



Olde Towne
in Kenwood

STAFF

Community Manager
Demareé Fox

Assistant Manager
Christine Watson

Service Supervisor
Greg Souders

OFFICE HOURS

Monday-Friday
9 a.m.-5 p.m.

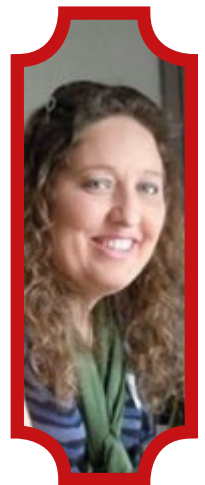


October/November/December 2021

T Around Our Towne

Demareé's Discussion

It's a beautiful fall day here at Olde Towne. I am working on organizing our 2022 projects and am very excited to let you know about a new amenity that is coming soon. In 2022, we will be putting in a new salt water pool and rec area for you. The old pool was put in around 1974. It has lasted us a long time and been really good to us, but there is a lot of space at the pool that was wasted and we want to have places for you to gather and spend time. With that in mind, I will be sharing the plans of the new pool with you very soon. In the meantime, please bear with us on the process of removing the old pool and the work it takes to create our new awesome amenity. As we move into this process, I will be sure to keep you informed. I can't wait!



Another new feature for the community is Olde Towne is getting a new sign. A beautiful gold lettered sign with new posts is coming very soon, which will be a nice way to drive in and see our beautiful community. We will also be replacing the address placards on the buildings too. This will help those Door Dash and Amazon deliveries find your location easier.

We will be planning a new section of sidewalk replacements and roofing replacements in spring/summer 2022. We've got to keep this great community in tip-top shape for you.

We didn't get the big crowd as I was hoping for at the Olde Towne Dog Paw-ty, but we did have fun. It was a nice evening out, and for those who did show up, we enjoyed pizza, drinks and puppy dogs leaping into the pool. It was enjoyable to watch them all running around and playing off the leash.

As we move into fall, I just love celebrating Halloween and Thanksgiving. If you would like to pass out candy this year to the trick or treaters, please know Halloween is on Sunday, Oct. 31, from 6-8 p.m. In order for the kids to know who is passing out candy and who isn't, I have trick or treat door hangers you can pick up from the office. You place it on your outside door knob so the kids know to stop by and get some treats. Please let me know if you would like one!

Until next time, enjoy this beautiful season in Ohio, have fun on Halloween and don't be a stranger, come see us at the office. We would love to see you and chat a bit, and we always love our visits from our furry friends at Olde Towne too!

Demareé Fox

Property Manager

(Photos inside.)

Demaree's Discussion (Continued)



Visiting a brew window in Pittsburgh



Jada got to see Mister Roger's Neighborhood in Pittsburgh.



A historic roller coaster!



A view of Pittsburgh from Mt Washington



Jada and Hunter at a scenic overlook in the Laurel Highlands



Yes, this my pet turkey Terry, and no, she will not be our meal on Thanksgiving!

New Faces From Other Places

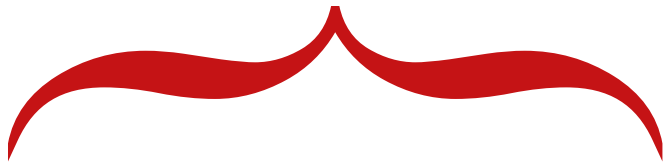
- Torraye Shattuck
- Alyssa Goldstein
- Founet Konare
- Cinder Cohen
- Matthew Mack
- Ashley Martin
- Madison Shiparski
- Jack Hausfeld
- Kristy & Catherine Watson & Nathaniel
- Leah Schmitz
- Mark Postallian
- Jordan Johannes
- Joseph Heitfeld

Some New Furry Friends at Olde Towne

Not only are we welcoming new humans to Olde Towne, but we certainly can't forget some new furry friends at the community too. Welcome, little friends!

