

Courtyards Clubhouse Hours

Mon-Thursday 9am-10pm
Friday 9am to 5pm

Saturday 10am to 6pm
Sunday 10am to 10pm

VOLUME 1 ISSUE 10

MAY 2010

Community Assistants 2009 - 2010

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Want Out Of Your Lease?

Summer Re-Leasing allows you to transfer your lease to another eligible person and removes the responsibility of the lease from you.

Two great times to re-lease are:

1.) You are graduating, moving home, or moving away for the summer and 2.) You cannot afford the remaining rent installments on your lease.

Please visit www.umdcourtyards.com/residents to review *The Re-leasing Process* information. You will need to follow the directions listed, to complete the Re-leasing Process. Please contact Leasing Agent Darren Hoppert (Darren@umdcourtyards.com) with any questions.

How it Works:

1. Identify a potential re-leasing candi-

date.

2. Submit your candidate's name and UID for approval through our website.

3. Once you receive notification that they have been approved to take over your lease you will select an appointment time to come into the leasing office with your re-lessor to complete the paperwork. You will need to bring a photo ID and a \$100 Lease Transfer Fee in the form of a Bank Certified Check or Money Order (**NO Personal Checks!**)

NOTE: Allowing someone to live in your apartment without transferring your lease to him/her through the re-leasing process is a direct violation of your lease and may lead to eviction or other consequences.

Move-Out Reminder

Check-out Procedures:

1. Remove all personal belongings and trash from the unit.
2. Close and lock all windows and doors.
3. Turn in all keys and parking pass to the Courtyards Office.* 4. Complete a Check-out Agreement and Change of Address notice at the office.

*If the Courtyards Office is

closed, you must check-out at the After Hours Desk or with the Community Assistant On-Duty. Failure to properly check-out will result in a \$100 Improper Check-out Fee.

If you do not re-lease your apartment, you remain responsible for all aspects of your lease until it concludes on July 31, 2010 including June and July's rent installments.

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Need More Space in Your Room?
We have storage units available to rent!

\$25 per month
Contact Account Coordinator Misty Adams if you are interested or with any questions.
(301) 314-2466
Madams
@umdcourtyards.com



Important Reminder: If you had proxy sign your lease for the next academic term you will need to completed your paperwork in person no later than July 1, 2010



Follow Us @CourtyardsUMD on Twitter!

The New York Times calls Twitter "one of the fastest-growing phenomena on the Internet" and we are a part of it! Use the web or your mobile device to get the latest updates and reminders from The Courtyards.

Not a part of Twitter yet? Visit www.twitter.com for more information. It is free and easy, and you do not have to have a mobile device to be a member.

Once you start following @CourtyardsUMD, don't forget to tell your friends and roommates to follow us, too!

Important Reminder from the Courtyards Management Staff

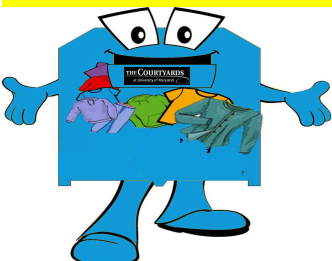
Recently, we have noticed an increase of violations surrounding noise, parties and disruptive behavior that is affecting the operations of the community. This type of behavior will not be tolerated. Those found involved in lease violations as noted below will face full disciplinary action inclusive of eviction. Judicial sanctions violating the terms of your lease agreement can also amount to a \$250.00 fine and 12 hours of community service. Please revisit your lease agreement to avoid any possible infractions. It is not acceptable to be in engaged in activities that disrupt or disturb the community, this behavior is not conducive to the environment we are attempting to facilitate at The Courtyards.

Section 1 of the Rules and Regulations section of your lease states:

"Noisy or disruptive behaviors which interfere with another person's or group's free exercise of academic or personal pursuits or their ability to sleep or study, including stereo at high volume, excessive yelling or other types of noise, violations of established floor/hall quiet hours and large gatherings/parties are prohibited."

Section 18 of the Rules and Regulations section of your lease states:

"Whether in Apartment Units, bedrooms, or other gathering spots, parties/events must not result in excessive noise, and must not exceed normal boundaries."



