

Property Management Specialists, LLC.

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Coming Next Month:
Formalized Process for Maintenance Request
Lease Reminders

THIS IS YOUR NEWSLETTER

We'd like to hear from you:

- Comments
- Ideas
- Announcements
- Complaints

Please contact Jim



Phone: (210) 979-7865

COIL CDC Villas De Las Misiones

February 2004
Issue 1

Rendon Homes sells Villas to COIL CDC

On New Year's Eve Rendon Homes sold Villas de Las Misiones to COIL CDC, the Center on Independent Living Community Development Corporation. The apartment complex had been under contract for several months - during which time COIL CDC sought favorable financing to purchase the newly built complex.

Frost National Bank took on the underwriting of the project and approved the loan in December of 2004. Tony Rendon relinquished ownership of the ground breaking project (which he co-designed and developed with COIL), knowing the residents would be in good hands. COIL has been around since 1985 providing services and support to people with disabilities and the elderly.

There are still some post closing repairs to be made, so be patient with us as Rendon Homes coordinates vendors and subcontractors. We are also putting the finishing touches on some units that still have warranty work that has not been completed. Our goal is to finish all these repairs in the next 60 days. The good news is that storm doors are here - a *farewell gift from Rendon Homes*.



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Increasing the Supply of Affordable, Accessible Housing Alternatives



February 2004						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 <i>Rent Due</i>	2	3	4 <i>Late Fees</i>	5	6	7
8	9	10	11	12 <i>Lease Day</i>	13 <i>Lease Day</i>	14 
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29						

Important Dates

- ☺ February 1st: RENT IS DUE
- ☺ February 4th: Late Fees Start
- ☺ February 12th and 13th: Lease Addendum Signing Day
- ☺ February 14th: Happy Valentine's Day!

Property Management Company - Property Management Specialists, LLC.

Jim Thomson, will be onsite February 12th and 13th for individual orientations of your lease and lease addendums. If you would like a specific time set aside for your lease signing please contact Jim at (210) 979-7865. All the documents to be signed, will be mailed out for your review. Please direct all questions regarding information in the package to Jim.

Keep an eye out for the lease addendum package in your mail. If you do not receive one by February 9th - Call Jim.

Lease Addendum Highlights

1. Safety Guidelines
2. Gate Guidelines
3. Media Releases
4. COIL Releases
5. NO ILLEGAL DRUGS

6. No bikes, 2 and 3 wheel scooters or skateboards on property



Lease Orientation and Signing!

COIL CDC History

The Center on Independent Living Community Development Corporation (**COIL CDC**) was established in July 2001 by the Center on Independent Living (COIL). The purpose of the **COIL CDC** is to develop affordable housing for people with disabilities and the elderly and the purpose of COIL is to provide services for people with disabilities and the elderly.

The missions of the organizations are different, but both share a common vision that self-sufficiency and independence are sought and earned by people with disabilities, not granted by society. The power of self-esteem and its impact on the quality of life are immeasurable, but definitely worthy of a viable mission that will facilitate major public attitudinal changes and provide equal opportunity to housing, education, and employment.

The mission of the COIL CDC is to increase the supply of safe, decent affordable housing for people with disabilities with support systems in place that will promote independent living and self-sufficiency.

The mission of COIL is to provide the services and support systems needed to promote

COIL CDC History, Cont.

independent living and self-sufficiency for individuals with physical disabilities. Our target market is low-income people with physical disabilities and the elderly.

The majority of housing developed by the COIL CDC will be affordable, accessible housing. A second project is under construction in the area of I-35 and Loop 410. An additional 20 units will be available around December of 2004, of which 10 will be fully accessible. Our third project is in predevelopment and is located on the eastside of San Antonio. A non-profit, volunteer board of directors heads the organization.



Our Prayers and Condolences go out to Connie Sonnen and her family on the passing of her beloved husband, Adolph Sonnen.