

PLEASANT VALLEY PROPERTIES

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

PVP STAFF

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Pete Scharlau - New Home Set Up and Operations, Owner

Dan Wolf - Maintenance Manager

Jordan Bennett - Sales Manager and Property Management

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.



Winter is on the way!

Hello, winter it seems has caught some of us a bit off guard by arriving in full force early this year. In this newsletter we have included some helpful tips for homeowners to make sure you are prepared for the winter season. Please take the time to review some of the helpful tips we have put together to help ensure a safe and trouble-free winter season.

If you are still mailing or calling payments into our office, please consider some of our other easy alternative options to pay your rent. Details of those options can be found on the second page of this newsletter.

Have a blessed Thanksgiving and Christmas,

- PVP Staff



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 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!

Responsible winter home care -

1. How will you handle snow removal?
2. Is your heat tape in good working order?
3. Is your skirting secure? There should be no open areas in your skirting that would allow stray cats, raccoons or other unwelcome animals under your home.
4. If you have ceiling fans, they should be set to run clockwise during the winter - to push the warm air downward.
5. Never turn off your heat! Even if you are going to be away for a while, leave your heat on to ensure pipes don't freeze.
6. On very cold days, leave your kitchen/bath cabinets open to allow heat from the room to keep the drains warm.
7. With furnaces running more, make sure you are regularly changing out the filters. Besides helping to reduce dust and allergens, furnace filters also ensure your furnace is running efficiently.
8. It is also a good idea to change batteries in your smoke detectors and carbon monoxide detectors this time of year.
9. For homes with pets, please make sure you are picking up animal waste on a regular basis so it does not accumulate as the snow covers it up.
10. If you heat your home with propane, it is a good idea to regularly check your tank levels. When your tank is at or below 20% you should contact your propane provider to order more gas.

Snow Day Snack Mix

12 cups popped popcorn; 16 ounces white candy coating; 3 cups mini-pretzels; 10 ounces M&Ms; 1/2 cup candy sprinkles; 10 ounces mini-marshmallows

Directions: Line a large baking sheet with parchment paper and place popped popcorn on top of the parchment paper. Melt white candy coating per package instructions and pour over the popcorn. Use tongs to toss/mix - to coat the popcorn well. Add the pretzels and M&M's and toss again. Add the sprinkles and marshmallows and toss until mixed. Let sit to cool for at least 30 minutes, then break apart and serve. Store in an airtight container.