Throwing away your stuff? Moving out and don't know what to do with all your left over's? Well the Courtyards will be partnering again with a local charity to deliver your donations. During May and July, we will set up a collection site so that you can donate, donate, donate. So don't discard those unwanted items yet they can still be but to good use.

05/12/2010

LATE NIGHT BREAKFAST
9PM TIL 11PM



**Come and enjoy a Study Break
with Breakfast on us!
@ The Clubhouse**

**Starting 06/01/2010
The Courtyards Management Office
will close at 5pm Monday thru Fri-
day for Summer Hours.
The After Office will remain the same
with the exception of Sundays.
New Sunday Hours. 12pm to 10pm**

**Extended Clubhouse study hours for
Finals.
Join Us from 05/12/10 until
05/19/10 in the Clubhouse from
10pm until 12am for study hours
and treats. Coffee and
Snacks provided.**

Everyone Loves a BBQ!

The weather is warm and it is a fantastic time to use one of the grills in the community to cook out with your friends. Please remember these tips and guidelines to keep your cookout safe and within the Courtyards guidelines:

- Never leave the grill unattended.
- Never add charcoal fluid or any other flammable liq-

- uids to the lit fire.
- Scrape grease and other remnants from the grill with a wire brush after using.
- If you cover a grill with foil, please remove and discard the foil when finished.
- Alcohol is prohibited outside at Courtyards regardless of your age.
- Discard all trash and recy-

- cling properly.
- Be mindful of your cookout to not create a disruptive environment for other members of the community.
- Some information courtesy of the National Fire Protection Association www.nfpa.org*

Please check us out at: www.umdcourtyards.com for updates.



Please remember that it is against your lease agreement to store your bicycles in your apartments inclusive of patios and balconies. Please also remember to use caution when skating boarding on the property. Individuals skate boarding should refrain from doing so in the driving lanes.



Thank you to

**The Courtyards Area Council
Officers 2009-2010**

Bridget Gallagher
President

Courtney Buchanan
V.P. Communication

Bei AchiriMofor

V.P Programming

Josh Grinter

Senator

Courtyards Area Council

The Courtyards Area Council is looking for a few good volunteers.
Consider joining The Courtyards Area Council.

The Courtyards Area Council strives to :

1. Provide more effective and open lines of communication between Courtyards management and Courtyards residents.
2. Organize and provide Courtyards residents with activities and programs.
3. Address issues residents may have such as safety concerns, trash collection, parking, and roommate situations.
4. Organize and allocate the money available in the budget for community improvement.

**If you are interested in making a difference in your community,
please come out to our meetings.**

**New to the Courtyards?
Join our Area Council today!**

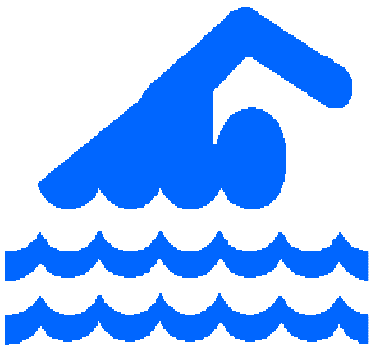


Don't have a PlayStation 3?

We'll use ours! Wireless remotes and games are available in the Clubhouse. Just bring your I.D. and your game face.

Some of our titles include: Leisure Suit, Larry-Box Office Bust, Shaun White Snowboarding, Burnout Paradise, Madden 09, Star Wars- The Complete Saga, Midnight Club-Los Angeles, Tom Clancy's Rainbow Six Vegas, Virtua Fighter 5, NCAA Basketball 09, Socom- U.S. Navy Seals Confrontation, Call of Duty 4- Modern Warfare

**Swimming Pool Opens
May 1, 2010 at noon!**



**Pool is heated during
May & September!**
Pool Hours
**Mon-Thurs 12pm-8pm
Fridays 12pm-9pm
Sat, Sun & Holidays 11am-8pm**



Staff Spotlight

Want to re-lease? Need help understanding your lease? Have leasing questions?, then Darren Hoppert is the man to meet. Darren serves as our Leasing Agent and is responsible for all things pertaining to your lease. Darren has been with Capstone for two years, most recently joining the Courtyards team in September of 2009. Darren is this month's Staff Spotlight.

