

AT HOME APARTMENTS INFORMATIONAL WELCOME FOLDER

find your place
at home APARTMENTS of kansas city

Thank You

FOR CHOOSING AT HOME APARTMENTS OF KANSAS CITY!

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Emergency Maintenance

For the safety and conveience of residents, we offer 24-hour maintenance emergency service. To allow us to provide you with the best possible service, and to keep after-hours calls to a minimum, please follow these guidelines:

Resident Service Office: 913-432-5247
Emergency Maintenance: 913-791-4097

What maintenance requests warrant emergency *after hours* service?

DOES QUALIFY

- Water leaking into your apartment from the ceiling or wall
- No heat if below 50 degrees outside, no A/C if above 85 degrees outside
- A main-line sewer back up with water coming up into your sink/bathtub/toilet
- Loss of electricity beyond a GFI outlet or circuit breaker located in the apartment
- Warm refrigerators (please protect your food by coolers or dry ice if needed)
- Alarms or other safety items that are urgent (Call 911 if necessary before calling us)

DOES **NOT** QUALIFY

...but we'll get to it as quickly as possible!

- A small plumbing leak (please try placing a pan or bucket underneath the leak)
- Appliance repair (other than warm refrigerators)
- Light bulbs & smoke detector batteries (you are responsible for replacing these yourself)
- Plugged toilet that can be unplugged with a plunger - please purchase a plunger if you do not have one, and try to plunge clogs before calling for service

AFTER HOURS LOCK OUT SERVICE

If you are locked out of your apartment after hours, you can call the emergency line and the on-call maintenance technician will come let you in. There is a $50 fee, due in cash, at technician's arrival OR paid to the office within 24 hours of the call. This fee is due even if you are able to get into your apartment before the technician arrives.

Leasing office hours:
Mon-Fri 9am-5:30pm
Sat 9am-3pm

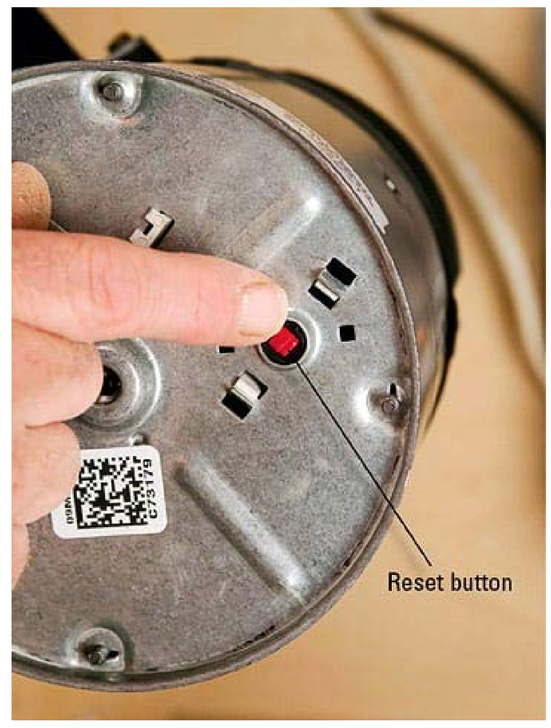
at home APARTMENTS of kansas city

1. To reach our emergency maintenance service, simply dial 913-791-4097. Be prepared to give your Property Name, your name, full address and nature of emergency.
   a. Please see your emergency maintenance magnet for what does and does not qualify as an emergency.
2. Our maintenance emergency service is for emergency calls only. Call the management office and leave a message with your name, address and request for any routine maintenance request that can wait until the next business day.
3. There is a $50 fee for after hours lockouts. If you find yourself locked out of your apartment, try to reach the office during business hours before calling the emergency maintenance line. You will be asked to remit your $50 fee payable to the technician when they arrive to let you in.

*Please be advised that our after hours emergency calls are taken by our daytime maintenance staff. They rotate on a weekly basis and are on-call in addition to their daily responsibilities.

DIY Maintenance Tips

GARBAGE DISPOSAL



IF:
Your garbage disposal is not turning on when you flip the switch on the wall by the sink
THEN:

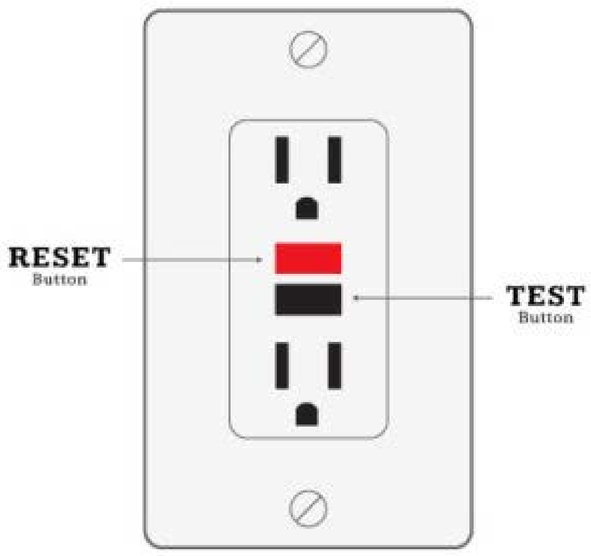
Troubleshoot #1

1. Open the cabinet underneath the sink
2. Locate the base of the garbage disposal
3. Press the reset button located on the underside of the base

Troubleshoot #2

1. Reset the GFCI outlet (see GFCI outlet picture below)

GFCI (Ground Fault Circuit Interrupter) Outlet



IF:
The lights won't turn on in the kitchen or bathroom only*
OR:
You hear a click sound when you plug something into the GFCI outlet
OR:
There is no power to the outlets in the kitchen or bathroom only
THEN:

Troubleshoot #1

1. Locate your GFCI*
    a. The kitchen GFCI is located within two feet of the kitchen sink
    b. The bathroom GFCI is located on the wall by the door and vanity
2. Press the RESET button on all GFCI outlets**
    a. The red button or button on top is the Reset button
    b. The black or bottom button is the Test button

*The GFCI may control various outlets and lights throughout your apartment, so reset both GFCIs if you have them in the kitchen and bathroom
**Some floor plans may not have a GFCI outlet in the kitchen

DIY Maintenance Tips

CIRCUIT BREAKER



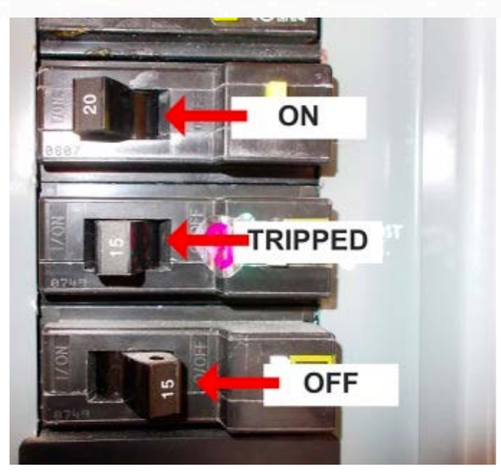
IF:

