

POTOMAC GARDEN

1300 Sanderson Drive Sterling, VA 20164

Phone : 703-430-9588 Fax (866)286-8159

Rollingparkmanagementllc.com

Dates to

Remember

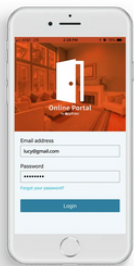
10/01- Rent Due,

10/06-08-

Preventive
Maintenance

10/31-Halloween

Office Sweet
Treats



Avoid Late Rent

Payment

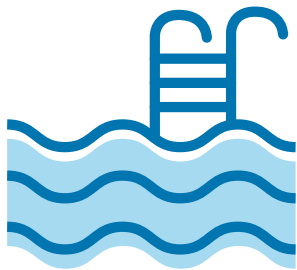
Start

Using Your Tenant

Portal

Make more Friend or bring a
Friend !! Refer a Friend to our
Community, for more info
contact the Leasing Office:
you can Earn Extra Cash

Find Us on:



**Pool Permanently
Closed**



Sweet treat on 8/31 at

Leasing Office-Stop by



**Upcoming Preventive
Maintenance – We
appreciate your
cooperation !!**



BULLETIN

BOARD

HOURS

Monday- Friday:

9 a.m.- 5 p.m.

Saturday:

10:00am -4:00pm

**Community
Manager:**

Jessica Luna

Leasing Agent

Ashley Binns

Veronica Avila

Maintenance Team

Norma Ayala

Jose Funes

Jonah

Kenny

Andy Garcia

EARLY BIRD RENT SPECIAL



PRIZES

WINNER # 1 \$150.00

WINNER # 2- \$75.00

WINNER # 3- \$75.00

Reminder:

Towing Enforced

Unauthorized vehicles will be
towed at the Owner expense.

Please make sure you have your
new sticker.

Tenant's Role In Responsible Waste Management

As a tenant, you are vital in ensuring responsible waste disposal in your rental property. Understanding your responsibilities and working collaboratively with your community leads to a cleaner, healthier living space and benefits the environment.

3 Tasks to Prepare Your Home for Winter

1. **Winter coats and knit sweaters are pretty bulky—there's no getting around it. With these cold-weather clothing staples about to take up significant closet space, now is the perfect opportunity to stage a clean-out. Toss items that are damaged beyond repair, donate what you no longer wear, and store pieces like swimsuits and sundresses where they'll be out of the way for the winter season. Fill the space you've uncovered with more appropriate (read: warmer) outerwear.**
2. **This seasonal swap your linen, this will help make space for bedding you actually use, as well as keep you and your family perfectly toasty and sleeping soundly throughout those chilly winter nights.**
3. **Clean up your closet, replace your summer clothes with your fall/winter.**





HIGHLIGHTS

REMINDER TO OUR RESIDENTS

1. Parking in visitors' parking requires a Visitor's hang tag at all times.
2. No parking permitted in front of the Leasing Office (Monday- Saturday :8 am to 6p.m.
3. Patios and Balconies are not storage areas. Only patio furniture, plants and bicycles are allowed. Let's Keep our community beautiful.
3. Laundry should not be hung on balconies.

ANOTHER REMINDER

Please respond to renewal letters promptly. We need 60 days' notices as mentioned in your lease. If you don't respond on time, the rent will be adjusted to the current market rate, and you will be placed on a month-to-month rate.



Choose Your Neighbors

Goods Friend Make the Best Neighbors. Refer a Friend, Family member, Co-worker to our Community & Earn some Cash, * Contact the Property for details*



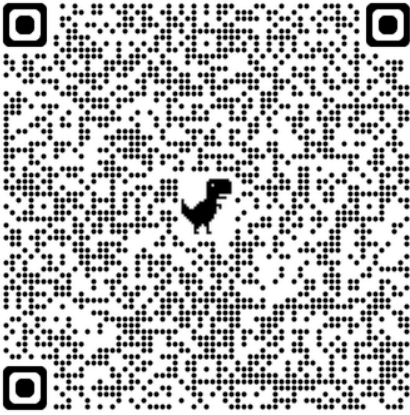
Did you recently acquire New Vehicle, if so please dont forget to update the information with our office

Pick up After Your Pets

According to your Lease, Pet Owners are responsible for picking up after their pets. There are dog poop bag stations on the property.



AUGUST-OCTOBER PEST CONTROL CALENDAR



Try pest prevention first.