- Pepper the Pug
- Charlie the orange tabby kitty
- Nathaniel the domestic short hair kitty
- Ro the Goldendoodle
- Hugo the tabby kitty
- Jack the Siamese kitty
- Sherlock & Gigi the Schnoodles
- Bear the Chihuahua
- Cain the Boxapug
- Floof the kitty

Send me some pictures of these furry friends for our next newsletter!



Our Services To You

Olde Towne in Kenwood promises these services to you:

We offer the following methods to pay your rent: Bill Payer, online resident portal (ACH and debit/credit), in person and via mail. Confused or not sure what these methods are? Just ask Demaree at the office.

We will provide touch up paint for those dings and scratches on your walls. If you need some, let us know, and we will drop off a jar of it.

We have 24 hour emergency maintenance service.

We offer extermination services twice a month on Fridays. If you have something bugging you and would like to be added to the list, give us a call, and we'll do it.

Expecting a package? If we can lift it, we'll sign for it, keep it at the office and deliver it to your door or set it inside your home so you can have it when you get back.

You can always expect us to follow up on any work order you may have. We want to be sure the work was done right and to your standards.

Work orders can be logged in person at the office, via email or on the resident portal at www.kenwoodoldetowne.com

In addition, you can now download the new resident app, TOWNE RESIDENT APP.

Our affiliation with Cincinnati Bell can really get you some awesome deals on fi-optics, internet and cable TV. Interested in knowing the latest bundle deals? We will get you in contact with our community rep, just send Demaree or Christine an email.

Finally, we promise to always provide a friendly smile and customer service to you every day! We are glad to have you as our residents!



Happy Birthday

OCTOBER

Beth Johnson, 7th	Sarah Lohse, 14th
Sarban Dawn, 8th	Sarah Layne, 21st
Danielle Busken, 12th	Wanda Debra, 29th

NOVEMBER

Matt Johnson, 4th	Susanne Herald, 15th
Deirdre Carberry, 7th	Dave Garber, 21st
Marian DeLara, 15th	Ramon Reddick, 29th

DECEMBER

Miriam Hutton, 6th	Silvana Rolando, 22nd
Harry Lohse, 8th	Holly Wentz, 25th
Amy Martin, 11th	Hannah Free, 28th
John Fitton, 11th	Cheryl Silva Benjaminio, 29th
Spencer Christian, 19th	Alex Palumbo, 31st

DOWNLOAD OUR BRAND NEW TOWNE RESIDENT APP



Introducing the Towne Properties Resident App. Paying rent, managing your profile, submitting work orders, and staying connected to your community has never been easier!

BENEFITS TO RESIDENTS
Download our free app to access your most used RentCafe features on the go. Easily pay rent, submit service requests and keep up-to-date with your community.
Features include:

- Easy rent payment
- Work order submission and tracking

Downloading the App is easy. Go to the Google Play Store or App Store and search Towne Resident App.







Puppy Paw-Ty

It was a beautiful Friday evening at the Olde Towne pool in September when all the doggies of the community showed up for a "paw-ty!" We had treats, balls and the freedom of being off leash to run around!



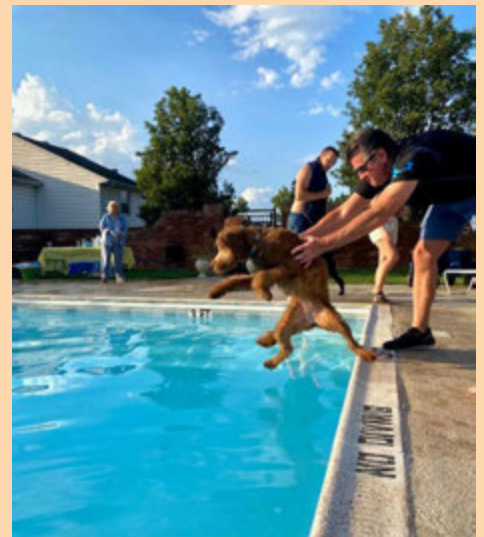
Pam



Tom and Lisa



Christine and Otis



I Heard it Thru the Grapevine

Brian, Megan and their pet, Ro joined us for the dog paw-ty and won the guess the dog treat contest. Congrats!