You lose power to whole rooms or an area of your apartment and resetting the GFCI outlet(s) does not restore power

THEN:

<u>Troubleshoot #1</u>

1. Locate the Breaker Panel in your home
    a. The Gables: On the kitchen wall (or in kitchen cabinet)
    b. Mission Hill: In the bedroom closet
    c. Mission Point: On the wall in the hallway closet
    d. Mission Ridge: On the wall in the hall/coat closet
    e. Mission Terrace: On the kitchen wall (may be in kitchen cabinet
    f. Mission Woods: Behind bedroom door or in bedroom closet
    g. Highpointe: Behind bathroom door in 1 bedroom floor plans or in a bedroom closet in 2 bedroom plans
    h. Antioch Gardens: In the hallway across from the thermostat
    i. The Lookout: On the kitchen wall
    j. Nieman Square: In the laundry room for 1 bedroom and large 2 bedroom floor plans, in the hallway for small 2 bedrooms



PLUNGING A TOILET

IF:

Water/Waste is not draining from the bowl after flushing

THEN:

1. Obtain a good plunger (see picture)
    a. If the water is about to overflow, be sure to turn the water shut off located behind the toilet, close to the floor
2. Put the plunger in the bowl and use it to form a solid seal over the toilet drain
3. Push downward and pull backward (plunge) a few times vigorously
    a. When doing this, the drain will usually open
4. Turn the water back on via the water shut off knob if you turned it off
5. Flush the toilet
6. If the water clears from the toilet, you've successfully unclogged it
7. If clog still remains, repeat steps 1 and 2 until the clog has cleared



****Never attempt to repeatedly flush the toilet. This will cause it to overflow. If your toilet overflows before you can turn the water off, please clean up the water immediately.****

DIY Maintenance Tips

FLUSHING YOUR TOILET

Toilet paper should be the ONLY thing you ever flush down your toilet!
The following items should NEVER be flushed:

1. Wipes, even if they are labeled “flushable”
2. Feminine hygiene products
3. Cat litter
4. Food
5. Paper towels, kleenex, napkins

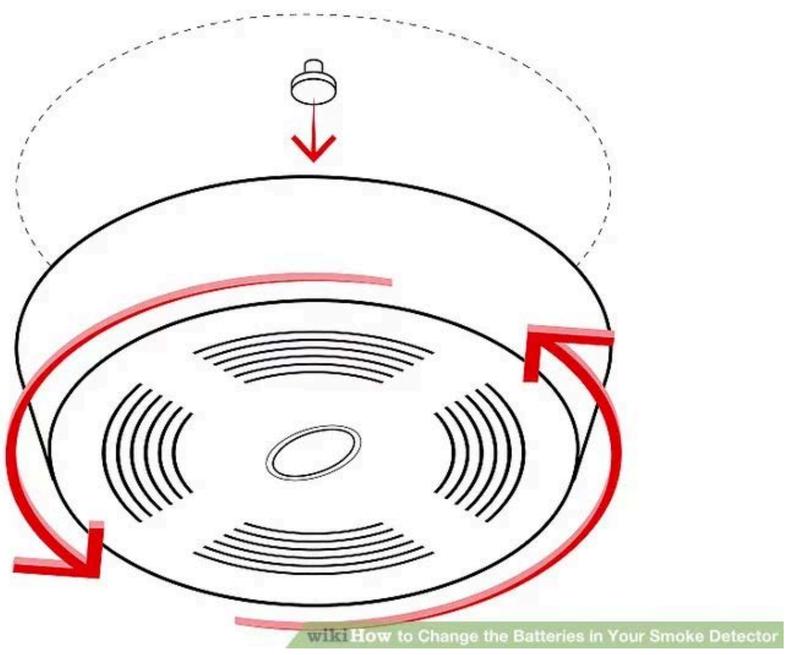


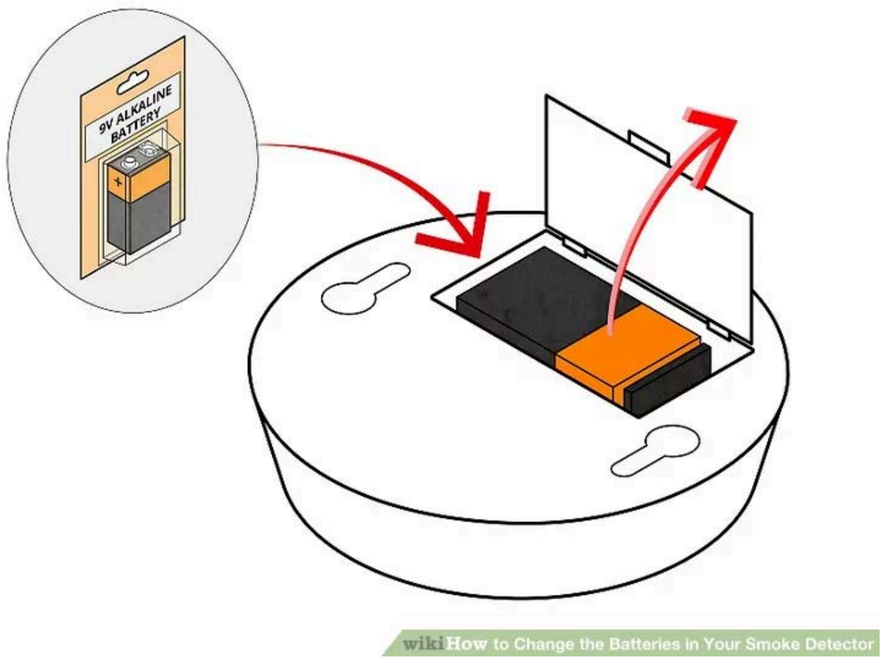
DIY Maintenance Tips

Change the Battery in Your Smoke Detector

IF:
A repetitive chirping sound is coming from the smoke detector
OR:
Pressing the "Test" button does not make the smoke detector beep loudly
THEN:

1. Check the face of the smoke detector
    a. If there is a door on the front, remove the old battery by pressing on the door. The battery door will pop out and the old battery can be removed. Slide the new battery in place and close the battery door.
2. If the face does not have a battery door, carefully turn the smoke detector clockwise and slowly remove it from the mounting bracket on the ceiling.
    a. If the smoke detector is hardwired, DO NOT REMOVE THE WIRES.
3. Once removed from the wall, push up on the edge of the door and optn the battery compartment.
4. Remove the old battery and replace with a new 9V (9 volt rectangular) battery
5. Place it back on the wall by lining up the prongs on the back with the base and carefully turning the smoke detector counterclockwise to attach to the base.
    a. If you are unable to replace the battery or this doesn't help with the chirping, please call the office right away. **Never disable your smoke detectors!**



