



From the Green



SPRING 2013

Special Points of Interest:

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\$ EASTER EGG HUNT! \$

Somewhere inside this newsletter is the name of one of our Erie Station Village staff, spelled backwards. Find it and let the office know who it is and we will enter your name in a drawing for a **\$250 rent credit!**

- All entries must be received by 5:00PM on Friday, April 12, 2013.
- Drawing will be held on April 15, 2013 and the winner notified on the same day.

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Hello, Neighbor!

Happy Spring!

One of the best things about our winters here is...when they end! Truly, though it can be difficult waiting for the really warm weather, there are few seasonal moments that rival that first breath of Spring.

And here to help you enjoy it is the latest edition of your community newsletter, “From the Green”. We hope you will find it to be a useful vehicle for connecting with us and with your neighbors here at Erie Station Village.

Remember, it is YOUR newsletter. Have a busi-

ness? Want to share a recipe? Looking for a group to play cards or other games with? How about an editorial on current events? evoldeerB ynnel We encourage you to participate, so please feel free to email us or call us with content

suggestions.

While we can't promise to include them all, this is your community and your newsletter, and we will do our best to incorporate as many ideas as possible.



From Your Erie Station Village Maintenance Team

Attention pet owners:

Please be sure to pick up your dog waste. We have convenient pet stations equipped with baggies placed throughout the community for your convenience. Your neighbors appreciate it. Also, please notify the leasing office before getting a cat or dog as we keep this information on file.

Who are those guys in bright orange vests? Many of you have noticed surveyors in the field behind the leasing office. Don't mind these folks; we are exploring

future options for a new phase.

Share your thoughts! Our staff strives to make your experience at Erie Station as pleasant as possible. Have something nice to say about the community? Please visit apartments.com and apartmentratings.com to share your positive feedback! Want to save \$25 off your rent? Complete the Resident Feedback survey as outlined with your lease renewal, then call us to let us know you filled it out. We look forward to your comments.

From Maintenance:

The Maintenance Department will be coming by to change your furnace filter during the month of April. They will also be doing preventive maintenance checks at the same time to look for any dripping faucets or running toilets. We will send out a notice with specific dates. Please call the maintenance office at 334-6958 if there is anything else you would like them to address.

Thanks, and Happy Spring!

Just the FAQ's...



“When will you open the pool for the season?”

Weather permitting, we will be open on weekends beginning 05/25/13 (Memorial Day Wknd) until schools let out (towards the end of June). After that, the pool will be open daily from 10am until 8pm through the summer.

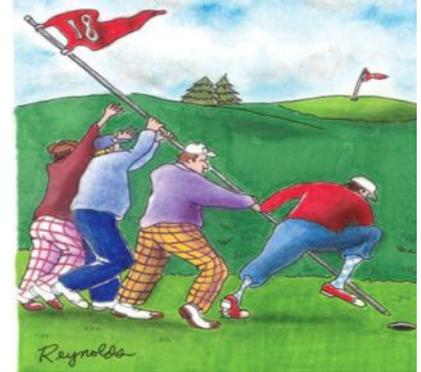
“Can I bring a guest to the pool?” YES! You can bring 2 guests with you, but be sure to bring your pool pass!

“Can I store personal items in the garbage room?”

Unfortunately, no. Personal items should be kept in your apartment, townhouse, or, if you have one, garage.

“Can I hang pictures?”

Yes. As per your lease, you may hang posters, photographs, or paintings on the walls using appropriate picture hanging hardware.



A Few Words from Erie Station Village Concierge:

Spring Has Sprung

Thankfully, our area has a lot to offer during the cold, winter months. But most of us are still eager to shed those extra layers and get outside by the time spring rolls around. Here are some ideas to get you started!

Tinker Nature Park

Hop on Calkins, go east for about seven minutes, and you'll find yourself at this quaint park in Henrietta. The 68-acre park has over two miles of hiking trails, as well as bocce and volleyball courts, a pond, bike trail, playground, picnic area, and plenty of parking. (<https://sites.google.com/site/tinkernaturepark/>)

Park Avenue

You could spend anywhere from an hour to an entire day exploring this charming, tree-lined section of Rochester. The bulk of

restaurants, shops, and galleries can be found on the stretch between Goodman and Culver. There are too many to include in this article, but here are a few highlights (www.park-avenue.org for additional listings):

The Oxford Mall – This stretch of Oxford Street runs between Park & Monroe, and is well known for its magnificent row of magnolias that bloom in the spring.

Parkleigh – Located at the corner of Park & Goodman, this eclectic gift shop offers items from well-known names (like Mackenzie Childs, Vera Bradley, and Crabtree & Evelyn), as well as from independent artists and manufacturers.

Jembet Café – This gem offers a selection of light meals, espresso, gelato, wine & beer... alongside a gallery of African jewelry and art. Dine in or alfresco! It's west of the Park & Berkeley intersection, and one of several options for sidewalk dining (our favorites include Cibon, the Frog Pond, and Dorado).

Seneca Park Zoo

The Zoo isn't only for kids! In addition to regular admission, the Zoo opens its doors to the 21+ crowd from 5:30 – 9:00 p.m. one Friday each month of

its peak season (dates for 2013 are 5/24, 6/21, 7/19, 8/9, and 9/6). \$10 covers admission and live music; food and adult beverages are extra. (<http://www.senecaparkzoo.org/zoobrew.aspx>)

Seabreeze

This is the perfect place to enjoy a beautiful sunset along Lake Ontario. You can take a stroll on the beach, or walk down the pier to the lighthouse. If you'd like a sweet treat to bring along, pick up a frozen custard at Don's Original. Once Seabreeze has opened for the season, this could make for a peaceful ending to a fun day at the amusement park! It features attractions like coasters and thrill rides (including the Jack Rabbit – the 3rd oldest operating coaster in the country), family classics (like a carousel and tea cups), and full-fledged water park, to name a few. Parking is free and plentiful. (For rates and hours of operation, visit <http://www.seabreeze.com/>.)

