

# MLC

**PROPERTIES  
AND MANAGEMENT**

## Fall 2023 Newsletter

Hi Everyone!

I hope this finds you and your families very well. Did you all have a nice summer? The weather all in all was great. I believe it was a little more enjoyable because we all got back to some normalcy in our lives.

MLC has grown a little in the past few years. As most of you know, we took on third party management a few years ago. This means, besides us owning and operating our own buildings, we are now operating and managing other building owner's buildings. This is a huge compliment to our team and offers all of you more choices. We also have an in-house real estate team. Our managing broker and his team is available for leasing and purchasing of any kind of real estate. Our new division is "MLC Condominium Management". For several years our team has been asked to manage condominium buildings. We shied away from this until we felt we had the correct infrastructure. We feel we are now ready and have a team that will do a quality job in managing condominiums and relationships to their association members.

This is all pretty positive so far, right? Well, Let's talk about winter! Sorry!



All boilers in all building have been serviced and tested. ALL are working fine! Please, if you have any radiator leaks call the office immediately. We don't want the floors to warp and more important, we don't want water leaking into your neighbor's apartment. Those of you who have furnaces in your unit, should have had your filters changed already. If you didn't please contact the office (via your portal)

As we go into your homes to do a work order, we are replacing smoke and Co2 detectors with permanent 10 year batteries. Until then please make sure you change your battery. Winter is also "fire season"

All A/C should be removed from your windows. We also suggest that if your windows are drafty, to install some plastic to cover the windows and keep the drafts out.

All porches and balconies must be completely cleared off and empty! This is a city ordinance. You will have until November 27th to remove your belongings. After that time, we will remove your belongings and throw them away. (which we do not want to do)

We know some nights are cold and taking your garbage out and putting it in the dumpsters is not what we want to do. However, PLEASE, do not leave your bags on the back porches. The Rats are the worst they have been in years and leaving the garbage out will only attract them around your building.

We will do our best to clear the back porches after it snows. But if you see that the porches are snowy or icy, please do not use the them. We don't want any accidents.



For those building that are allowed dogs, please pick up after your dog. We will fine you \$250 if you don't. I want to remind all of you that you can not get a pet without our approval. Most of our properties, pets are NOT allowed.

For those buildings that have parking, please move your cars by 8am on snow days.



ALL our building are non-smoking buildings. This includes cannabis. Please don't put your neighbors in that difficult situation that they have to explain to there children, what "that smell" is. I think it is rude.

During Covid we had a lot of packages delivered to our buildings. Most of us have continued to do so however more packages are getting stolen. We recommend that you have your packages delivered to an office, PO Box, UPS store, etc.. to prevent your packages from being stolen.

By now you all know that we are only taking work orders from your portal. Please use your portal to also pay your rent, for we will be eliminating check and money order payments soon. Our office drop box will not be available to you soon because we are double locking the front doors at our 1325-35 N. Fargo Building. All rents should be paid online via your portal.

As we bring in the new year let's all think positive that things in the world and your personal lives will be better than the past year. I, and the rest of the MLC team wish you the best year ever and we want you to know that we never take any of you for granted. Thank you for choosing our buildings and us as part of your lives.

All the best,

*Marty*

and the entire MLC Team