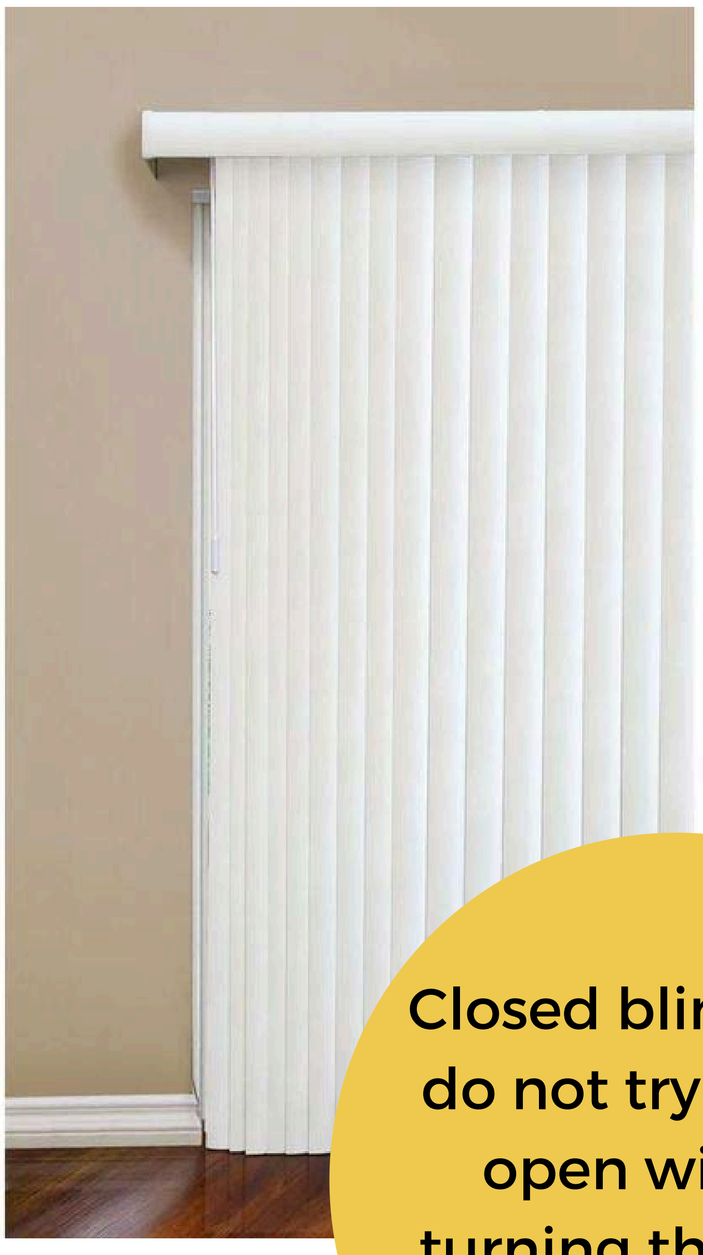


DIY Maintenance Tips

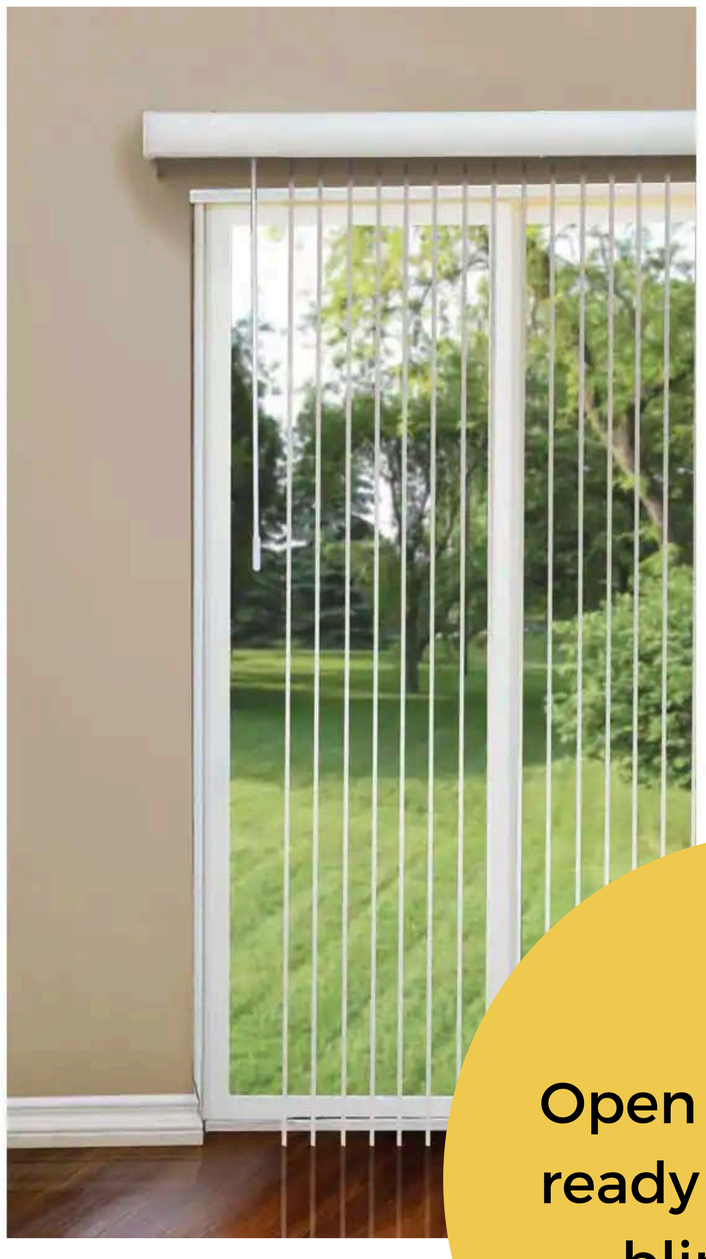
Using your Vertical Blinds

IF:
Your vertical blinds don't easily slide when you are opening them
OR:
Blinds are falling off the clips
THEN:

1. Make sure that you are turning the wand to open the blind slats all of the way before you try to slide them open or closed. Also, make sure the loop where the wand attaches to the blinds has the opening pointing down so the wand doesn't come out of the bracket when you push the blinds open.
    a. The outside wind or getting slats stuck while opening the door can cause blind slats to be broken or blown out of the clips. To avoid this, never open your sliding glass door without first opening your blinds.



Closed blind slats - do not try to push open without turning the blinds slats to the open position



Open blind slats - ready to push the blinds open

DIY Maintenance Tips

Light Bulbs

You are responsible for replacing all light bulbs* in your apartment. You will want to keep a few spare light bulbs on hand just in case one burns out. Be sure to use the same type and wattage of bulb that you removed when replacing them.

1. Hall lights, round light fixtures, and some vanity lights use LED A19, 5000K light bulbs. **Never use more than a 60W bulb in these fixtures.**
2. Recessed "can" lights over the kitchen sink and some bathroom lights use standard indoor flood bulbs. **Never use more than a 65W bulb in these fixtures.**
3. Ceiling fans take LED 4W B11 candelabra bulbs. **Never use more than a 40W bulb in these fixtures.**
4. Light bars above bathroom vanities usually take a round cosmetic bulb.