The city of Madeira would like to invite us all to join them on Oct. 2 at McDonald Commons Park from 6-10 p.m. They are having a Bonfire on the Ball Field with live music, s'mores, beer and fun for all ages.

Trick or Treating in Sycamore Township will be on Sunday, Oct. 31, from 6-8 p.m. Please make sure to use caution when driving in our area.

Did you know the little city of Madeira that is less than a half mile from us has three parks you can visit? Sellman Park is located behind the middle school, McDonald Commons is off of Dawson Road, and Nelle Hosbrook Bird Sanctuary is across from the library on Miami. Get outside this fall!

On Dec. 5, from 5-9 p.m., the city of Madeira welcomes St Nick with a sleigh ride down Miami Avenue and other holiday events. On Dec. 11, you can extend the fun and have pictures with Santa as well. Check out the madeiracity.com website for more details.

New places to eat alert!

Check out 6 'N The Mornin' at the Kenwood Shoppes (near McAllister's Deli). 6 'N The Mornin' is a "fast experience" breakfast restaurant which focuses on delivering a fresh, simplistic, southern-style menu. New Orleans Fish 'N Grits, Nashville Chicken 'N Waffles, New Orleans Shrimp 'N Grits, Florida Coast French Toast Combo and The Jackson Stackin' Pancake Combo are just a few of their top menu items! Egg whites, fresh fruit and healthier products will be available as well. Their main aim is to get an abundance of food for a low price to their valuable customers. Stop by any day!

Rokaru Ramen is new in Blue Ash in a space next to Donatos that used to house both Cookies By Design and Whit's Frozen Custard. The restaurant features skewered chicken (Yakitori); katsu pork and chicken bowls; Donburi rice bowls with choices of chicken, pork, tofu and eel; and several ramen bowl variants. It sounds like a new lunch spot to try!

Tweedy's Cafe in Deer Park. This little place rests in the former Kinneret Cafe location and features some impressively-sized crispy chicken and spicy chicken sandwiches that look to be in the same vein as Popeye's fabled versions. They also offer beef, chicken and salmon cheesesteaks, breakfast sandwiches, a mountainous double cheeseburger and the "Tweedy Big Burger," with two patties piled with corned beef, bacon and American cheese on a toasted onion bun.

There are so many choices in our area!

BONFIRE ON THE BALLFIELD



Saturday, October 2nd

6PM - 10PM

McDonald Commons Park

Entertainment

6PM- School of Rock

7PM- Anna & the Deeper Well

On the Big Screen

7:30PM- Indiana University vs. Penn State

Bonfire & S'mores

Food Trucks

Best Thing Smokin'

The Chili Hut

Taste of Mexico

Family Treats & Grill on Wheels

Granny's Goodies on the Go

Grounded Coffee

Fifty West Beer

American Lager, Coast to Coast,

Doom Pedal, Home Sweet Home,

Your Friendly Service Manager, Greg

This is straight from the desk of Greg, and yes, he has a desk. He has been working on this information for you for hours and days, and has done a lot of research. He hopes you will find it useful and informative. He just wants to make your life easier!

Happy autumn, and let's talk about the boilers. What is a boiler? Here is your lesson for the day so the next time you get into a conversation about heating with your friends, and you know this will happen, you can be the expert on the fascinating boiler. Who doesn't want that, right? Something about boilers is bound to come up in your trivia night at the brewery.

A boiler is a closed vessel in which water or other fluid is heated. The fluid does not necessarily boil. Each section of our community, consisting of about 25 units, shares a central boiler for heat and hot water use. The water heats up and then travels through a piping system that runs under each unit and through the floors. Sometimes you will notice that your carpet feels warm; that's because the pipes are under your floor and causing it to heat up. Olde Towne's boiler is powered by gas. The boiler can heat up and cool down in accordance with the outside temperature. That means when it's above 50 degrees or so outside during the day, the boiler will "kick" off and start cooling back down. When the temperature dips below 50 degrees, it will heat back up. It takes a couple of hours for it to heat up to it's full potential, and on the flip side, it also takes a few hours to cool down. You have a thermostat on the wall where you can control how hot you like it. If you turn the fan setting to "on," it will produce radiant heat in your home and it will probably be pretty warm inside, so it's not a good idea to run the fan when the boiler is on unless you like it very cozy inside. Emphasis on the word "very."

