

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

Chris Nelson - 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.



Greetings from all of us here at PVP!

It's hard to believe summer has come and gone. Autumn officially began Sept. 22nd, so raking leaves, cleaning up summer plants and preparing for cold weather is upon us.

Now is the time to start thinking about preparing your home for the cold weather ahead. Remember - if you are planning a winter vacation for the holidays, don't turn your heat off or your pipes could freeze. If you do plan to be away from home, visiting friends or family, it's a good idea to have someone check on your home while you are gone.

We've included some tips and reminders on the next page to help you prepare.

Our PVP Staff wishes you all a safe and blessed holiday season ahead!

-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!

Important Fall & Winter Reminders

Responsible home care means being prepared for the upcoming weather changes. Below are some helpful reminders & tips.

1. *As the trees lose their leaves gutters can fill up quickly. Clogged gutters can cause water to overflow, potentially damaging the home's foundation. Freezing temperatures can cause the water in your gutters to ice up and cause further damage to your gutters, roof and even your home. Clean your gutters to ensure proper drainage.*
2. *Disconnect hoses and protect your outdoor faucet with an insulated cover.*
3. *We cannot stress enough the need to make sure your heat tape is working! Every year homes freeze up because of faulty heat tape or someone simply forgot to plug it in. Check it now - before cold weather is upon us.*
4. *If you are a pet owner, now is the time to check your yards for pet waste and remember, you need to pick pet waste up regularly, even in the snow.*
5. *Is your furnace tuned up and ready for winter? Have you checked the filters recently? Filters should be changed no less than every 3 months..*
6. *If you heat your home with propane, check the levels now and frequently throughout the coming months. If your level is 20% or less, call your propane provider to get it filled.*
7. *If you have smoke detectors and carbon monoxide detectors that require batteries, change them now to be sure they are working efficiently during the coming months.*
8. *Yards should be raked of leaves. Any trash or debris that may have accumulated over the summer months should be disposed of before they become snow covered.*
9. *Check the skirting around your homes and secure any gaps to avoid critters taking up residence under your homes.*
10. *Clean and store patio furniture and any other outdoor items.*

Mississippi Mud Potatoes

**6 c. potatoes, peeled & diced; 1 c. shredded cheddar cheese
3/4 c. mayonnaise; 8oz. bacon, cooked & crumbled;
1 T. minced garlic; 1 med. chopped onion**

In a 9x13 baking pan, combine the potatoes, cheese, bacon, garlic and onion. Add the mayonnaise and stir until coated. Bake in pre-heated oven at 325 degrees for 1 1/2 hours or until potatoes are tender.