*If you have a long, fluorescent light fixture in your kitchen ceiling, please contact the office to have these light bulbs replaced.

NOTE: There may be exceptions to this information. We recommend taking the burnt out bulb with you to purchase a new one like it.



A19 LED bulb: Used for hall lights, round light fixtures and some vanity lights



Flood light bulb: Used for "can" lights above kitchen and bathroom sinks



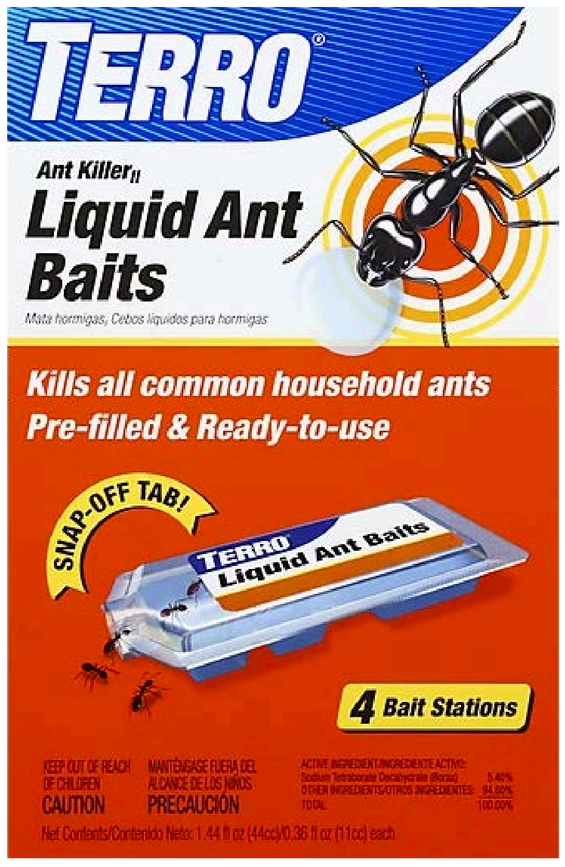
LED 4W B11, 40W candelabra bulbs: Used for ceiling fan lights.

DIY Maintenance Tips

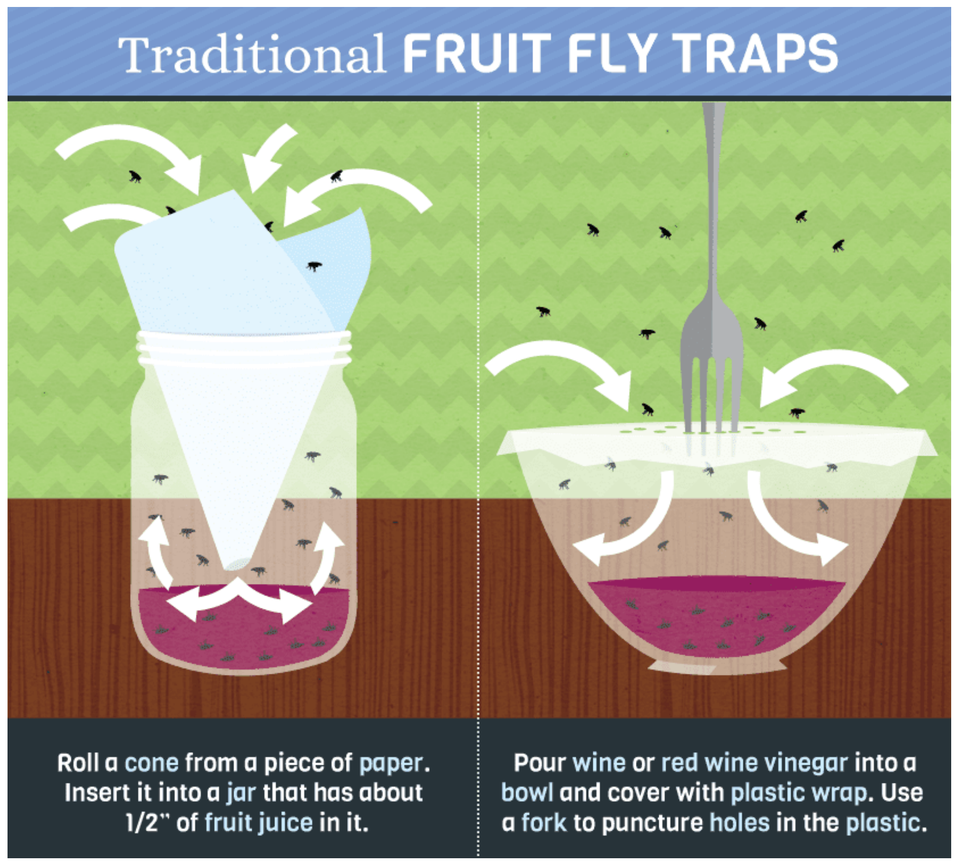
Fruit Flies, Gnats & Ants

To prevent fruit flies, gnats and ants in your apartment, keep your trash emptied and make sure that there is no food left out anywhere in your apartment. If you notice that you have fruit flies, gnats or ants in your apartment, you will want to do the following:

1. Clean your apartment and make sure to remove any trash, food or crumbs, especially from the area where you see pests.
2. Dispose of any rotten or opened food from your cabinets or refrigerator.
3. For Fruit Flies/Gnats: Cover your kitchen sink drains with your sink stoppers and plug the vanity sinks when you aren't using them.
4. Purchase a Fruit Fly/Gnat or ant trap and place them in the areas that you notice the pests.
5. Remove the traps and throw them away once the issue is resolved.







Carpet Care

You will want to regularly vacuum, ideally at least once a week, to remove dirt and debris from your carpet. If something is spilled on your carpet, be sure to clean it up immediately to prevent stains and long term damage. If something stains your carpet, you will wan to treat the area with a spot treatment meant for carpet. Never use any bleach or detergent not deisnged for carpet because it will cause further damage. **At lease renewal, At Home Apartments offers a free carpet shampoo - we strongly encourage you to use this service.**

Laundry Room Rules

- Laundry rooms are for use between the hours of 8am and 10pm
- Place an out of order sign if you discover a machine is not working and call us right away
- No smoking in any common areas
- Promptly remove clothes from machines. Washers run about 30 minutes and dryers run about 55 minutes.
- Balance clothing around the agitator, and do not overfill your load! Do not wash or dry comforters, rugs or shoes.
- Dispose of your lint and laundry trash in the trash cans provided.
- Start washer at least 3 minutes apart so the drains can handle the water flow.

Thank you!



Open Flame Grills

OPEN-FLAME GRILLS CANNOT BE STORED OR USED ON BALCONIES OR PATIOS

The cities of Merriam, Shawnee, Overland Park and Mission have all adopted the following ordinances in accordance with the International Fire Code. It is a requirement of your lease to follow these laws and failure to do so will result in a lease infraction up to and including eviction.