- Remove sources of food, water and shelter.
- Store food in sealed plastic or glass containers. ...
- Fix leaky plumbing and don't let water accumulate anywhere in the home. ...
- Clutter provides places for pests to breed and hide and makes it hard to get rid of them.



The Speed Limit in Potomac Garden Apt is always 15 mph , even when the school zone signs are not illuminated or The School is closed ..

PEST CONTROL SCHEDULE

AUGUST

1400 - 08/07/25
1402 - 08/14/25
1404 - 08/21/25
1600 - 08/28/25

SEPTEMBER

1602 - 09/04/25
1800 - 09/11/25
1802 - 09/18/25
1401 - 09/25/25

OCTOBER

1201 - 10/02/25
1101 - 10/09/25
1102 - 10/16/25
1001- 10/23/25

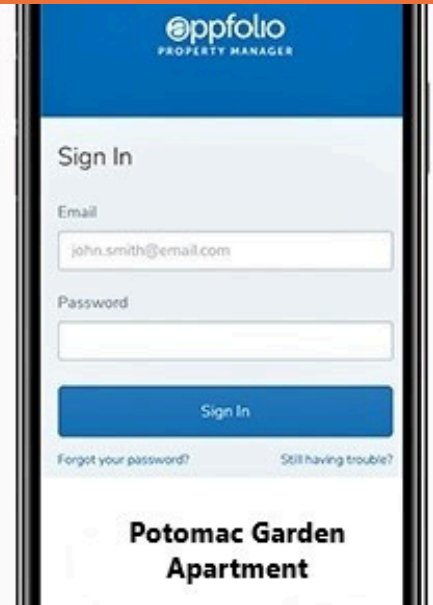
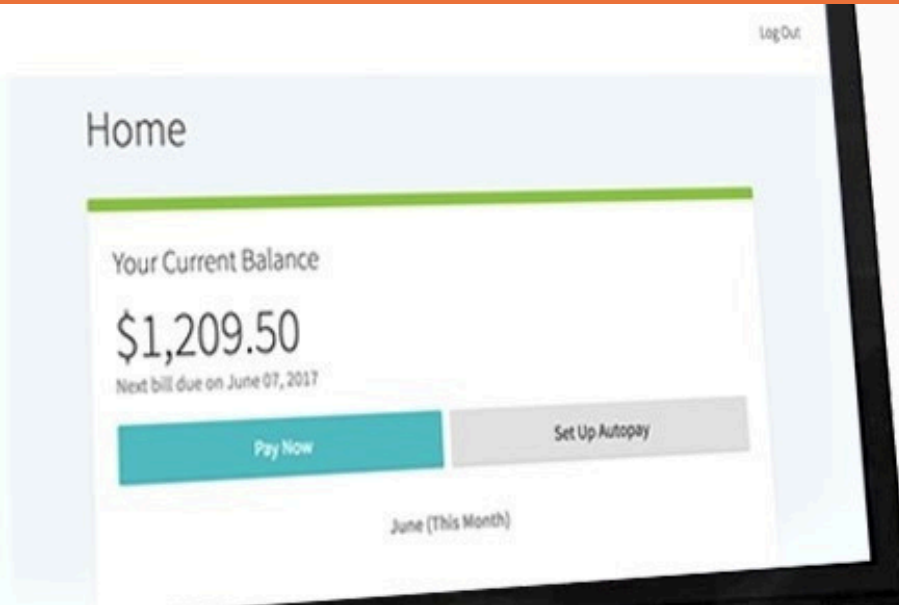
The Pest Control Company will be entering your unit on the date shown above(Building assigned) to inspect for pests in every room of your home. If they find pests, they will take steps to eliminate the problem.

If you have any question, please contact the Office .

Get More Familiar

with Appfolio

**Online Portal
by Appfolio**



APARTMENT MAINTENANCE REMINDER

REMINDER TO OUR RESIDENTS

Steps you can take to safely control pests.

- 1.Clutter provides places for pests to breed and hide and makes it hard to get rid of them. Get rid of things like stacks of newspapers, magazines, or cardboard.**
- 2.Store food in sealed plastic or glass containers. Garbage containing food scraps should be placed in tightly covered trash cans.**
- 3.Remove garbage regularly from your homes.**
- 4.Deep cleaning is essential: by Vacuuming, wiping, and mopping every corner of the apartment.**

For your convenience you can submit maintenance requests, make online payments, view current and upcoming charges and enroll in monthly rent reminders!

-Easy Payments

pay your rent or due instantly.

-Set up auto-payments.

-Enable push Notifications.

-Submit maintenance Request. You can view the status of your maintenance request.

-Monitor your rent payment history.