If you're looking for more ideas for what you can do to get out & about this spring, feel free to call or write to Monica (244-2040 / ESVconcierge@gmail.com).

Join us online by searching “Erie Station Village Concierge” from your Facebook account, and clicking “request to join”. We look forward to seeing you there!

“Is the spring coming?” he said.

“What is it like?”...

“It is the sun shining on the rain and the rain falling on the sunshine...”

- Frances Hodgson Burnett,
‘The Secret Garden’



WHAT'S NEW: GOING DIGITAL!

In addition to our 'e-blasts' (sending out mass notifications via email rather than paper), Erie Station Village now offers an instant text messaging service to our residents.

We plan to use this service for special alert messages, reminders, and general bulletin-type items to help keep you informed and wired in to what's going on around your community.

Just text ESV to 55469 in order to subscribe.

It is **free** to use, and you can unsubscribe any time simply by texting the word "STOP" in reply. Yes, it really is that easy.

We're looking for suggestions on how best to use this service to make your life easier, so if you have any, please let us know!

Like us on Facebook!



And don't forget to check us out on Facebook—we'd love to hear what's on your mind, or see it be used (politely, of course) as a community forum!

FIRST FRIDAYS RETURN!

On the First Friday of every month, from April to September, we invite you to come to the Community Center for coffee, donuts and good conversation with your neighbors!



NEIGHBOR 2 NEIGHBOR: Why Renting Makes \$ense

Buying a house or a condo is a big decision. Are you willing to commit the next 20 or more years to paying off your home or dealing with the stress of selling? For some people, buying is the best choice, but there are many reasons renting might be the better option for you.

You don't know where you'll be in five years: One of the best aspects of renting is the flexibility. When you're young or figuring out your next move, you may not be settled

enough to really commit to a house. Selling a house before you've lived in it for a five-year period doesn't make financial sense. Closing costs often come in around 10% of the price of the home, so it will be five years before you make up for those costs. If you're not sure whether or not you'll be sticking around that long, renting is the smarter option.

You're retired: There are plenty of things to consider

when you retire, and where you're going to live is definitely one of the most important choices. While homes are traditionally considered to be a wise investment, given the recent condition of the housing market, your house may not appreciate significantly within your lifetime. Renting provides you with the benefits of not having to perform your own maintenance or shoulder the ever-rising costs of property taxes and insurance.

WIN \$250 RENT CREDIT

See "Easter Egg Hunt" on page 1 for details!

You're new to the area:

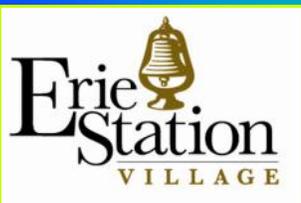
When you're making a big move to a new area, you might think you'll feel more settled if you get a place that belongs to you right away. But you might want to think twice about that. You may find you don't like your job or the city and want to move. You'll also get a much

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Why Renting Makes \$ense, continued...

better feel for the neighborhoods you like once you've lived in a city for a year or so. Your coworkers and friends can tell you about the cool hangouts, school districts, and area reputations, and you can take some time to gauge where you enjoy spending your time. If you rent, and find your new neighborhood is completely different than what you expected, you can pick up and move. If you bought, you're out of luck.

Homeowners don't get as many deductions as you think: One argument people use to convince you to buy a home rather than rent one is that the interest on your mortgage is deductible while your rent provides no such benefit. But this deduction is often over-emphasized. You can only claim it if your individual item-

ized deductions equal more than the standard deduction. And it's likely this deduction won't apply later in the life of your mortgage since the interest payments decrease as time goes on. People also sometimes confuse the deduction with a tax credit. A credit will give you a specific dollar amount off your tax bill, while a deduction will just decrease your taxable income.

You can afford amenities: If you tell your realtor that you want a house with a pool or gym in a low price range, they'll probably just laugh at you. But you can expect to get these amenities and many more at seriously affordable rates when you rent an apartment. You'll save money on gym and pool memberships, bulk utility rates and all of the maintenance costs that go along with

home ownership.

You'll have more free time: When you live in a rental home, your honey-do list gets a whole lot shorter. You're not responsible for repairs that keep your home in livable condition, and depending on your lease and agreement with your landlord, you may be able to get off scot-free for even minor repairs. This will free up all that time that you otherwise would've spent fixing leaky faucets, broken shingles, or whatever other unsightly damages you or your wife found around the house.

Simplify your life; maximize your options; reduce your expenses; and let someone else worry about the honey-do list—it just makes sense!

-N2N

Brain Boilers

(Answers available at the Leasing Center)

A sudoku puzzle consists of a 9 × 9-square grid subdivided into nine 3 × 3 boxes. Some of the squares contain numbers. The object is to fill in the remaining squares so that every row, every column, and every 3 × 3 box contains each of the numbers from 1 to 9 exactly once.

S U D O K U !

9		6			5			
1	4				7		9	
	7			9		6		8
					8		1	9
	8	5		1				
4			6				5	
				4	2	9	6	
6		7				1		
		4	1					7

Difficulty: MEDIUM