



MARCH NEWSLETTER

Spring is approaching!

With the change in season, now is a great time to check your HVAC filters, change the batteries in your smoke detectors and spring clean! If you have any questions or concerns, please feel free to contact me.

There are a lot of great events going on around Siouxland this month. Let's support these fun activities.

Please be on the lookout for more information regarding upcoming tenant events. We look forward to providing fun opportunities for our great tenants to enjoy throughout the year.

If you have any questions or concerns, please don't hesitate to contact me.

Sam

FRIENDLY REMINDER

PET POLICY:

- Keep the unit and patio clean and free of pet odors.
- Tenants agree not to leave their pet unattended for unreasonable periods.
- Tenants agree to clean up after their pet and to dispose their pet's waste properly and quickly.
- The fine for not cleaning up after your dog is \$50.00, up to \$150.00.
- Tenants agree not to leave food or water for their pet or any other animal outside their dwelling, where it may attract other animals.
- Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will immediately remedy any complaints made through the Landlord.
- Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed within eight weeks of birth.
- Tenants agree that the Landlord reserves the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises.
- Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be removed according to the law, at the option of the Landlord.

IMMUNE BOOSTER



An instant remedy for feeling better fast - try Fire Honey, a powerful immune-boosting blend. Whether you are feeling under the weather or just want to support your immune system, give this remedy a try.

FIRE HONEY

INGREDIENTS:

- 1 cup raw honey
- 1 tsp turmeric powder
- 1 tsp cinnamon
- 1 tsp ginger powder
- 1 tsp cayenne
- 1/2 tsp black pepper

DIRECTIONS:

- In a clean jar, mix all the spices into the raw honey.
- Stir well until everything is evenly combined.
- Store in a cool, dry place for months -- no refrigeration needed.
- To use, stir a spoonful into warm water, take it straight from the spoon if you don't mind the heat, or drizzle over toast or yogurt.

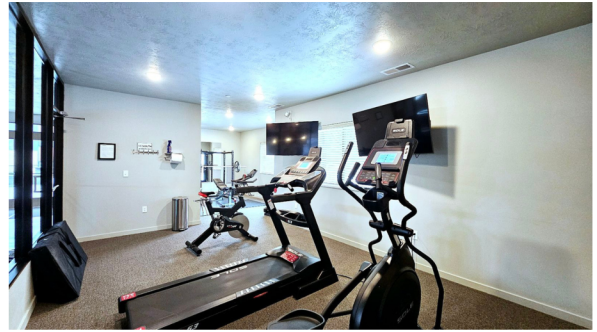
EVENTS IN SIOUXLAND

- February 28th - March 2nd** - Siouxland Home Show / Seaboard Triumph Expo Center
- March 1st** - Sioux City Bandits vs. Buffalo Ridge Wildcats / Tyson Event Center / 7:10pm
- March 1st** - Head East / Hard Rock Anthem / 8:00pm
- March 3rd** - John Lodge / Orpheum Theatre / 7:30pm / orpheumlive.com
- March 3rd - 7th** - Seuss Week at LaunchPad! / launchpadmuseum.com
- March 7th** - Sioux City Musketeers vs. Lincoln Stars / Tyson Event Center / 7:05pm
- March 7th** - That Arena Rock Show / Hard Rock Anthem / 8:00pm
- March 8th** - Kids Night Out / Pickled Palette / 6:00 - 8:00pm / pickledpalette.com
- March 8th - 9th** - Sioux City Outdoor Show / Seaboard Triumph Expo Center
- March 8th** - Sioux City Musketeers vs. Sioux Falls Stampede / Tyson Event Center / 6:05pm
- March 11th** - Mean Girls / Orpheum Theatre / 7:30pm / orpheumlive.com
- March 12th** - Clay Fairy House Workshop / Pickled Palette / 6:00 - 8:00pm / pickledpalette.com
- March 14th** - Sioux City Bandits vs. Idaho Horsemen / Tyson Event Center / 7:10pm
- March 15th** - Mommy & Me Watering Cans / Pickled Palette / 12:30 - 2:30pm / pickledpalette.com
- March 15th** - Sioux City Musketeers vs. Omaha Lancers / Tyson Event Center / 6:05pm
- March 15th** - Kenny K & The Dead Cowboys / Hard Rock Anthem / Free Event / 8:00pm
- March 16th** - Dr. Jane Goodall / Orpheum Theatre / 3:00pm / orpheumlive.com
- March 17th** - Harlem Globetrotters / Tyson Event Center / 7:00pm
- March 20th - 25th** - NAIA Women's Basketball Championship / Tyson Event Center
- March 21st** - Journey to Neverland - Spring Gala / Sioux City Art Center / Tickets needed
- March 21st** - Ted Vigil - A Tribute to John Denver / Hard Rock Anthem / 8:00pm
- March 21st - 22nd** - The Swanky Chic Junk Boutique / Sioux City Convention Center
- March 21st - 23rd** - The Odd Couple: Female Version / Sioux City Community Theatre
- March 22nd** - Pirates Picnic Fundraiser / Sioux City Art Center / 11:00am / Tickets needed
- March 22nd** - The Ron Burgundy's / Hard Rock Anthem / 8:00pm
- March 22nd** - Sioux City Symphony Orchestra: Her Story in Music / Orpheum Theatre / 7:30pm
- March 23rd** - Glass Cross Class / Pickled Palette / 12:30 - 2:30pm / pickledpalette.com
- March 27th - 30th** - The Odd Couple: Female Version / Sioux City Community Theatre
- March 28th** - Not Quite Brothers / Hard Rock Anthem / 8:00pm
- March 29th** - Sioux City Bandits vs. Colorado Spartans / Tyson Event Center / 7:10pm
- March 29th** - Sioux City Princess Day / Sioux City Convention Center Ballroom / 10:00am - 4:00pm
- March 30th** - Faces of Siouxland MultiCultural Fair / Sioux City Convention Center / 12:00pm - 4:00pm

FITNESS CENTER

NEED A LITTLE SWEAT? WE GOT YOUR COVERED.