I just want you to understand how it works here. It helps clear up confusion about why the heat isn't working when its 65 degrees outside, and if you are new to the community, you now know!

If you have any questions, please give us a call; we are here to help. There will be a test in November on boilers, so please study!

Until then,



Resident Referral at Olde Towne

We will pay you \$400 cash if you refer a friend to Olde Towne. It's really easy, all you have to do is make sure your friend or family member mentions your name when they stop by to look at our apartments. If that person ends up renting with us and signs a lease, we will pay you \$400. We are available by calling the office at 513-891-3581, by website at www.kenwoodoldetowne.com or by email at kenwood@towneproperties.com.

It's a great way to make some money and pick your neighbors. We have some great three bedrooms coming up currently.

Keeping it Clean

With the upcoming holiday season on its way, yes, I said it, we wanted to remind you of a few issues that seem to recur with the trash etiquette in Olde Towne – especially in the colder months when there is a lot of cooking and packaging being exchanged. We have five dumpsters onsite at our community for your trash. Please make sure you always tie your bags up and place your trash inside the bins. Do not leave anything next to, behind, beside or in front of the bins. Rumpke will not pick up any items outside the bins, and oftentimes if the driver sees items left outside the bin, he won't empty the bin and then we get a trash overflow. Also, all boxes are to be broken down. Big boxes fill up the bins fast, and then again, garbage piles up outside the bins making an unsightly mess, attracting critters and making our property look messy. If you see the dumpster is full, please walk to another dumpster to dispose of your trash. Greg and I get very frustrated having to clean up someone's bag of waste because they didn't want to walk to another bin. Also if one side of the dumpster is full, chances are the other side is not. There are doors on each side of the bin you can open up and throw your trash in if you walk around. Please help us keep the property clean – we appreciate it.

Utilize our recycling bin when you can and help us reduce our carbon footprint. The recycling bin for Olde Towne is the large green bin is outside building 6881. Please know that the bin is strictly for recycling, no trash. Rumpke made it clear that if the bin is not used properly they will remove it from the property, so please make sure you know what can and cannot go in the bin. Please share this with anyone in your household who may be taking things to the bins.

Acceptable Items for Recycling

- **Glass Bottles & Jars (all colors)**
- **Metal Cans:** Aluminum cans, steel cans and lids, empty aerosol cans with the lids and tips removed
- **Plastic Bottles (empty, crush, reattach lid):** Bottles and jugs that have a small mouth and wider base, such as milk jugs, soda bottles, laundry detergent bottles, water bottles, shampoo bottles and contact solution bottles
- **Paper:** newspaper, magazines, cardboard, mixed office paper and envelopes, paperboard (cereal boxes), pizza boxes free of food debris and grease, telephone books and catalogs

- **Cartons:** food and beverage cartons, such as milk, juice, soup, wine, broth and other cartons.

Recycling Tips

- Mix all items together – no separation required
- Empty all bottles, jugs and cans
- No need to remove labels
- For plastic bottles, empty, crush and reattach lids
- For cartons, remove plastic caps and straws
- NEVER place medical sharps or needles in the recycling
- DON'T use plastic bags

NOT for Recycling

No plastic bags, cassette tapes, bed sheets, hangers, metal chains, garden hoses, batteries, needles, syringes, electronics, polystyrene foam, buckets, butter tubs, car parts, food, yard waste, light bulbs, drinking glasses, ceramics, pots, pans or scrap metal.

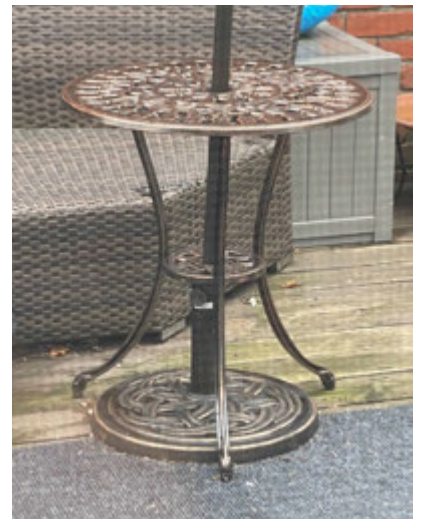
Thank you, everyone!

