



Koenig & Sons Properties

Quality & Affordable Rentals for Fort Smith, AR

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Office Hrs: Mon. thru Fri., 9am to 5pm

Fall-Winter 2011



Are You Taking Full Advantage of Our Website



If you haven't ever looked at our website, you should! We do use it to market our properties but it is also used as a communication tool with our tenants. There is a "Tenant Login" section that contains a large amount of information you will find useful and helpful. You can report maintenance problems directly to us at any time of day with a simple click of your mouse. You can also pay your account online via PayPal using your credit card or your PayPal account. Just click on the "Pay Your Account" button and you will be transferred to the "donate" function of PayPal where you can make your payment. Currently we have several tenants who use this function regularly. With the online payment option you can even pay your account if you are out of town. There is an abundant amount of information about your tenancy and our policies, documents you may download, and even numerous helpful videos to help with the maintenance and cleaning of your unit. Take some time to read and explore the Tenant section of our website. You will find it most helpful. If you have forgotten the login password, please call or email Pam so she can give it to you.

Koenig & Sons Announces New Payment Incentive Program



Beginning January, 2012 Koenig and Sons will begin a Payment Incentive Program. A monthly drawing for \$50 will be held

for residential tenants who have outstanding payment records. To be eligible for the drawing your account must have been paid in full for the most current 4 months and your rent must have been paid on time for the most current 4 months. If you fulfill these two requirements you will be automatically entered for the drawing. Winners will receive their award by check. Don't miss out on the opportunity to be entered into the drawing each month! Pam can answer any questions you have about the program.

Did You Know You Can Earn \$\$\$ by Referring Prospective Tenants to Us



For some months we have offered to pay our current tenants for referring new prospective tenants to us. We will pay \$50 by check to any current tenant who refers a new prospective tenant to us. Many of you have co-workers or friends who you know are looking for new apartments. Why don't you have them look at Koenig and Sons Properties. The current available rental units can always be found on our website – <http://KoenigSonsProperties.com> . To earn the referral bonus the prospective tenant you refer to us must pass our background checks and sign a one year lease, pay the required deposits and rent and move in. In addition, you must advise us in advance of the application that you are referring a prospective tenant to us.



Our hearts grow tender with childhood memories and love of kindred, and we are better throughout the year for having, in spirit, become a child again at Christmas-time.

-Laura Ingalls Wilder

We wish each of you a wonderful Christmas and the merriest of holidays!

Koenig and Sons, LLC



Saving On Your Utility Bills During the Cold Winter Months

During the cold winter months those gas and electric bills can really go up! You can cut them down by doing a few simple things. During the day or while you are gone, turn your thermostat down several degrees, even to 60. Many of our units will reheat quickly. Make sure your HAC filters are changed and clean. Turn off all lights while you are gone. During exceptionally cold weather, keep your blinds or curtains closed to act as insulation. Using an electric blanket at night allows you to turn down the thermostat. Keep doors to laundry rooms closed. Cold air will cause it to take much longer to dry your clothes. Use compact fluorescent light bulbs in all your lamps. Turn off all electronics when not in use. Remember, electric space heaters are not allowed because of the fire risk.



How to Make a New Year's Resolution And Keep It

The New Year is fast approaching and you are thinking of what your resolutions are going to be in the coming year. Admit it; your past resolutions have not been fulfilled to the word. Do not fret! You are not the only person who has failed to fulfill his New Year's resolutions. So how can you keep your resolutions? Read on.

- Set achievable goals. Do not wish for something that you have no control of, like winning the sweepstakes. Write down your goals that you can easily achieve. Don't write "lose weight in one week" when you know that this is impossible to do. Achievable goals and resolutions are easier to keep than unrealistic ones.
- Ask a friend to be your coach. A family member or a close friend can help you keep your resolutions. For example, if your resolution is to eat less to lose weight, have your friend remind you of that every time you go out and eat. This way you can control your bingeing and stick to your goal.
- Make short-term resolutions. Goals that can be achieved in the shortest period of time are the easiest to keep. You may risk not achieving long-term ones because there may come a time that you will grow tired of doing them and scrap them altogether.
- Be patient. Reaching your goal takes a lot of patience and diligence. The harder you work to reach your goal, the easier it is to move on and go on to the next resolution on your list. Do not be discouraged if it takes longer than you expected. Exert extra effort in achieving it.
- Do not procrastinate. Once you have listed down your resolutions, start from the easiest down to the most difficult one to achieve. Start as soon as you list them down. Do not keep on delaying or else you will fail again this year.
- Do not negotiate. Whatever you write on your New Year's resolution, stick to it. If you want to exercise for an hour every day, then do it. Do not reduce it to a half hour if you can only do it for a full hour. You will not reach your goal if you negotiate the terms of your resolution

Making a New Year's resolution and keeping it requires a lot of hard work and patience. Involve everyone who you think can help you achieve your goals. And in turn, lend a helping hand to someone who also needs your help and guidance. These resolutions that almost everyone makes when the New Year comes can be a turning point in someone's life if they are kept and achieved. You too can do this if you follow the tips mentioned above.



With the holidays approaching what can be better than an ultimate comfort food to go with friends and football. Give our Chocolate Walnut Pie a try. But, be careful – it is rich!

Chocolate Walnut Pie
Yield: Makes 8 servings

ingredients

- 4 ounces semisweet chocolate
- 1 unbaked 9-inch frozen pie crust
- 3 large eggs, lightly beaten
- 1 cup light corn syrup
- 1 cup sugar
- 2 tablespoons (1/4 stick) butter, melted and allowed to cool
- 1 teaspoon vanilla
- 2 cups broken walnuts

preparation

Preheat the oven to 350°F. Melt the chocolate in the microwave or in a heavy pot on low heat. Pour it evenly into the unbaked pie shell. In a large bowl, mix the eggs, corn syrup, sugar, butter, and vanilla well. Stir in the walnuts. Pour the mixture into the chocolate-lined pie shell and bake until the filling is set, 55 to 60 minutes. Remove to a rack and let cool. The pie may be made ahead several days, or frozen for up to 3 months. Serve with whipped cream if desired.

Foods of Christmas Word Search

Find the hidden names of traditional foods enjoyed by people of various cultures during the holiday season.

J	M	I	N	C	E	M	E	A	T	J	T	O	Y	M	BUCHEDENOEL CANDYCANES CRANBERRIES EGGNOG FRUITCAKE GINGERBREAD KINGCAKE MINCEMEAT PAVLOVA PLUMPUDDING PUNCH SHORTBREAD STOLLEN STUFFING SUGARPLUMS TOURTIERE TAMALES WASSAL
C	G	D	B	Z	G	G	U	H	T	O	X	F	C	W	
P	W	I	J	S	X	S	C	A	U	K	R	Y	N	W	
V	A	W	N	V	E	N	E	R	M	U	G	K	E	U	
Y	T	V	V	G	U	N	T	L	I	O	I	D	L	Z	
A	U	E	L	P	E	I	A	T	A	N	X	I	L	D	
M	G	G	Z	O	E	R	C	C	G	M	A	R	O	A	
R	N	G	Q	R	V	A	B	C	Y	S	A	V	T	E	
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Z	F	O	L	E	Q	K	R	A	E	T	N	V	C	B	
H	F	G	A	M	E	E	W	F	I	A	F	A	I	T	
B	U	C	H	E	D	E	N	O	E	L	D	Q	C	R	
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M	M	W	U	Z	S	M	U	L	P	R	A	G	U	S	



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