



Quality & Affordable Rentals for Fort Smith, AR

[www.koenigsonproperties.com](http://www.koenigsonproperties.com)

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### Please Watch for Leaks

With summer coming on and the hot and humid weather we all have a tendency to use water more. We want you to use the water you need, but please be observant for any dripping faucets, running toilets, leaking showers, or wet areas in cabinets below sinks. If you live in a K&S property where the water bill is paid for you, we ask you to especially be vigilant. Even a small leak can add many \$\$ to the water bill. If water bills cannot be kept to a reasonable amount, then the cost to everyone in the form of higher rents will be evident. Please do your part to help! Notify the manager promptly if you suspect a leak.



### Winners of the Payment Incentive Program

#### April

Our April winner was Andrea Ferguson. Andrea has been a resident of the Pines Apartments since 1998. She enjoys reading inspirational books, listening to music, and spending time with family and friends. Thanks Andrea for being a great tenant!

#### May

The winners in May were Alyssa Stone, Cameron Parson and Chance Snyder. Alyssa, Cameron and Chance have shared a duplex unit since July 2011. All of them are going to college and working towards majors in the field of medicine. It has been wonderful having them as tenants and we look forward to having them for a long time.

#### June

The June winner is Cindy Ward who has been a great tenant in the Pines Apartments for many years and it has been a pleasure having her. Although faced daily with physical problems, Cindy always has something pleasant to say and is always cheerful. Cindy works in a resale shop with her parents.

We congratulate all our winners and wish all of them only the very best. Winners receive \$50 to be used any way they wish. To be eligible for the monthly PIP drawing, tenants must have paid their accounts in full and on time for the previous four months. Answer to puzzle: FLAMINGO - FLUTE, CAMEL, STING, CARGO



### Help Us Find a New Tenant And Earn \$\$\$

You can help us keep our units fully occupied. Refer a qualified potential new tenant to us and earn \$\$\$\$. If you refer a potential tenant to us who passes the required checks and signs a year's lease, you earn \$50.00 This offer is valid only for current tenants. Available units are listed on our website. Call our Property Manager for more details.



### Have You Seen a Roach?!

K&S Properties fumigates units between occupancy as necessary but if you discover roaches after your first week of occupancy, you are responsible for getting rid of them. Here are some facts and procedures to help you keep your unit roach free.

Roaches have been around since the time of the T-Rex so it's a proven fact that these pests are survivors. Some of the facts that you may not know about roaches are the following:

- They are capable of surviving headless for one whole week.
- Female roaches mate once and stay pregnant forever! One female roach can give birth to 150 baby roaches in a year's time!
- The most enduring specie of roaches is the German roach.
- The largest specie is the American roach.
- There are 4500 species of roaches all capable of spreading germs and bacteria.

You have the power to control the roach population by keeping your home clean from top to bottom and occasionally using bug bombs to annihilate as many roaches as you can. Here's how.

- Wear a mask. To protect your nose and eyes from the chemical cocktail of the bug bomb as soon as you start spraying.
- Pick your bug bomb of choice. Before going to the pesticide spray aisle of the supermarket, here's something that you ought to know, bug bombs contain chemicals that can harm you. But, a can of bug bomb will keep roach numbers down. It's a chemical cocktail and used according to directions is relatively safe.
- Make sure you have enough cans of bug bombs to cover your home. Roaches are fast runners and once they detect the chemical spray in the air, they can run fast and take cover somewhere in your home that the spray can't reach. You can address this situation by making sure there's no place left to hide for them.
- Cover your furniture and carpets. The bug bomb spray will cover everything in its path and will settle on everything.

*Summer is the time when one sheds one's tensions with one's clothes, and the right kind of day is jeweled balm for the battered spirit. A few of those days and you can become drunk with the belief that all's right with the world.*

~Ada Louise Huxtable

Prior to spraying, cover your furniture and carpets. The barer the floors, the better it is.

- Close the windows and doors. You need to make sure that the spray from the can of bug bomb remains concentrated inside your home. If you leave windows and doors open, the chemical cocktail will dissipate into the outdoors and will defeat your purpose.
- Turn off all the appliances. Especially fans and air conditioners as these will help dissipate the spray before killing roaches.
- Get out of the house for a minimum of 4 hours. After spraying your entire home, you can see a thick mist covering your home. Get out and make sure no one's left inside the home for at least 4 hours. Hit the mall or the park. Just be anywhere except inside your home.
- After 4 hours open the windows to clear the air. After 4 hours, go back inside your home and immediately open windows and doors to let fresh air in. This should be done to clear the air of any remaining fumes.
- Sweep dead roaches off the floor and observe the following hygienic practices. Take a broom and start sweeping dead roaches off the floor. Dispose of the roaches properly by collecting them in a separate garbage bag. Do not handle the roaches with your hands. Roaches are full of germs and bacteria. Wash your hands very thoroughly after.

