



MERIDIAN VALLEY
Property Management

Spring Newsletter—March 2019



Are you ready to say hello to spring, like we are? We are ready to welcome the longer days and warmer weather! Along with that though comes grass to be mowed, trees to trim and other yard maintenance needs.

As a reminder, your lease requires that you do the following:

- Mow and weed the yard
- Keep all yards and surrounding area in clean and sanitary condition
- Report any limbs, trees or gutter issues
- Change your furnace filters
- Report any holes or signs of rodents

If you are unable to keep your yard up as required, ask your Property manager if she has any vendors that may be able to help you.

Check our attached article on container gardening, a great alternative for tenants who love to grow things but don't have the garden space.

And we've also attached a 30 day Spring Cleaning schedule. We all need a little boost to do some much needed spring cleaning; we hope this is helpful.

Last, but not least, we have a couple of Stephanie's recipes to share with you.

Happy Spring from your team at Meridian Valley Property Management

Fun Facts: We love our customers. We thought you might enjoy getting to know us as well. Answer the following questions and post your answers on our Facebook page before March 20th. You will be entered to win a **Spring Floral Arrangement** from **Royal Bee Florist** in Covington.



Answers are: Susan, Stephanie and Geri, Trudy

1. Who do you think enjoys making Vegan Blueberry Muffins?
2. Who do you think is learning to play golf?
3. Who comes from Kansas?
4. Who loves the New Orleans Saints?
5. Who runs a Parkinson's Group?
6. Who makes a mean pot of Chili?
7. Who does not like to shop?
8. Who hears music when they hear a Southern accent?
9. Who loves to paint?
10. Who listens to Hawaiian music at her desk all day?



Online Portal Convenience

In the fast-paced society we live in today, it's easy to forget important things. One way you can keep up on your rent is by using your online portal.

Our website, www.rentalrain.com, has a tenant section that will allow you to set up your online portal and schedule your payments ahead of time to avoid late fees and save time and money driving or mailing in your payment. You can also report any concerns or give any feedback. All rent payments are due on the 1st and become late after the 5th.



Property Managers' contact info:

Office: 253-630-0123
Susan: 206-271-9622
Stephanie: 206-579-5206

Every quarter we award a Kudo prize to a tenant who has shown outstanding care of their rental property. If we do a drive-by or a walk-thru and see that you are taking exceptional care of the property, your name is entered into a drawing. You could win a \$50 gift card. Might YOU be the next winner? Our Winter Quarter WINNER is: C. & M.

Container Gardening

Container gardening is ideal for tenants with little or no garden space. In addition to growing flowers, gardeners limited to a balcony, small yard or only a patch of sun on their driveway can produce a wide variety of vegetable crops in containers. A pair of matching containers on either side of the front walk serves as a welcoming decoration, while container gardening on a deck or patio can add color and ambiance to such outdoor sitting areas. Clusters of pots can contain a collection of favorite plants—maybe herbs used for cooking—or your favorite annuals, or perennials.

One easy guideline for choosing the plants to combine in a container is to include at least one focal-point plant, combined with several plants that spill over the edge of the pots and finally, add the fillers. You may also want to include a plant for height, or a trellis with a vine. You'll need a total of 5-6 plants for an 18- or 24-inch container.



Keep in mind that it's easier to grow plants in large containers than small ones. That's because large containers hold more soil, which stays moist longer and resists rapid temperature fluctuation. Small hanging baskets are especially prone to drying out, and during hot summer weather, you may have to water them twice a day to keep plants alive. Choose a large pot or tub for a mixed planting, one that will offer enough root space for all the plants you want to grow.

The maximum size and weight of a container is limited to how much room you have, what will support it, and whether you plan to move it. If your container garden is located on a balcony or deck, be sure to check how much weight the structure will safely hold. Choose the location of your pots and position them before filling and planting.

Drainage holes are essential. The holes need not be large, but there must be enough that excess water can drain out. Plain garden soil is too dense for container gardening. For containers up to 1 gallon in size, use a houseplant soil mixture. For large containers, use a relatively coarse soilless planting mixture to maintain the needed water and air balance. Pre-moisten soil either by watering it before you fill containers or by flooding the container with water several times and stirring. Be sure the soil is uniformly moist before planting. Firm the planter mixture gently and settle by watering thoroughly. Don't fill pots level to the top with soil mixture—leave space for watering.

Almost any vegetable, flower, herb, shrub or small tree can grow successfully in a container. Select plants to suit the climate and the amount of sun or shade the container will receive. Theme gardens are fun to try—how about a pizza garden, with different types of basil, plus tomatoes and peppers? Or try an edible flower garden with marigolds, pansies and nasturtiums.

For containers that remain attractive all summer long, look for warm-weather annuals that bloom all summer or have foliage that remains attractive. Geraniums, marigolds, wax begonias, coleus and scarlet sage are good choices.

