



#### 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 11, 2014.
- Drawing will be held on April 14, 2014 and the winner notified on the same day.

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## From the Green



SPRING 2014

### *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 business? Want to share a

recipe? Looking for a group to play cards or other games with? How about an editorial on current events? 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.

And, don't forget to visit us on FACEBOOK!

<https://www.facebook.com/eriestationvillage>



### From Your Erie Station Village Maintenance Team

#### Attention pet owners:

Please be sure to pick up your dog's waste. We have convenient pet stations equipped with baggies placed throughout the community. Your neighbors appreciate it! Also, remember that you must have written permission and sign a lease addendum to have a cat or dog, so be sure to call us before adopting a new pet.

**Bleeh!** As the snow recedes, all of the ugly wounds of winter are revealed. Snowplow damage, tire tracks, dog waste, garbage, stones and salt residue all make for a

very dreary picture this time of year, but you should start to see our landscapers cleaning up winter's leftovers as the weather turns more favorable.

**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](http://apartments.com) and [apartmentratings.com](http://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.

**From Maintenance:** The Maintenance Department will be coming by to change your furnace filter in April. They will also be doing preventive maintenance checks at that time to look for 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.

*Thank you!*



## Just the FAQ's...

### "When will you open the pool for the season?"

Weather—and construction—permitting, we will be open on weekends beginning 05/24/14 (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.

### 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?"

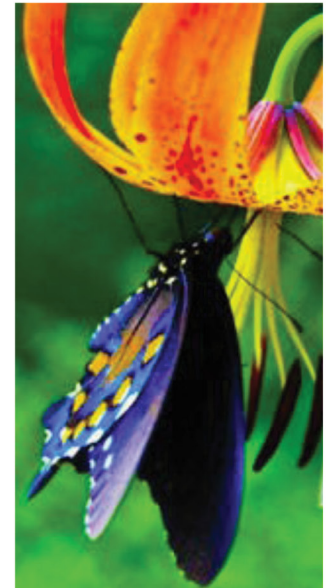
Unfortunately, no. Personal items should be kept in your apartment, townhouse, or, if you have one, garage.

### "Can I bring a guest to

### "Can I hang pictures?"

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

However, **PLEASE** be aware that some walls contain plumbing pipes and/or heat ducts. Therefore, if you are trying to hang anything heavier than a normal picture (such as a flatscreen TV), you **MUST** contact us first for permission and assistance.



*"In the Spring, I have counted 136 different kinds of weather inside of 24 hours."*

*- Mark Twain*



### **Baby, It's Cold Outside**

You're not imagining things...this winter was C-O-L-D! According to the National Weather Service, it was one of the coldest and snowiest winters in a century. An all-time record low temperature for March was even set when we reached -8 °F! And, while certainly welcome, sporadic bursts of spring temperatures have been teasing us about what lies ahead. Here are a few ideas to help you plan the season!

### **Seneca Park Zoo**

Our zoo has a lot to offer for every age. Tiny tots can enjoy story times and workshops with featured animals. Older kids are eligible for unique summer programs. And everyone can enjoy strolling through 15.5 acres of tree-lined paths and getting up close with some of the world's most treasured animals. Make sure you visit the new, state-of-the-art *A Step Into Africa* exhibit with elephants, lions, and more. 2222 St. Paul Street, Roches-

ter, NY 14621; 336-7200; [senecaparkzoo.org](http://senecaparkzoo.org).

### **Redwings Baseball**

Virtually every seat at Frontier Field is a good one. Not to mention, you can usually get same-day tickets to Redwings games, prices are very reasonable, and you can choose from day or night games to suit your schedule. Opening day for the 2014 season is right around the corner on Saturday, April 5<sup>th</sup> at 2:05 p.m. For dates, guys' nights, or family fun days, this is a great one-size-fits-all option for getting out and about this spring. 333 Plymouth Avenue North, Rochester, NY 14608; 454-1001; [redwingsbaseball.com](http://redwingsbaseball.com).

### **The Great Outdoors**

Greater Rochester is peppered with dozens of beautiful parks. Here, we'll share a few of our favorites, along with what we think makes them special.

Turning Point Park in Charlotte – featuring a 3,500-foot-long bridge over the Genesee River Turning Basin on which

you can walk, run, or bike. [Cityofrochester.gov/turningpoint](http://Cityofrochester.gov/turningpoint). Corbett's Glen Nature Park in Brighton – home to Allen's Creek and a series of picturesque waterfalls, as well as 2 miles of 8-foot-wide easy hiking trails through the woods. [Townofbrighton.org/corbettsglen.htm](http://Townofbrighton.org/corbettsglen.htm). Durand Eastman Park in the City of Rochester – easy to moderate trails surround the three small lakes in the middle of the park; there is a particularly strong sense of wilderness and seclusion on the Durand Lake Trail. For variety and more adventure, cross Lakeshore Boulevard on the northern border of the park and take a stroll along the beach at Lake Ontario. [Monroecounty.gov/parks-durandeastman.php](http://Monroecounty.gov/parks-durandeastman.php). If you want to venture a little further out, Stony Brook, Letchworth, Niagara Falls, and Chimney Bluffs State Parks are our top picks for a day trip. [www.NYparks.com/parks](http://www.NYparks.com/parks).

***Our next event*** is scheduled for Wed, May 7<sup>th</sup>. Stop by the Clubhouse between 5:30 and 7:30 p.m. to mingle with your neighbors, enjoy some springtime snacks, and learn more about Erie Station Village's complimentary concierge service. We hope to see you there!



## WHAT'S NEW: PHASE THREE!

Despite the best efforts of Old Man Winter, Phase Three continues to rise up out of the once-empty fields to our west.

We are thrilled to show off these new buildings, many of which will look familiar, but which have been improved based on your feedback and our experience in the first two phases. We also can't wait to show you the new VILLAS!

The **Gable Buildings**—the two large white ones nearest to the pond—will be finished first, followed by the **Mansions** and **Townhouses** across the street. We hope to be able to start moving people in sometime in June. The **Villas** will be a bit later due to some infrastructure improvements that RG&E needs to make to the local gas lines, and we are hoping they are ready some-



Gable

time in September.

You can find pictures and floorplans on our website at: <http://eriestation.net/phase3.html>

### 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! Starts at 8AM



Mansion



Villa "B"

## 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 area and want to move. You'll also get a much

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## Why Renting Makes \$ense, continued...

("Neighbor 2 Neighbor" cont. from pg 3)

better feel for the neighborhoods you like once you've lived in an area for a year or so. Your coworkers and friends can tell you about the cool hangouts, school districts, and neighborhoods, 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 have 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 own-

ership.

*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 spouse 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 \$ense!

-N2N

## Brain Boilers

(Answers available at the Leasing Center)

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

## S U D O K U !

			7	8				
	5	7	1				6	8
1								2
7			3	5			9	
	1			7	6			3
6								5
3	8				5	1	4	
				9	7			



Difficulty: HARD