Open-Flame cooking devices such as charcoal and propane grills are not to be operated on combustible balconies or within 10 feet from combustible construction. (IFC 307.5)

Propane fueled cooking devices are not to be used or stored on combustible balconies or within 10 feet from combustible construction. (IFC 307.5.1)

It is important to note that it is the responsibility of the building owner or owner's agent to ensure that the tenants are compliant with this law. It is also important to note that noncompliance may result in a fine of up to $500, up to 6 months in jail or both for the responsible party.

Electric grills are a popular alternative to charcoal or propane grills. Electric grills are available from any Wal-Mart or Target store as a seasonal item. All electric grills can be used on balconies or patios and do not have to be 10 feet away from the building. As with any cooking device, please use caution and follow the manufacturer's instructions.

Please note that this law does not allow storage of propane anywhere in the building. Propane tanks should not be stored anywhere on the property, as these tanks are highly combustible. It is also a violation of your lease to store propane, gasoline, or any other highly combustible product anywhere on the property.

If you ever see anyone using a propane or charcoal grill on their balcony or patio or storing combustible materials, please contact the management office and local police department immediately.









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Cleaning Tips



<u>Regular Cleaning</u>:
A clean apartment is the best defense against pests. Floors, countertops and appliances should be cleaned regularly; this eliminates the food source for ants, roaches and mice. Also, make sure your sinks and drains (and disposals if you have one) are kept clean of food remains as roaches have been known to spread from apartment to apartment through the plumbing.

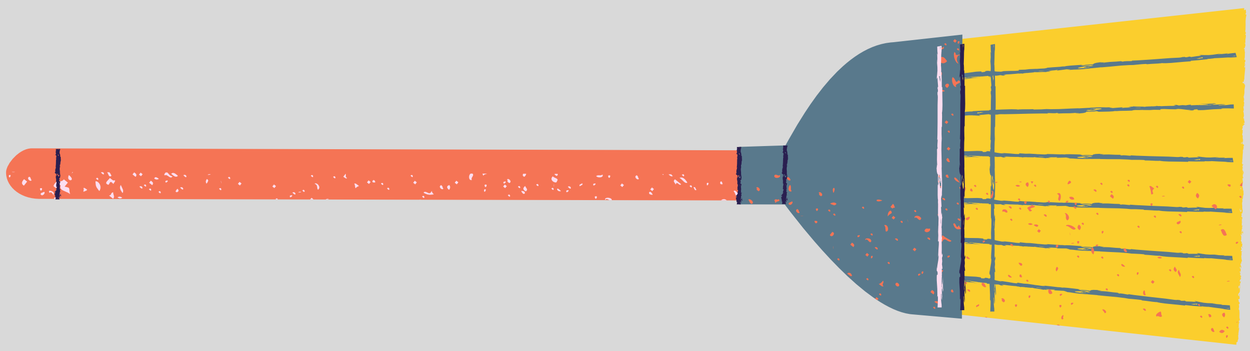
<u>Remove Trash Frequently</u>:
Keep trash containers lined with plastic trash bags and take the trash out as often as possible to eliminate accumulation of garbage and the smell of trash.

<u>Declutter Wherever Possible</u>:
Avoid clutter of any kind because it is conducive to insect and rodent infestation. Clutter includes densely packed cupboards, closets and corners where pests can hide or breed. Remove open boxes of food from cupboards and wipe down food residue on shelves periodically. Pests also like closets over-stuffed with boxes and undisturbed clothing.

<u>Get Rid of Excessive Grocery Bags</u>:
The most common area for pests to hide and breed is under our sinks and in drawers where we store old grocery/shopping bags. It is good sense to reuse bags but only keep them for immediate use.

<u>Store Food in Tightly Closed Containers</u>:
Insects and rodents can chew their way into many packages and containers. For this reason, it is best to store dry foods like flour, pasta and cereal in tightly sealed plastic, glass, or metal containers. Also, storing food in the refrigerator can help prevent infestation.

<u>Call Us to Get it Fixed</u>:
A leaking faucet or sink trap not only provides pests with drinking water; it might cause damage to floors and walls and invite more pest activity, such as carpenter ants. If you notice a plumbing leak, get it taken care of immediately.



Countertop & Bathtub

CARE INSTRUCTIONS

DO

DO: Wipe your bathtub or kitchen counter dry after each use.

DO: Clean your countertops and bathtub regularly with a non-abrasive cleaning product such as 409, Scrub Free, Fantastic, Bon Ami, Lysol Tub & Tile, or Dow Scrubbing Bubbles. If you prefer to use a homemade cleaning product, a great solution is 2 cups of vinegar, 2 teaspoons of dish soap, and 2 quarts of water.

DO: Ensure that any spills are cleaned up immediately.

DO: Run water when using Draino or any home pipe treatment. Never use a pipe cleaner with standing water in the fixture. It should be poured directly down the drain and splashing should be rinsed immediately.

DO: Always use cutting boards and hot pads to ensure that nothing sharp or hot comes in contact with the surface.

DO: Report any faucet drips or water leaks immediately to the office to prevent erosion of the surface.

DON'T

DON'T: Use anti slip mats with suction cups or adhesive bath treads. If a non-suction cup type bathmat is used make sure that it is removed after each use.

DON'T: Use any abrasive or acidic cleaners at any time such as Soft Scrub, Comet, Ajax, Bleach, CLR, or The Works. When cleaning never use a scour pad, steel wool or wire brushes.

DON'T: Allow any product with coloring or dye in it to remain on the surface such as food coloring, hair dye, colored bubble bath or shampoo.

DON'T: Use anything sharp on any surface such as a knife or scraper. Also avoid any impact from a heavy object dropping onto the surface.

DON'T: Allow the surface to come in contact with acidic substances such as lemon, lime or fruit juices, vinegars, or acetone. This may cause the surface to discolor or peel.



A Cleaning Guide

FOR MOVING OUT OF YOUR APARTMENT

Your apartment, storage and patio/balcony will be inspected after your keys have been turned into the office. Keys are due no later than 12 noon on the last day of your rent responsibility to our central leasing office. The following cleaning instructions are a guide as to how security deposit charges may be determined. We must have a forwarding address to send a refund check and final statement of account.



- [ ] Clean and disinfect bathroom: tile, walls, sink, toilet, tub, floor, cabinets, drawers, mirrors, switch plates, light fixtures.

- [ ] Wash refrigerator/freezer, drawers and racks. **DO NOT TURN REFRIGERATOR OFF!** Clean outside of all appliances also.

- [ ] Clean range hood, stovetop, oven, oven drawer, racks, control board and knobs.

- [ ] Clear kitchen cupboards and drawers out entirely; clean them inside and out. Make sure cabinet faces and knobs are clean. Disinfect countertops.

- [ ] VACUUM all carpeting and/or sweep and wash all floors, including kitchen. Please pay attention to the baseboards, corners, closets.

