



Located on the UC Davis Campus

▶ *Creating Community* one student at a time

## November 2008 Newsletter



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### Resident Appreciation Program

Our staff has nominated Michelle Gong as Primerogrove's November Resident of the Month. In line with our Resident Appreciation Program, Michelle has demonstrated the following qualities:

#### Strong Community Spirit:

- Looking Out for the Community as a Whole
- Advising of Hazards or Community Concerns
- Participating in Community Events

- Friendly and Cooperative
- Courteous to Neighbors and Staff

#### Cooperating with Management:

- Timely Rent Payments
- Immediate Response to Management Communication
- Promptly Calling in Work Orders
- Adhering to Management Deadlines

In recognition of this outstanding Primerogrove Citizenship, we have an MP3 Player for our winner of the Resident Appreciation Program for this month. Please come by the office and pick up your prize.

### Lease Renewals Coming Up

Renewal offers will be made in December for the following lease year (Sept. 2009 - Aug. 2010). As our current residents, you get the 'First Right of Refusal'. This means that you get priority in deciding whether you would like to remain in your same apartment, move to a different apartment, or leave Primerogrove altogether. It is important that you return your paperwork before the deadline so that when we open our waitlist to new applicants in January, we know what we will have available. Any new roommates you wish to bring in next year should submit their applications and processing fee with your renewal letter.

Things to keep in mind when determining renewals:

If there will be ANY change in household: If you choose to move to a new apartment OR have different roommates next year, you will be required to vacate your apartment for 2 weeks at the end of your lease term. Our staff needs this time to turn your apartment, complete unit inspections, and prepare your security deposit return.

If there will be NO change in household: If you choose to remain in your same apartment with your same roommates, then you will not be required to move out, no final unit inspection will be done, and your security deposit will be held for another lease year.

If you did not attend either of the mandatory orientations in September, you will not receive an offer to renew your lease.

### Stone Soup Dinner

Thanksgiving is around the corner, and to celebrate, Primerogrove will be hosting a feast for all our residents! Come to the Commons Building starting at noon on Tuesday, November 18th for a traditional Thanksgiving meal. Mom will be happy to hear that you're getting some good home-cooked food. And if you enjoy cooking yourself, please feel free to bring your own specialty dish to the table. Just send an email to the office to let us know what you will be contributing.

### Early Bird Winner

Congratulations to our November early bird winner, Maithy Pham. Please come to the office to claim your prize! Our early bird winners are randomly selected from those who pay their rent before the first of each month.

Questions or comments? Please email us at [primero@ucdavis.edu](mailto:primero@ucdavis.edu) or call 530-754-8455.



Primerogrove Welcomes You

Newsletter Spotlight

### Looking to Sublease?

1. Have your prospective Sublessee fill out an application (available on our website, [www.primerogrove.com](http://www.primerogrove.com))
2. Collect a \$25 application fee in the form of a money order or cashier's check
3. Ask for a copy of their student ID and a print-out of their current school schedule as evidence of their UCD attendance. It is MANDATORY that your Sublessee be a full-time UCD student.
4. Complete a Sublease Agreement, available for \$.50 from the ASUCD office in the MU Building, room 347.
5. Stop by the Primerogrove office and we will provide you with addendums allowing the Sublessee to receive packages, place work orders, participate in events, etc.
6. Submit all of the above to the PG Leasing office, and once you have received management approval, your Sublessee is welcome to move in!

REMEMBER...

- Your Sublessee is not on a lease with Primerogrove, and therefore will not be eligible to receive keys, access cards, notices, or parking from Primerogrove.
- You remain responsible for paying rent for your apartment; if your Sublessee wishes to pay Primerogrove directly, it may only be by money order or cashier's check.
- It is advisable to collect a security deposit, as you will still be liable for any damages or late fees incurred during your Sublessee's stay.

### Proudly Serving You:

Teresa Pegler, Property Supervisor  
Chelli Bassler, Property Manager  
Mary Macharaga, Assistant Manager  
Paige Lawrence, Leasing Agent  
Jerry Tillinghast, Maintenance Supervisor  
David Levario, Grounds Keeping  
David Velasquez, Maintenance Technician  
Mark Dodson, Maintenance Technician