Community Classifieds

Resident Amanda Dalton has a brand new, in-box, small outdoor table with an umbrella hole that would look great on your patio or balcony. Offering it for \$50. Please contact Amanda at daltonamanda03@gmail.com

The classifieds is a great place to add furniture, services or other community ads. If you would like to place something in this space, contact me at the leasing office. Do

any of the residents offer babysitting or pet walking? I get that question often, and it would be nice to keep a list here. Let me know!



KenwoodOldeTowne.com

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
October					Boney James at The Taft Theater	1 Walk The Moon @ Bogarts
3	4	5	6	7 Sex in The City Musical at The Aronoff Center	8 Earth, Wind & Fire @ The Icon Music Center	9 Leanne Morgan at The Taft Theater
10 Cincinnati Toy Show @ The Sharonville Convention Bengals vs. Packers Home Game	11 COLUMBUS DAY	12	13	14 Zoo Brew Event @ The Zoo	15 Dierks Bentley Tour at Riverbend	16 Asian Food Fest Downtown Lynyrd Skynyrd @ Riverbend
17 Hall-Zoo-ween Events at The Zoo	18	19 Pretty Woman @ Broadway in Cincinnati	20 FC Cincinnati Home Game	21 Chris Stapleton at Riverbend Performing	22 Andrew Mc Mahon in The Wilderness @ Icon Music Ctr Hallow Eve Brew Bash @ Ault Park	23 Sweetest Day R & B Fest Bikes & Beers at Rhinegeist Brewery
24 Cincinnati Coffee Festival	25	26	27	28	29	30 #Imomsohard @ The Taft Theater
31 HALLOWEEN Trick or Treating From 6-8pm						30 Cincinnati Cyclones First Face Off

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 ELECTION DAY	3	4	5	6 Jason Bonham @ The Icon Music Center
7 DAYLIGHT SAVING TIME ENDS	8	9	10 Ornament Blow Event @ Neusole Glass Works	11 VETERANS DAY	12 Holiday Market @ Duke Energy Convention Ctr	13 Specialty Food and Treats Show @ Duke Convention St Vincent Church Holiday Market
14	15	16 Elf on The Shelf Musical @ Taft Theater	17	18 Ben Folds in Concert at The Taft Theater	19 Festival of Lights at The Zoo Begins Today	20 Jim Gaffagan @ The Heritage Bank Center
21	22 Christkindmarkt @ Germania Society	23	24	25 THANKSGIVING DAY Happy Thanksgiving Leasing Office Closed	26 Big Shopping Day Leasing Office Closed	27 Kings Island Winterfest Tonight
28 HANUKKAH BEGINS AT SUNSET	29 Nutcracker Rocks @ The Children's Theater Cyber Monday Hello Amazon!	30				

November

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
December				1	2	3 Elf Jr The Musical @ The Taft Theater Kings Island Winterfest Tonight
5 North Pole Express @ The Lebanon Morrow Railroad	6	7	8	9	10 A Magical Cirque Christmas @ The Aronoff Center Let's Paint a Winter Scene @ Pinot's Palette	11
12 Elf Jr The Musical @ The Taft Theater Holiday Pops Orchestra	13 Elf Jr The Musical @ The Taft Theater	14 Trailer Park Boys @ Taft Theater	15 Creation Museum Christmas and Light Show	16 Nutcracker Ballet @ Cincinnati Music Hall	17 Festival of Lights at The Zoo Morgan James Christmas Show @ The Taft Theater	18
19	20	21 WINTER BEGINS Big Bad Voodoo Daddy @ The Taft Theater	22	23	24	25 CHRISTMAS DAY
26 Festival of Lights at The Zoo	27	28	29	30	31 NEW YEAR'S EVE	