



(need I say more?)

Whew, has it been hot! Thankfully, we haven't had the long dry spells this year that we've had in the past few years.

Life has been its usual level of busy (crazy busy!) for me, but good. I apologize for getting behind in sending these newsletters.

And you? How are you? Please take time to complete the annual survey to help me know I and the companies that provide service to you are doing.

Julia

No Surprises !

Yard Care

One of your responsibilities under your lease is keeping your yard in good condition - even if lawn care is included in your rent. This means, keeping the grass cut, the beds weeded, and the yard watered.

If lawn service is included in your rent, the grass is cut based on the yard care schedule (see swanson-properties.com). Note you may need to cut the grass between yard crew visits. Keep grass less than 6 inches tall.

Many of you let your yards dry out during the summer. If the St. Augustine grass is allowed to weaken or die, weeds will take over. This will not only make the yard look bad and hard to maintain, you may find a bill in your mailbox for replacing the St. Augustine. Please water the yard as needed.

If you are watering and taking good care of your yard and it still appears to be dying, contact me. There may be a problem with disease or insects.

Hazardous / Toxic Waste

Tires, oil, and other toxic waste must be removed immediately accordingly to city ordinances. You may not leave them in the yard, garage or house.

Congratulations to those who won the drawing for paying rent early:

Q1: Dan S.



The prize? \$25 Eccell Group restaurant gift card

How Am I Doing?

It's that time again! Please complete the annual survey. You can launch the survey from the swanson-properties.com website or click here to **take the survey**.

If you don't have access to the Internet and want me to mail you a survey, just let me know.



A dirty air filter makes your A/C work harder, raising your utility bill. If the filter gets dirty enough, it can also cause costly breakdowns.

Most manufacturers and A/C service companies recommend changing the filter once a month during the high-use summer months.

Know anyone looking for a new home?



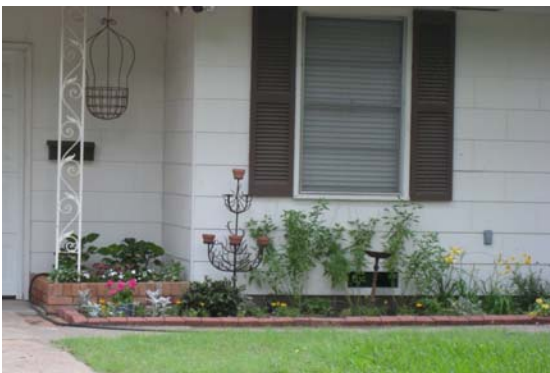
3726 Chantal, a nice brick 3-2-2 in College Station is **available for rent**. It has an open floor plan with very tall ceilings and a fireplace. The master suite has a walk-in closet and a private bath with a Jacuzzi tub, separate shower, and double sinks.. It also has Washer/ dryer connections, fenced yard, and two patios. Rent is \$1425. Details are at <http://swanson-properties.com>

Remember - if you refer someone who signs a lease, you'll get **\$50** off your next month's rent. Have them call 936-825-5053.

Best Yard Battle

Wow! Lots of great looking yards this year. Thank you to everyone who is working hard to keep your yard and your neighborhood looking great! Honorable mentions include 605 San Saba, 610 San Saba and 119 N Post Oak.

WINNER: 1211 Kettler St (\$50 off rent)



RUNNER UP: 505 Brosig (\$25 off rent)



Did you know?

1. Producing recycled paper requires about 60 percent of the energy used to make paper from virgin wood pulp. (EPA, 2008)
2. Styrofoam is not very recyclable in most markets. Each year Americans throw away 25,000,000,000 Styrofoam cups, enough to circle the earth 436 times.

Rent Paying Made Easy

Rent Paying Made Easy

Tired of mailing checks every month? Try:

- 1) Post-Dated Checks
Send me post-dated checks for the remaining months of your lease. Date them for the 1st, 2nd, or 3rd and I'll deposit them accordingly. Why date them for a date before the due date on the 3rd? It puts you in the quarterly drawing!
- 2) Bill-Pay
You can schedule a check to be mailed to my bank on a monthly basis. Just make sure you schedule the check to arrive at least by the 3rd of the month. If you're interested, contact me and I'll provide you with the details.