eliminate fees...

Pay your rent via ACH – Visit the Tenant Web Access site for Pleasant Valley Properties: Copy & Paste this link into your web browser: <https://pleasant.twa.rentmanager.com/> or pay on the [rmResident](#) app. If you have problems logging in or creating an account, please call 715-226-6200. If you pay your rent via credit card, a 3% convenience fee will apply. If you pay your rent with a debit card, a flat fee of \$4.95 will apply. There are NO fees for ACH payments.

On the Tenant Web Access site you can make payments, change or update your payment account, view current and historical PVP charges, leases, transactions, metered utilities, etc... If you have not already done so, take time to create an account today!

## Spring Cleaning Around Your Home -

1. Pet owners - pick up your pet waste that was neglected during the winter months. Pet waste should be picked up regularly.
2. Is your lawn mower in good working order? Now is the time to check it so you are prepared for the mowing season.
3. Lawn equipment and gas cans should be stored where they are not easily visible from the road. Follow standard safe storage guidelines. Lawns should be cut a minimum of once every other week during the growing season.
4. If you have saplings growing around your home, cutting and treating them with an herbicide once they green up will prevent them from growing into large trees that can cause damage to your skirting and home. *\*See natural method below.*
5. Sometimes skirting is damaged due to frost heaving and wind. Make sure that any damaged skirting is repaired and any holes are sealed to prevent nuisance animals including skunks, opossums, raccoons and cats from living under your home.
6. Clean up around your homes, removing trash, boxes, items no longer needed. Put items you are storing inside a storage shed.
7. All vehicles must be in working order and have current registration displayed. This is required by PVP as well as local municipalities and health department inspectors. Vehicles used as makeshift storage are not permitted. As a reminder, “project vehicles” and vehicle repair work is not allowed.
8. If you plan on doing any major additions, or adding a shed this year please contact the office to let us know. You may also be required to obtain a building permit.
9. We appreciate the efforts that many of our homeowners put into maintaining attractive yards in our communities. We encourage our homeowners to plant flowers and ornamental shrubs as long as they are maintained and cared for. If you want to plant any trees on your lot, please make sure to contact the office for permission ahead of time to assure there are no conflicts with where you want to place them.

*\* Common white vinegar is a natural way of removing unwanted tree saplings growing around your home. Cut the sapling down, leaving 6-12 inches above the ground. Then cut into the sapling in several places. Now pour white vinegar over the sapling, making sure to get it into the cuts and soaking the ground. You can also fill a spray bottle with vinegar and spray any leaves growing from your unwanted saplings. You may need to repeat this a few times - but it works! And it's natural and safe!*