



# Kay Four Quarterly

A Quarterly Newsletter Published by Kay Four Properties Inc.

Fall 2016

## Get Rewarded

Who doesn't like to win the lottery. It's even better if you win the prize without ever having to enter a lottery or draw. And that's just the kind of reward that we are offering you!

We offer many rewards for living in a building that is owned and managed by Kay Four Properties. We offer a clean and comfortable living environment. We offer premium accommodations most with balconies, large suites and many buildings have all utilities, parking and cable TV included in the rent. We offer very good value for your rent dollar. We offer great community locations in nice neighbourhoods.

Our properties are generally on bus routes and near to schools, parks and shopping to make your living experience even better. Living in a Kay Four Properties owned apartment means living in your home without the high cost of home ownership such as mortgage payments, property and school taxes, light, heat and water bills and ever increasing maintenance costs.



But now, we are offering you another reward for living with Kay Four Properties.

We are offering you a reward for referring your friends and family to live at one of our properties. Just have

your friend or family member write your name, address and phone number in the "Comments section" on page 2 of their application form and that you referred them.

Once they move into their own suite we will give you a cash reward of \$100. Your odds of winning our cash rewards are much, much better than winning Lotto 649 and all you have to do is live with us and have a friend or family member move into their own suite. What a sweet reward.

## Carpet Cleaning Offer

Once again, Kay Four Properties has arranged for our selected carpet cleaning contractor to provide cleaning at a preferred rate. The cost of this service including GST is by suite size:

\$58.00 - Bachelor

\$58.00 - 1 Bedroom

\$69.00 - 2 Bedroom

These prices are lower than market for having carpets professionally cleaned.

Please sign up for this service with your caretaker by November 18, 2016. We will book the cleanings starting in late November, 2016.

In the past, some tenants cancelled or rescheduled their bookings. We are billed by the contractor for their loss of revenue when this happens. As such, we will require payment in advance of the cleaning and will not issue refunds on cancellations.

## Maintenance is a Team Effort

Our dedicated team of maintenance professionals are very good at making repairs. The issue is that they need to know what repairs need to be done before they can fix things.

We want to keep your suites and your buildings in good repair. Be sure to report anything needing repairs to us on a timely basis. We accept repair requests 24 hours a day:

- ⇒ You can e-mail repair requests to [info@kayfour.ca](mailto:info@kayfour.ca) or to [repairs@kayfour.ca](mailto:repairs@kayfour.ca) at any time of day or night.
- ⇒ You can visit our website at [www.kayfour.ca](http://www.kayfour.ca) and click on the words "maintenance request" which will open up a repair request form that gets electronically delivered to our office.
- ⇒ We have a 24 hour telephone answering machine. You can leave messages at any time of day or night.
- ⇒ You can call our office Monday to Friday from 8:30 am to 4:30 pm. You can speak to your property manager, as available, during those times, leave a voice mail for your property manager or speak with our receptionist.

Please remember that it is not only a good idea to request maintenance, it also is your duty under the Residential Tenancies Act. Failing to report small repairs on a timely basis can lead to you being billed for damages or more expensive repairs.

See reverse side for important information about your property managers

## Our Office Team

Many of you may not be familiar with the team at our office who looks after your apartment building and your suite. We are very proud of these very professional folks. They are approachable and friendly and look forward to speaking with you and addressing your concerns.

April or Jen can answer most of your general questions or direct you to a manager for more advanced questions.

**Receptionist:** April  
**Assistant property manager:** Jen  
**Accounting:** Judy and Avrom  
**Senior property manager:** Krista

### Property managers:

Murray for 455 Leila, 390 Partridge, 1075 Andrews, 311 Partridge and 1035 Powers (West Kildonan )

Shawnda for 114 Kildare, 122 Kildare, 128 Kildare, 800 Roanoke, 704 Kildare, 708 Kildare (Transcona) and 611 Jefferson (West Kildonan)

Breno for 20 Pipeline, 1225 Jefferson, 1245 Jefferson, 9 Mandalay, 15 Mandalay (The Maples), 3233 Silver and 234 Moray (St. James)

**Senior managers:** Dawn, Avrom and Sam

Please call or e-mail our office with any questions. Our office phone number is 204-339-0461 and emailed questions should be sent to [info@kayfour.ca](mailto:info@kayfour.ca)

You can also use our website [www.kayfour.ca](http://www.kayfour.ca) to review our property information, submit questions or for further information about renting an apartment in Winnipeg.

Please remember to call or e-mail our office to follow up if you have requested maintenance which seems to have been missed or is taking too long to complete.

We look forward to hearing from you.

## More Winners

We have purchased 2016/17 Show & Save Book of Savings in support of a local community organization. The following tenants are the lucky winners of these books.

C Canard	R&M Eusebio	D Fox	N Grewal & T Thind
D Foster	M & G Guico	G Yosyk	F Laliberte
J Harrison	R & M Moyer	M Labossiere	V Lewis
M Aclo	P Krenz	M Miller	A & T Rodriguez
A Rosentreter	D Ricker	I Bell & R Sochasky	M Banas

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## Did You Know

Winnipeg was founded in 1873 and its name comes from the Cree for muddy waters.  
Manitoba, founded in 1867, means "The Great Spirit" in Ojibwa.