The 48 South fitness center is open 24/7 and available FREE OF CHARGE to all tenants. Our fitness center is located in the clubhouse and has a variety of cardio & weight-training pieces.



ANY QUESTIONS?

Please call the Property Manager at (712) 941-9225 with any questions or concerns while residing at 48 South.

All maintenance requests can be submitted online through the website 48southliving.com. *Emergency requests* (toilet overflowing, water leaking, other items causing immediate damage to property or tenants) should be reported immediately to Management at (712) 941-9225.

OUTDOOR LIVING



'Tis the season for outdoor living! At 48 South, we have a great patio & fire pits available for all tenants to use at their leisure.

Please be respectful of the property & other tenants. Please pick up after yourself so we can maintain a clean & welcoming area.

SUMMER RECIPE

The perfect drink for those who love their sweet drinks with a little heat!



GRAPEFRUIT-CHIPOTLE MARGARITA

INGREDIENTS

- 2 oz. tequila
- 1 oz. fresh grapefruit juice
- 1/2 oz. agave nectar
- 1/2 oz. Combier
- Pinch of chipotle chile powder
- 1 lime wedge
- Coarse salt for rim, if desired

DIRECTIONS

- If desired, moisten rim of the glass with the lime wedge, dip the edge of the rim into the salt. Shake off any excess. Fill the glass with ice.
- Add the tequila, grapefruit juice, agave nectar, Combier and chile powder to a cocktail shaker filled with ice. Shake vigorously, strain into the prepared glass and serve immediately. Makes 1 drink.

E- BIKES

Did you know 48 South has e-bikes for rent?

With the weather warming up, enjoy a day or afternoon on our e-bikes. You can rent them for 4 or 8 hours.

4 Hours - \$25.00

8 Hours - \$50.00

For more information or to schedule a day, call Jenn at (712) 941-9225. Bike Rental & Release forms need to be filled out prior to renting.



CLEANING TIPS



Raise your hand if you find keeping your apartment clean is totally daunting. Or if you stumble upon dust or dirt in spots you totally forget about too often for comfort. We get it. Which is why we included a handy checklist to help you stay on top of how often you should bust out your cleaners and get to work — but there are a few exceptions to keep in mind.

DAILY

- Make the bed
- Rinse the bathroom sinks
- Dishes / Unload dishwasher
- Wipe down countertops & cabinets
- Wipe down stovetop
- Laundry (as needed)
- Squeegee shower walls

WEEKLY

- Sweep / Mop kitchen floor
- Clean the microwave
- Sanitize sponges
- Wipe down fridge shelves
- Wipe front of cabinets
- Scrub the bathroom sink, toilet, bathtub/shower
- Spray the shower curtain liner with disinfectant
- Wipe down mirrors
- Dust furniture
- Empty all small trash cans
- Toss expired food
- Clean pet bowls

MONTHLY

- Vacuum vents
- Dust & clean fans & light fixtures
- Dust blinds
- Clean vacuum by washing party & replacing bags
- Clean oven
- Soak & scrub stovetop burners & grates
- Descale coffee maker
- Clean windows / dust ledges

SEASONAL

- Clean out freezer
- Wipe down baseboards
- Wash pillows & comforter
- Spray & vacuum mattresses
- Clean & freshen drains
- Change out filters
- Wash shower curtain liner
- Clean dishwasher & laundry machine by running empty loads with detergent

DISC GOLF RENTALS

Please contact Jenn at (712) 941-9225 to reserve the kit.

Please be respectful of the kits and return in a timely manner.



FOOD TRUCKS

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Food Trucks are back at 48 South. These are open to the public - so invite your friends, family & co-workers. They will provide food for purchase - so your dinner plans are taken care of for the night. Food trucks will be parked outside the office. **To encourage future food truck set-ups, please plan to attend & support.**

September Dates:

- Tuesday, September 10th - Kai Thai Asian / 4-8pm
- Wednesday, September 18th - Patti's Pit Stop / 4-8pm



CLUBHOUSE RENTAL



Did you know you can reserve the 48 South clubhouse for private parties & events?

With a full-service kitchen, large island, TVs and variety of seating, the 48 South clubhouse is the perfect venue for a graduation party, bridal shower, baby shower or family get-together.

The patio & exterior grounds on the property are not available to rent, however can be used. All functions and events must be pre-approved by management.

The Clubhouse Rental Fee is **\$100/hr** for up to a 4 hour max. Additional time can be reserved upon signed approval of property management. Cleaning & Security Deposit is \$150.

All events must end by 10pm Sunday - Thursday and Midnight on Friday & Saturday. No exceptions.

For more information or to reserve, please call Angel or Jennifer at (712) 941-9225 or email 48southliving@gmail.com.