You are not being encouraged to regularly spray a can of bug bomb in your home. This is unsafe practice. If you have a really bad roach situation that you can no longer handle, call in a professional pest exterminator and let them handle the job in the safest and most reliable way. Also notify our manager.



### Eight Unique Bits of Financial Brilliance

**Stop buying "stuff" you do not need!** – "Purchases of a few hundred dollars add up quickly to thousands of dollars. On top of that, if you carry a balance on your credit card, you will pay on average over 15% interest. These rates can skyrocket quickly if you are late on even one payment. In addition, you may become subject to late fees and penalties. All for something that isn't even enjoyed? No thank you!"

**Live within your means.** – "When you spend less than you make, you are buying flexibility and freedom. You gain the ability to change jobs or move to another area of the country. You are buying the ability to say yes to the things that matter because you save on the areas that aren't as important to you."

**If you don't have an emergency fund, start one now!** – "Nobody can anticipate when the roof will have to be repaired or an appliance will need to be replaced. The idea is to try to find ways to live below your means so that you can save for retirement and other long-term goals but at the same time make it a priority to set money aside in the event an urgent need arises."

**The best things are free. Money cannot buy happiness.** – "Do you believe it? Spending time with family and friends, laughing, enjoying the antics of a pet, seeing a child smile, experiencing intimate and heart-felt moments with a loved one - these times are precious, and free. Spend money on the things that matter and let go of spending that does not add value to your life."

**Sit on purchases for at least 24 hours.** – "When making a large purchase, it's far too easy to get caught up in the emotions of having the item, which results in bad decisions. For any large purchase like a car, TV, new furniture, laptop, etc. implement a 24 hour rule. Wait 24 hours to see how you feel about it. Chances are you'll talk yourself out of it, or maybe decide to purchase something a little less expensive."

**Discuss money openly with your partner.** – "Money can't buy you love, but it sure can tear it apart. My wife and I aren't perfect when it comes to money and relationships, but we've come a long way, and we rarely ever have money disagreements anymore. It wasn't always that way, and we've had our share of fights along the way, but we're in a much more solid relationship these days because we learned how to talk about money."

**Don't fall victim to advertising tactics.** – "Big companies try many tricks to get us to buy goods we don't really need. For example, don't be swayed by 50% sales promotions; just because it is on sale doesn't mean it's good value or that you need to buy it. Don't get excited over every 3 for the price of 2; otherwise you will just start to accumulate things you are never going to use. If you feel pressured by salesman, walk out — if you really want the product you can always come back."

**You have to decide what you really want.** – "What would you like your net worth to be? When would you like to retire? How much money do you need to finance your life goals? What investments would you like to make? Are you going to create multiple streams of income? Are you going to invest in stocks and/or bonds? Are you going to invest in real estate? Are you going to hire a financial planner? Is your goal to create enough passive income so that you don't have to work another day in your life?"



### The Perfect Summer Salad Watermelon, Arugula, and Pine Nut Salad

#### ingredients:

- 1 tablespoon fresh lemon juice
- 1 tablespoon red-wine vinegar
- 1/2 teaspoon table salt, or to taste
- 2 tablespoons extra-virgin olive oil
- 3 cups cubed (1/2 to 3/4 inch) seeded watermelon, drained (from a 2 1/2-lb piece, rind discarded)
- 6 cups baby arugula (6 oz)
- 1/4 cup pine nuts (1 oz)
- 1/3 cup crumbled feta or ricotta (1 1/2 oz)
- Coarsely ground black pepper to taste

#### preparation:

Whisk together lemon juice, vinegar, and salt in a large bowl, then add oil in a slow stream, whisking until emulsified. Add watermelon, arugula, and pine nuts and toss to coat, then sprinkle with cheese, pepper, and fleur de sel (if using).



### PUZZLER

Can you complete the following four 5-letter words? The missing letters, in order, spell a living creature.

\_ \_ U T E

C \_ \_ E L

S T \_ \_ G

C A R \_ \_

Hint: The creature begins with the letter F.

Answer on the opposite page.