



Kay Four Quarterly

A Quarterly Newsletter Published by Kay Four Properties Inc.

May 2018

Spring Outdoor Clean Up

The snow has now melted, and everything that was hidden underneath all winter long is now coming to light. Along with the springs of green and stems from flower bulbs, many other things— like unsightly trash and cigarette butts that were dropped around the buildings or tossed from balconies all winter—are also appearing.

As stipulated in your Tenancy Agreement, it is the tenants' responsibility to maintain the building and grounds in a clean and tidy manner. Please take the time and make the effort to throw your trash in appropriate waste receptacles and dispose of cigarette butts in a fire proof container with a lid, such as a coffee can with sand in it.

Cigarette butt disposal is important from a safety standpoint such that a burning cigarette dropped from a balcony can be easily caught by the wind and start a fire on a neighbouring balcony.

Everyone wants to live in a clean and well-maintained property. Please be considerate of your neighbours and take care to keep the premises litter-free.



Building and Locker Security

Due to several recent events, tenants are highly encouraged to refrain from holding the building entrance doors open, even for people they believe to be current tenants. All tenants must use their keys to gain access to the building.

Further, please check your storage lockers on a weekly basis. If you do not currently have a comprehensive insurance policy, please buy one that covers the contents of your suite and locker in case of damage or theft. All tenants are encouraged to abide by these requests to ensure the safety and security of all those who live in your building.

Tenant Referral Bonus

Who doesn't like to win the lottery? It's even better if you win the prize without ever having to enter a lotter or draw. And that's just the kind of reward we are offering you!

We offer many rewards for living in a building that is owned and managed by Kay Four Properties. We offer a clean and comfortable living environment. We offer premium accommodations (most with balconies), large suites and many of our buildings have all utilities, cable tv and parking included in the rent. We offer great locations in nice neighbourhoods throughout the city. In summary, we offer very good value for your rent dollar.

Our properties are generally on bus routes and near schools, parks and shopping to make your living experience even better. Living in a Kay Four Properties owned apartment means living in your home without the high cost of ownership, such as mortgage payments, property and school taxes, lights, heat and water bills, and ever increasing maintenance costs.

But now, we are offering you another reward for living with Kay Four Properties.

We are offering you a reward for referring your friends and family to live at one of our properties. Just have your friend or family member write your name, address and phone number in the "Comments section" on page 2 of their application form and that you referred them. Once they move into their own suite we will give you a cash reward of \$100. Your odds of winning our cash rewards are much, much better than winning Lotto 649 and all you have to do is live with us and have a friend or family member move into their own suite. What a sweet reward.

We are also offering move-in bonuses on select suites in some of our buildings for new tenants. Please call the Kay Four Properties office at (204) 339-0461 for more information on available bonuses.



Getting Your Air Conditioner Ready for Summer

Adapted from an article in the PPMA NEWS

Air conditioner season is almost upon us. In preparation for this year's season, we remind you to clean your filter regularly. Simply remove and rinse the filter, let it dry and place it back in the unit.

Here are some common things to check before calling for air conditioner service. Please remember, they are designed to operate above 20 C (70 F). Turning them on when it is below 15 C will damage their motors and compressors.

Unit Won't Start: Plug something else into the electrical outlet to be sure that electrical contact is being made.

Unit Blows Breakers: Check that nothing else is on the same circuit. Is the filter clean? Is the external cover off? If the unit is turned off and on, allow 5 minutes before turning the unit back on.

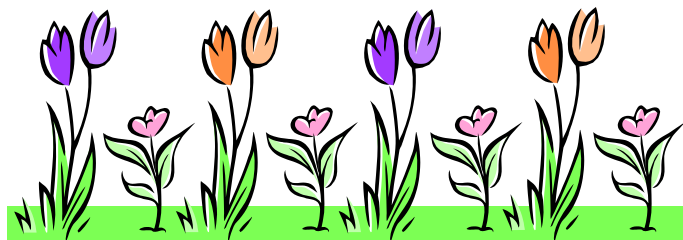
Unit Won't Cool: Is the air exchanger closed? Is the filter clean? Is the external cover off? Check the cold control setting. Check the fan speed. Is the air intake blocked (e.g. furniture in front of unit)?

Evaporator Ices Up: Is the filter dirty? Is the blower wheel dirty?

Cleaning the Unit: Clean the dust from the front grill each week with a soft, damp cloth and mild detergent. Clean the filter every month.

For your safety, remember to turn the unit off and unplug it from the wall before removing the front cover and never operate without a filter.

Apartment air conditioners are not designed to cool the full suite. They will cool the main living areas, but a fan or two may be needed to circulate cool air around walls, down through hallways and into bedrooms.



RENTMOOLA™

PAYING RENT IS REWARDING

Kay Four Properties is proud to be among the property managers to offer payment with RentMoola, one of the world's largest rent payment processors with offices in Canada, the US and Great Britain.

Currently, you can pay your rent by Pre-Authorized Debit (PAD), cheque or money order at your building and our office, or bring cash to our office. To give you additional convenient payment methods, we have partnered with RentMoola to expand your payment options.

The easiest way to start using RentMoola is by clicking their link on our website (www.kayfour.ca).

RentMoola is a great addition to the payment options available to you, especially those who will no longer need to visit our office to make cash payments or wish to take advantage of a rewards credit card.

We remind tenants that there is a benefit to using our monthly PAD service if you plan to set up recurring payments. Tenants using our PAD service always have the correct rent amount withdrawn on the first day of every month. RentMoola is convenient for debit card payment, but charges fees and you may forget to log in on the first of the month or underpay your rent.

Rent payment is due, in full, on the first of the month, every month, no matter what day the first of the month falls and even if it is a holiday (e.g. New Year's Day, Canada Day). If you opt to use RentMoola, please remember to log in and pay on the first of the month to avoid late fees.

RentMoola Features & Benefits

- ⇒ Pay rent or any other tenant charges online or on your iPhone, iPad, Blackberry or Android phone or tablet.
- ⇒ Any card, anytime, anywhere—Using direct debit, VISA, MasterCard or American Express.
- ⇒ Low service charges of 0.99%-2.99% for payments (charged to you by RentMoola for their costs).
- ⇒ Avoid the time consuming process of visiting both the bank and our office.

Do you remember...

On May 31, 2011, True North Sports and Entertainment announced that they had purchased the Atlanta Thrashers NHL franchise and would relocate it to Winnipeg for the 2011—2012 season, thus beginning the return of our beloved Winnipeg Jets. However, there were doubts from some that Winnipeg could support an NHL hockey team citing a small arena and population size as potential issues. True North needed to sell 13,000 season tickets between the May 31st announcement and the June 21st NHL Board of Governors meeting, when the purchase and relocation of the team would be officially approved. It turned out that there was nothing to be concerned about—season tickets sold out 17 minutes after they went on sale to the public. The subsequent season ticket waiting list was closed after 8000 people signed up in less than 2 hours. Today, our Winnipeg Jets are contenders in the Stanley Cup playoffs and their fans are known to be among the loudest and most passionate in the league. GO JETS GO!