- [ ] Wash all windows and tracks from inside. Wipe down screens and blinds. Furnace closets should be free of dust; all vents must be cleaned and dusted.

- [ ] Clean all light fixtures, switch plates, outlet covers, knobs, doors and ceiling fans (including the fan blades.)

- [ ] Replace bad light bulbs and pull all nails. We will fill all nail holes.

- [ ] Remove any trash and dispose of it properly. Do not leave any furniture or large items by the dumpster. A minimum charge of $50.00 will be assessed for dumping bulk items.

- [ ] Remember to empty out your storage locker if you have one.



ITEMS YOU SHOULD **NEVER** PUT IN YOUR GARBAGE DISPOSAL!



Vegetable Peels

If it’s Sunday night and you’re making your famous mashed potatoes, don’t even think about putting the peels down the garbage disposal. The starches in the cut potatoes turn into a thick gluey paste and can cause the disposal’s blades to stick or create a major traffic jam in the pipes. Really, peels only belong in the trash can.

Banana Peels

Fibrous materials like banana peels, onion skins, corn husks, and artichokes are extremely rough on your garbage disposal. These vegetable jackets are designed by nature to protect the food inside so they can handle a bit of beating from your garbage disposal. Your disposal motor and drain on the other hand, can’t handle these tough skins and can get jammed or blocked.

Bacon Fat, Grease or Oil

You might think that running hot water to liquefy the fats and oils will help to lubricate the blades and pipes, but that’s not the case. It’s actually bad news and causes the grease to slowly build up and coat the blades, which impedes their grinding ability and can clog drains.

Pasta & Rice

Just as these foods expand when you put them in boiling water, they do the same thing in your disposal and pipes. “Al dente” pasta and rice is cooked until they are still firm which means that there’s still room to absorb water and expand when flushed down the drain. Quinoa, couscous and bread are also no-nos.

Bones

Contrary to what you may have been taught by mom, bones don’t sharpen the disposal’s blades – it dulls them just as they would do to your cutlery if you tried to cut them up with your kitchen knives. Always toss all animal bones (beef, pork, lamb, chicken, and fish) in the trash.

ITEMS YOU SHOULD **NEVER** PUT IN YOUR GARBAGE DISPOSAL!

Cont'd

Coffee Grounds

The thought here is that flushing coffee grounds down the disposal will help to eliminate odors. While this can be true, those little crusty coffee particles actually accumulate in the pipes and cause blockages. It's best to toss the coffee filter and grounds in the garbage.

Egg Shells

Ditto for egg shells. Best to toss.

Asparagus & Celery

These long vegetables fall into the fibrous category like banana peels because they're so stringy. These 'strings' can actually wrap around the disposal blades and cause the motor to seize.

Peach, Cherry, Avocado & Olive Pits

These hard cores are way too much work for your garbage disposal to break down.

Bleach & Draino

Harsh chemicals and cleaners can ruin your disposal's seals and actually eat through pipes (70 years old or new).



RECYCLING RULES

1. RECYCLE ALL BOTTLES, CANS AND PAPER

2. KEEP ITEMS CLEAN AND DRY

3. NO PLASTIC BAGS

Certain offenders can slow down the recycling process or even ruin the load.

Make the Promise at
RecycleOftenRecycleRight.com
...and then pass it on

Participation is Key

With the help of communities across the country, Waste Management recycled enough material last year to fill 168,819 Boeing 737s.

© 2014 Waste Management, Inc. The Recycle Often. Recycle Right.℠ recycling education program was developed based upon national best practices. Please consult your local municipality for their acceptable materials and additional details of local programs, which may differ slightly.

Always recycle:



Plastic Bottles & Containers



Food & Beverage Cans



Paper



Flattened Cardboard & Paperboard



Food & Beverage Cartons

Do NOT include in your recycling cart:



NO Food Waste



NO Plastic Bags & Film



NO Foam Cups & Containers



NO Needles

To Learn More Visit:
RecycleOftenRecycleRight.com
#RORR

WASTE MANAGEMENT

Bed Bugs:
They Can Happen to Anyone



History:

Bed Bugs, or *Cimex lectularius*, have been with us since the beginning of time. Ancient cultures dealt with them and many modern cultures live with them. They are often referred to as "the bug that nobody knows" because of their cryptic nighttime feeding habits. They have been found on buses, ships, in movie theaters, apartments, residence halls, and high-end hotels.

The United States lived with them through the first half of the 20th Century. In the 1950s it was found that high concentrations of a chemical known as dichlorodiphenyltricholoethane (commonly referred to as DDT), could be used to treat the bug. Ultimately, the bug was virtually eradicated except for a few minor cases.

In the past five years, the United States has seen a resurgence of bed bugs. Scientists are attaching the reccurrence of the bug to increased international travel. Also, "changes in modern pest control practice - and less effective bed bug pesticides - are other factors suspected for the recurrence." (Potter 2004)

What Should You Do If You Get Bed Bugs?

Don't Panic.

Contact your property manager or landlord. Do not use over-the-counter pesticides. Generally, landlords are legally required to contract with a licensed pest control operator.

Reduce clutter to limit hiding places for bed bugs.

Thoroughly clean the infested rooms as well as others in the residence.

Wash all sheets and clothing in warm-hot water; dry clean those items that cannot be washed in a regular machine.

Mattresses and box springs can be permanently encased within special mattress bags. Any bugs trapped within these sealed bags will eventually die.

Pull the bed frame away from the wall; tuck sheets and blankets so they won't contact the floor to prevent bed bugs from crawling onto a bed.

Frequently asked questions?

Should I move? No. The bugs will likely travel with you. Pest Control experts agree that the best way to combat the Bed Bug is to follow the above steps, repeating them until the situation is resolved. They are a nuisance, but one that can be eliminated if the proper steps are taken.

I'm a clean person, how did this happen? Bed Bugs are not picky when it comes to people. They do not discriminate. Anyone can get them, regardless of his/her personal hygiene habits.

All of the information in this pamphlet is taken from the Harvard School of Public Health and The University of Kentucky Department of Entymology. For more information please visit *www.hsph.harvard.edu/bedbugs/* or *www.uky.edu/Agriculture/Entomology/entfacts/struct/ef636.htm.*

DISEASE?