Water container plants thoroughly. Don't let the soil dry out completely. Spreading a layer of mulch will help retain moisture but keep it an inch or so away from plant stems. Container gardening plants need regular feeding. Start with once every two weeks; adjust the frequency depending on plant response.

To keep the container looking good, be sure to remove tattered leaves and deadhead spent flowers. Prune back plants that stop blooming and keep an eye out for pests like aphids and mites. Enjoy the fruits of your labor!

-excerpts from "Everything You Need to Know About Container Gardening", Better Homes and Gardens, August 13, 2018.



Support our local businesses: Get your containers and gardening supplies from
Johnson's Home and Garden
26625 Maple Valley Black Diamond Rd SE,
Maple Valley, WA 98038



28-DAY

SPRING CLEANING CHALLENGE

<input checked="" type="checkbox"/> Day 0 PRINT <small>SPRING CLEANING CHALLENGE</small>	<input type="checkbox"/> Day 1 ALL BASE-BOARDS	<input type="checkbox"/> Day 2 LIGHT <small>SWITCHES & DOOR HANDLES</small>	<input type="checkbox"/> Day 3 <small>ALL</small> LIGHT <small>FIXTURES</small>	<input type="checkbox"/> Day 4 BLINDS AND SHUTTERS	<input type="checkbox"/> Day 5 <small>WIPE DOWN</small> WALLS
<input type="checkbox"/> Day 6 WASHING MACHINE AND DISPENSER	<input type="checkbox"/> Day 7 AIR VENTS & FILTER	<input type="checkbox"/> Day 8 FLIP & ROTATE MATTRESSES	<input type="checkbox"/> Day 9 BED PILLOWS	<input type="checkbox"/> Day 10 <small>UNDER BEDS & DRESSERS</small>	<input type="checkbox"/> Day 11 CLOSET SHELVES & FLOORS
<input type="checkbox"/> Day 12 CEILING FAN BLADES	<input type="checkbox"/> Day 13 SHOWER HEAD & CURTAIN	<input type="checkbox"/> Day 14 <small>DISHWASHER SEAL & DISPENSER</small>	<input type="checkbox"/> Day 15 FRIDGE SHELVES AND DOOR SEAL	<input type="checkbox"/> Day 16 <small>MICROWAVE INSIDE AND OUT</small>	<input type="checkbox"/> Day 17 <small>RANGE HOOD AND VENTS</small>
<input type="checkbox"/> Day 18 STOVE GRATES	<input type="checkbox"/> Day 19 KITCHEN SINK AND FAUCET	<input type="checkbox"/> Day 20 KITCHEN UTENSIL DRAWERS	<input type="checkbox"/> Day 21 <small>KITCHEN CABINET DOORS</small>	<input type="checkbox"/> Day 22 PANTRY AND CUPBOARDS	<input type="checkbox"/> Day 23 KITCHEN TRASH CANS
<input type="checkbox"/> Day 24 INSIDE OVEN	<input type="checkbox"/> Day 25 DINING ROOM CHAIRS	<input type="checkbox"/> Day 26 COUCH & CUSHIONS	<input type="checkbox"/> Day 27 <small>UNDER ALL FURNITURE</small>	<input type="checkbox"/> Day 28 UNDER AREA RUGS & MATS	simple green <small>SimpleGreen.com</small>



Something Savory—Something Sweet

Sharing our favorite recipes of the season

Mexican Chicken

- 6 boneless, skinless chicken breasts
- 1 (20 oz) jar salsa
- 1 lg. red bell pepper, chopped
- 2 Tbsp. ground cumin
- 2 Tbsp. lemon juice
- 2 Tbsp. chili powder
- 3 cloves crushed garlic
- 2 (15 oz) cans black beans, rinsed and drained

Preheat oven to 400 degrees. Arrange chicken pieces in a 3 quart

casserole dish or 9x13 baking dish. Combine the salsa, bell pepper, cumin, lemon juice, chili powder and garlic. Pour the mixture over the chicken. Pour the black beans on top and cover. Bake in preheated oven for 1 to 1 ½ hours. Serve with rice, if desired.

Staff favorite: add cheese!!!



Cinnamon Dessert Nachos



- 2 Tbsp. sugar
- 2 tsp. ground cinnamon
- 4 flour tortilla (6 inch)
- 2 Tbsp. melted butter
- 1 Cup vanilla ice cream
- ¼ Cup chocolate syrup, warmed.

Preheat oven to 425 degrees. Combine sugar and cinnamon in a small bowl and set aside.

Brush both sides of tortillas with butter, cut each tortilla into 8 wedges. Place on foil-lined baking sheet; sprinkle both sides of wedges with cinnamon sugar mixture. Bake 5 minutes on each side or until crisp.

Divide chips between 4 plates; top with ice cream and drizzle with chocolate syrup. Serve immediately.