

BTM PROPERTIES
MADISON WI 53711-2622

***Spring is finally here
and we have exciting
news for you!***

We are delighted to announce BTM Properties has renewed our contract with Richardson Lawn Care, LLC to provide lawn care service at our Orchard Ridge duplexes. They will come weekly to mow your lawn, string trim, and blow off the driveways and walks. This type of amenity has costs associated with it and is generally not a service provided at duplexes similar to ours. Our only hope is that you will enjoy your summer a little more with the time saved from performing these normal tasks.

Please keep the following in mind this season:

- Tenants are required to pick-up pet waste and pet toys daily. Let's all help the lawn care company out!
- Please keep the lawn areas free of personal items, as required by your lease.
- Tenants must remove yard debris weekly (i.e. sticks, branches, leaves, and trash).
- Tenants are not allowed to use front lawn areas for pet activities. This includes exercising, defecation, urination, or relaxation. Any pet leads, leashes, tethers, or chains found in the front of our properties will be removed by management and disposed of immediately.
- Lawn services are usually completed mid-week, but are always weather dependent.
- Schedules for lawn care services are not provided in advance to residents and are weather dependent.
- Tenant(s) are still responsible for performing all lawn care services, should our contract change, expire, or otherwise be canceled with our lawn care company, and must purchase their own equipment.
- Make sure your pets are inside and your apartment windows are closed while services are performed.
- Please be sure all backyard gates are closed before letting your pets outside on service days.

We're also happy to announce we have renewed our contract with Grow-Tech Turf & Pasture to provide five, pet-friendly fertilizer and weed control applications this season.

- Grow-Tech is required to leave a treatment notification marker on the front lawn and by the backyard patio area after each application. Please abide by all marker directions and guidelines.
- Tenants should allow liquid applications to thoroughly dry before allowing their pets on the lawn.
- Applications are weather dependent and treatment dates will not be provided in advance to residents.
- All properties are treated as stated in our contract. City ordinances require invasive weeds be removed.
- Make sure your pets are inside and your windows are closed while services are being performed.
- We will not cancel treatment dates at a tenant(s) request. These services are paid in advance.

A few additional items we want you to be aware of this summer:

- We routinely conduct preventative maintenance on our roofs and buildings during the summer months.
- We periodically clear gutters and down spouts of debris, generally during the spring and fall months.
- We occasionally mulch flower beds and clear properties of invasive weeds and shrubs.
- We will be spreading grass seed and hay on high traffic and damaged lawn areas to promote growth, tenants should water these areas daily or as needed.

We hope you enjoy these time saving services and want to wish you a wonderful and safe summer season. Thank you for helping make our properties look great and being amazing tenants!

- BTM Properties

04/01/23



"Your home is our priority"

SPRING IS FINALLY HERE!

Please help us keep our properties looking great. Whether you are a perspective applicant, resident, or neighbor in the community, your first impression of BTM Properties starts with the outside appearance of your rental unit. We routinely inspect all our properties for compliance regarding policies under the terms of your lease and need your help to keep the street looking nice.

Maintenance and Pets: Tenant(s) are responsible for all lawn care maintenance, including mowing and raking. Grass shall be maintained at a height not to exceed six inches in length; this includes the terrace area. Mowing more than once per week may be required. Exterior areas must be kept in a clean and sanitary condition. The yard must be kept free of all rubbish/garbage, debris, physical hazards, and animal feces. Pets are not allowed to be exercised, tethered/tied up, defecate, or urinate on front lawn areas at our rental properties and should always be leashed when on walks.

Equipment and Supplies: Our tenant(s) are responsible for providing their own lawn mower and equipment. Mowers purchased by the tenant or mowers left at the property by a previous tenant are used at the current tenant's own risk and expense. Upon signing a lease, tenant(s) have agreed BTM Properties shall not be held responsible or liable for any injury which may incur, including to the tenant(s), service companies hired by the tenant(s), tenant(s) guests, or pets while using the lawn mower or equipment.

Personal Articles: These items must be removed from the front and back lawns on a daily basis. Tenant(s) are not allowed to place or erect any objects on the exterior of the property or lawn without prior written authorization from the Landlord. This includes, but is not limited to: swing-sets, tents, trampolines, sandboxes, pools, rain barrels, sheds, children's toys and gardens. Picnic tables, hammocks, play houses, pools, tents, and other large free standing items may be placed on the lawn with Landlord permission, but must be removed the same day. Picnic tables and furniture specifically designed for outdoor use may be stored on private patios and decks. Bicycles, motorcycles, ATVs, boats etc. are not allowed on any area of the lawn. These items may be stored in shed areas, at the head of the driveway or behind privacy fencing designated by the Landlord. These items must be in operating condition and kept orderly. No other items are allowed on patios, balconies, or lawn areas, unless addressed elsewhere in our policies or approved by the Landlord. Tenant(s) are not allowed to park or drive anywhere on the lawn area. Vehicles kept on our property must be in operating condition, registered, and not leaking fluids.

Raking: Tenant(s) are required to clear all leaves, pet waste, garbage, and sticks from the lawn areas prior to the start of the mowing season and before the first snowfall of the season. This clean-up should be completed no later than mid-March and mid-November.

Grills: Using your grill on our deck is permitted at our properties under city ordinances. Grills must be covered and properly shielded to avoid damage to the deck and building. Make sure all ashes are contained in a non-combustible container and completely cooled down with water before disposing of them. It is important to consider weather conditions when using an outdoor fireplace or grill. Wind direction, humidity, and barometric pressure all affect fire and smoke travel. Please practice safe grilling habits, be prepared for the unexpected and be considerate of your neighbors. Tenants are responsible for any damage related to grilling at our properties.

Outdoor Fireplaces and Chimineas: Outdoor fireplaces and chimineas are permitted by the Landlord, but must be used in accordance with all of the manufacturer's safety requirements. Fire pits must have a spark arrester/screen covering the fire, a hose or fire extinguisher present, and operated in only good weather conditions. They must be located at least 15 feet away from any structure or lot line and never left unattended or create a nuisance. We strongly recommend having food present before lighting your fire to avoid potential problems with the fire department. Cooking fires are always permitted under City Ordinances, but food must be visible if the fire department arrives and the size of the fire must be appropriate for use as a cooking fire.

We sincerely thank you for all your efforts!
-BTM Properties