"A common concern with bed bugs is whether they transmit diseases. Transmission to humans is considered highly unlikely. For this reason, they are not considered [by medical professionals as] a serious disease threat. Their medical significance is mainly limited to the itching and inflammation from their bites, [similar to a mosquito or flea bite]. The usual treatment prescribed is topical application of antiseptic or antibiotic creams or lotions to prevent infection." (Potter 2004)

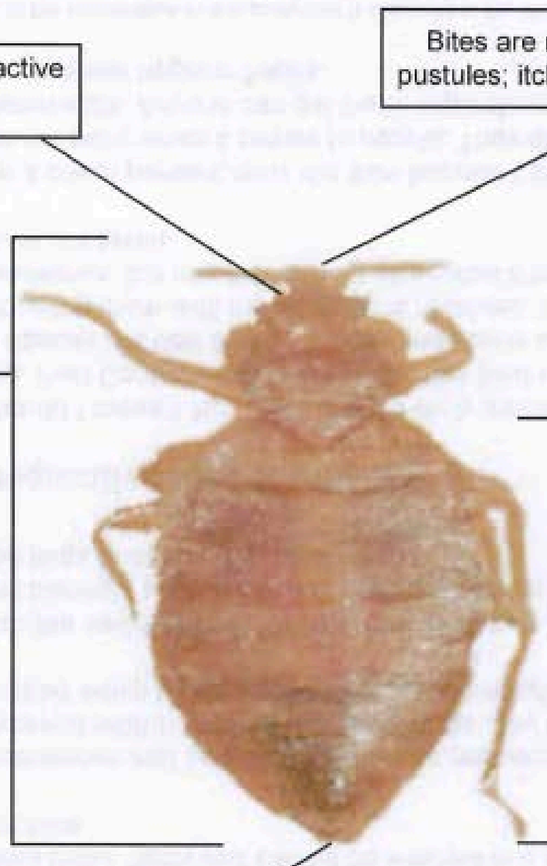
PRECAUTIONS

When traveling? Take time to check mattresses, box springs, and especially luggage racks. Upon returning wash everything before you put it back into your dresser drawers or closets.

That old piece of furniture on the side of the road? Don't even think about it. Furniture may have been discarded because it harbors bed bugs. By picking it up and bringing it into your residence you could be inadvertently contributing to the problem. Best to leave it where you found it.



Bed Bug Identification



NOTE: If you have problems identifying the bug: Specimens suspected of being bed bugs should be collected into small break-resistant containers (such as a plastic pill bottle or a zipper-lock plastic bag). They may also be secured to a sheet of white paper using clear packaging tape. These containers should be packaged carefully to prevent damage/crushing of the sample, and be sent or shown to a knowledgeable expert for positive identification. We provide a form that may be downloaded and printed for this purpose: *www.hsph.harvard.edu/bedbugs/specimen.pdf*



**All information is taken from the Harvard School of Public Health and the University of Kentucky Department of Entymology

Access Your Online Portal from the Mobile App!

Easy Payments

- Pay your rent instantly
- Set up auto-payments

Fast Maintenance

- Submit maintenance requests (+ photos) easily
- Monitor the status of your requests

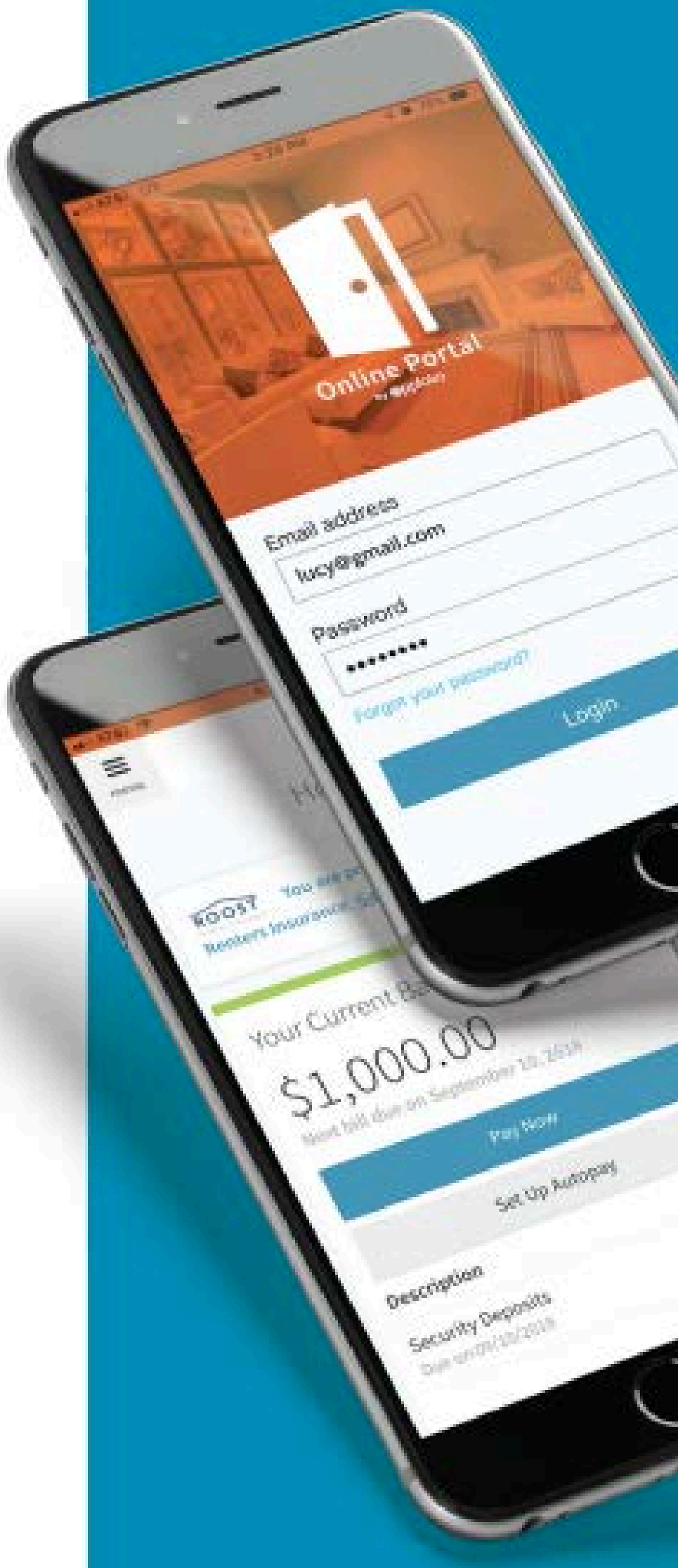
24/7 Access

- View or download your lease
- Access important documents from anywhere
- Stay logged in for instant access

Download: **Online Portal by AppFolio**

Available on the App Store

Available on Google Play



APP POWERED BY appfolio PROPERTY MANAGER

2027
PEST CONTROL SCHEDULE

at home APARTMENTS of kansas city

January 11:
Mission Hill
The Lookout
Mission View

January 13:
Mission Point

January 20:
Nieman Square
(buildings 12-6)

February 11:
Mission Terrace
Mission Ridge
Mission Woods
Gables of Mission

February 17:
Mission Flats

March 8:
Highpointe
Antioch Gardens

March 10:
Nieman Square
(buildings 7-11)

April 5:
Mission Hill
The Lookout

April 7:
Nieman Square
(buildings 12-6)

April 12:
Mission View

April 15:
Mission Point

May 10:
Mission Terrace
Mission Ridge
Mission Woods
Gables of Mission

June 7:
Highpointe
Antioch Gardens

June 14:
Mission Flats

June 16:
Nieman Square
(buildings 7-11

July 7:
Mission Hill
The Lookout

July 8:
Nieman Square
(buildings 12-6)

July 12:
Mission View

July 14:
Mission Point

August 9:
Mission Terrace
Mission Ridge
Mission Woods
Gables of Mission

August 11:
Nieman Square
(buildings 7-11)

September 8:
Highpointe
Antioch Gardens

September 13:
Mission Flats

October 6:
Nieman Square
(buildings 12-6)

October 11:
Mission View

October 13:
Mission Hill
The Lookout

October 20:
Mission Point

November 8:
Mission Terrace
Mission Ridge
Mission Woods
Gables of Mission

November 10:
Nieman Square
(buildings 7-11)

December 6:
Highpointe
Antioch Gardens

December 13:
Mission Flats

Please leave a note on your front door for any special needs or if you are noticing any pest problems. Remember, it is a violation of your lease to not allow the technician into your apartment to inspect for any issues.

