

THE MAJESTIC COMMUNITY NEWSLETTER

THE MAJESTIC – MAY 2017 NEWSLETTER

GEAR UP FOR SUMMER – BEAT THE HEAT

With summer in our sights, it's time to talk about heat safety.

Summer in Florida can be overwhelmingly hot, even for long-time residents. Heat stress, heat exhaustion, and heat stroke are illnesses that can overcome you when your body is unable to cool itself.

Tips for Staying Cool

- **Slow down.** Do strenuous activities at the coolest time of the day. At-risk individuals should stay in the coolest available place, which may not be indoors.
- **Dress for summer.** Lightweight, light-colored clothing reflects heat and sunlight and helps your body maintain normal temperatures.
- **Do not get too much sun.** Sunburn makes it harder for you to cool off.
- **Drink water.** Your body needs water to keep cool. Drink plenty of fluids even if you do not feel thirsty.

(People who have epilepsy or heart, kidney, or liver disease; are on fluid-restrictive diets; or have a problem with fluid retention should consult a physician before increasing their consumption of fluids.)

- **Do not drink alcoholic beverages.** Alcohol dehydrates you.
- **Spend more time in air-conditioned places.** Spending some time each day in an air-conditioned environment can offer some protection.
- **Never leave children or pets in a parked car.** The temperature inside cars can rise to 135°F in less than ten minutes, which can kill children or pets. If you see a child or pet left unattended in a parked car, you should call 911.

• Article from: University of Florida

Air Filters

Air filters are the residents' responsibility to change and are available at the leasing office for resident use. If you would like to have a member of the maintenance staff change your air filter, please put in a work order through your resident portal or by getting in touch with the leasing office.

Pest Control

Pest Control is available every Friday! You **must** sign up for the service in advance at the Leasing office. If you have a specific concern, please be sure to let us know so we can properly explain it to the exterminator. Please notify us by 5:00 PM on the Thursday before.

RENTER'S INSURANCE

What is it and why is it important?

Renters insurance also called home and contents insurance covers your belongings from theft and damage. It provides liability coverage if someone is injured while in your apartment. Part of that liability coverage, which is typically about \$2,000, is to pay the injured person's medical bills. It can also pay for any lawyer fees and settlements.

Renters insurance will pay for the loss of use of your apartment, meaning you can receive payment to stay in a hotel or other place if your apartment is damaged by a fire, storm or other covered event. It covers your belongings while off premises, which means your belongings are covered while you are traveling or if you leave them in your car. For example, if your laptop is stolen from your car or if your luggage is stolen while on vacation, you can file a claim and receive payment.

There are a few broad reasons for you to purchase contents insurance. They include theft of your belongings and damage to your belongings caused by fire, lightning, windstorms, hail, explosions, smoke, vandalism and plumbing leaks. Let's review a few specific scenarios that

emphasize the top reasons to purchase renters' insurance.

Theft

If you have a computer, you know how valuable it is for storing data, running applications, scrolling the web and entertainment purposes such as streaming video. The documents, data, photos and videos you keep on your computer are irreplaceable. Most renters' insurance offers a standard payout, often replacement value, if your computer is stolen or damaged. If you feel you need additional coverage, you can purchase an endorsement, or extra coverage, for your computer, as well as other items such as jewelry, silverware, firearms, business personal property and almost anything you want to insure.

Fire

You come home one evening and fire trucks and firefighters are wrapping up hoses and stowing their firefighting gear on the fire truck parked outside your apartment building. Your neighbor fell asleep with a lit cigarette. Your apartment did not burn, but it and everything in it including your clothes were damaged by smoke. Renters

insurance can pay you for your loss and pay for a place to stay while the damage is repaired.

Water Damage

A pipe bursts in your ceiling while you're at work and pours water onto your great grandmother's Stickley rocking chair. The leather upholstery is ruined. It's a notable antique and worth a pretty penny. Your renters' insurance will pay to repair the rocker. It's important to have renters' insurance because your landlord's insurance doesn't usually cover your personal belongings.

Personal Injury

While visiting your apartment to introduce herself, your nosy neighbor who plays her music too loud and can't seem to park between the lines in the parking garage slips on some raspberry yogurt and knocks herself unconscious. She hits her head on the counter and needs a few stitches. Your renters' insurance will cover your liability for her injuries. It typically provides liability coverage from \$100,000 to \$500,000, which is ample. If you desire more you can purchase up to \$2 million in liability coverage.

Renters insurance is affordable and worthwhile. You can get renters insurance quotes online, which makes shopping for this must-have insurance simple and easy. If your belongings are

stolen, damaged or destroyed by fire, storms, smoke, vandalism or other covered causes, renters' insurance provides you with peace of mind because you know they'll be replaced.

Article from:

<http://www.toptenreviews.com/services/articles/top-reasons-to-purchase-renters-insurance/>

Community Reminders

- Refer a friend or colleague, when they move in you receive a \$300 CREDIT on your account!
- Having a party??? Contact Grace Hopper Hall and reserve one of their rooms: 407-740-5838
- Save this in your phone! Afterhours maintenance line (for emergencies only): 407-274-6650
- Save some time, pay your rent online! Every resident is furnished with an online Resident Portal account so they can not only online pay their rent online, but enter in maintenance requests as well. If you don't have one or need help accessing yours, please email majestic@leclairinc.net!
- Auto-payment is also now available in the portal – set it and forget it!

Nothing to Do?



Party in the Park Series - Dance The Night Away at High Park-

The fun begins Friday, May 19, 2017 at 7pm, High Park on High Park Lane. Hosted by Baldwin Park Residential Owner Association and title sponsors, this event is for adult Baldwin Park Residents to come and enjoy their neighbors, food trucks, a cash bar and live music by Triple.

What's Cookin', Good Lookin'?
Strawberry Pie – a NEW summer favorite

Ingredients

- 1 (9 inch) pie crust, baked
- 1 quart fresh strawberries
- 1 cup white sugar
- 3 tablespoons cornstarch
- 3/4 cup water
- 1/2 cup heavy whipping cream



Directions

1. Arrange half of strawberries in baked pastry shell. Mash remaining berries and combine with sugar in a medium saucepan. Place saucepan over medium heat and bring to a boil, stirring frequently.
2. In a small bowl, whisk together cornstarch and water. Gradually stir cornstarch mixture into boiling strawberry mixture. Reduce heat and simmer mixture until thickened, about 10 minutes, stirring constantly. Pour mixture over berries in pastry shell. Chill for several hours before serving. In a small bowl, whip cream until soft peaks form. Serve each slice of pie with a dollop of whipped cream.

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