AT HOME APARTMENTS

Rental Insurance

RECOMMENDATIONS

STATE FARM INSURANCE

David Chavez, Insurance Agent
David.Chavez.jxd6@statefarm.com
913-432-9000





AMERICAN FAMILY INSURANCE

Joel Parker, Sales Specialist
jparker@amfam.com
913-709-9643

Glass Stovetops

A CLEANING GUIDE

If you have a glass stovetop, please make sure to read below: You are liable for any damages due to neglect or misuse.

When it comes to the care of a glass cooktop stove, one of the best things you can do is buy safe cookware. If you buy the wrong type, it can scratch the glass surface, leaving it looking damaged. Most cookware with a **smooth, flat bottom** works on the stove. A pan with a curved bottom allows for the best heat transfer since more of the pan stays in contact with the burner, and pans that aren't flat could potentially crack the glass top.

Avoid glass, cast iron and ceramic cookware, as they tend to scratch the stove. Cast iron cookware is prone to having burrs and rough patches on the outside of the pan. Cast iron takes a while to absorb heat, which can slow cooking, but once it does get hot, it holds on to that heat and may transfer it back to the cooktop. If you're using particularly high heat, the temperature limiters may end up shutting down the burner if the surface gets too hot.

Stovetop Cleaning Methods

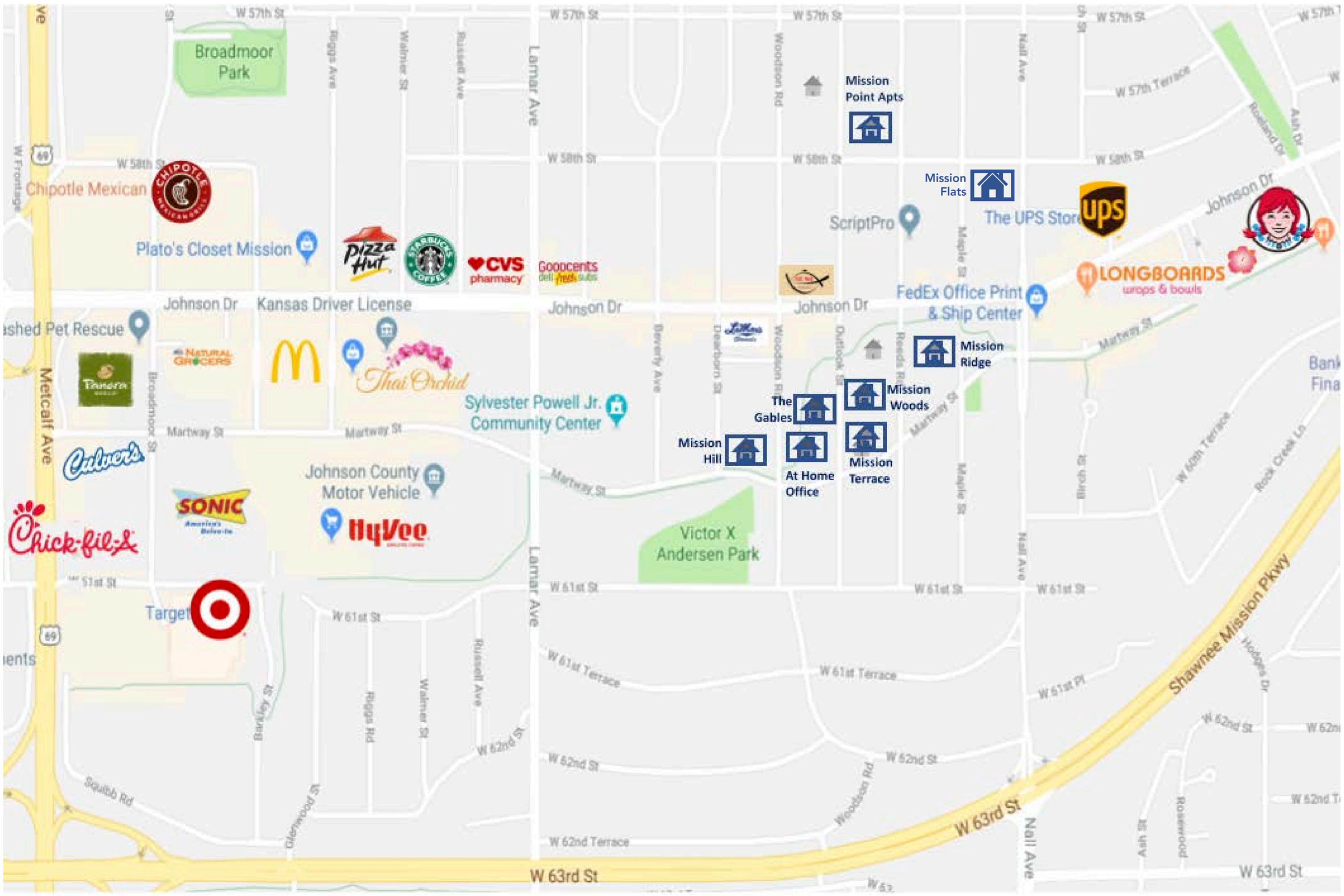
There aren't any crevices for crumbs or boiled-over food to get into on a glass stovetop, but they do require **specific cleaning products and methods** to prevent damage. For everyday food spills, wiping the surface with a wet, soft cloth should remove the gunk. If a pot boils over, wipe up the mess as soon as possible before it becomes much more difficult to remove. You can also use cleaning and polish products designed for glass stoves.

Never use cleaning products containing ammonia, including glass cleaners, as it can leave streaks on the glass when you heat it. It's also best to avoid abrasive cleaners or scouring tools, as those items can create tiny scratches on your stovetop. Over time, those scratches can become more noticeable. For cooked-on food that doesn't want to budge, use a **razor scraper tool** held at a 45-degree angle to remove the food. You can soften the food first by spritzing it with vinegar orstovetop cleaner. Be careful not to gouge the stovetop with the corner of the razor blade.

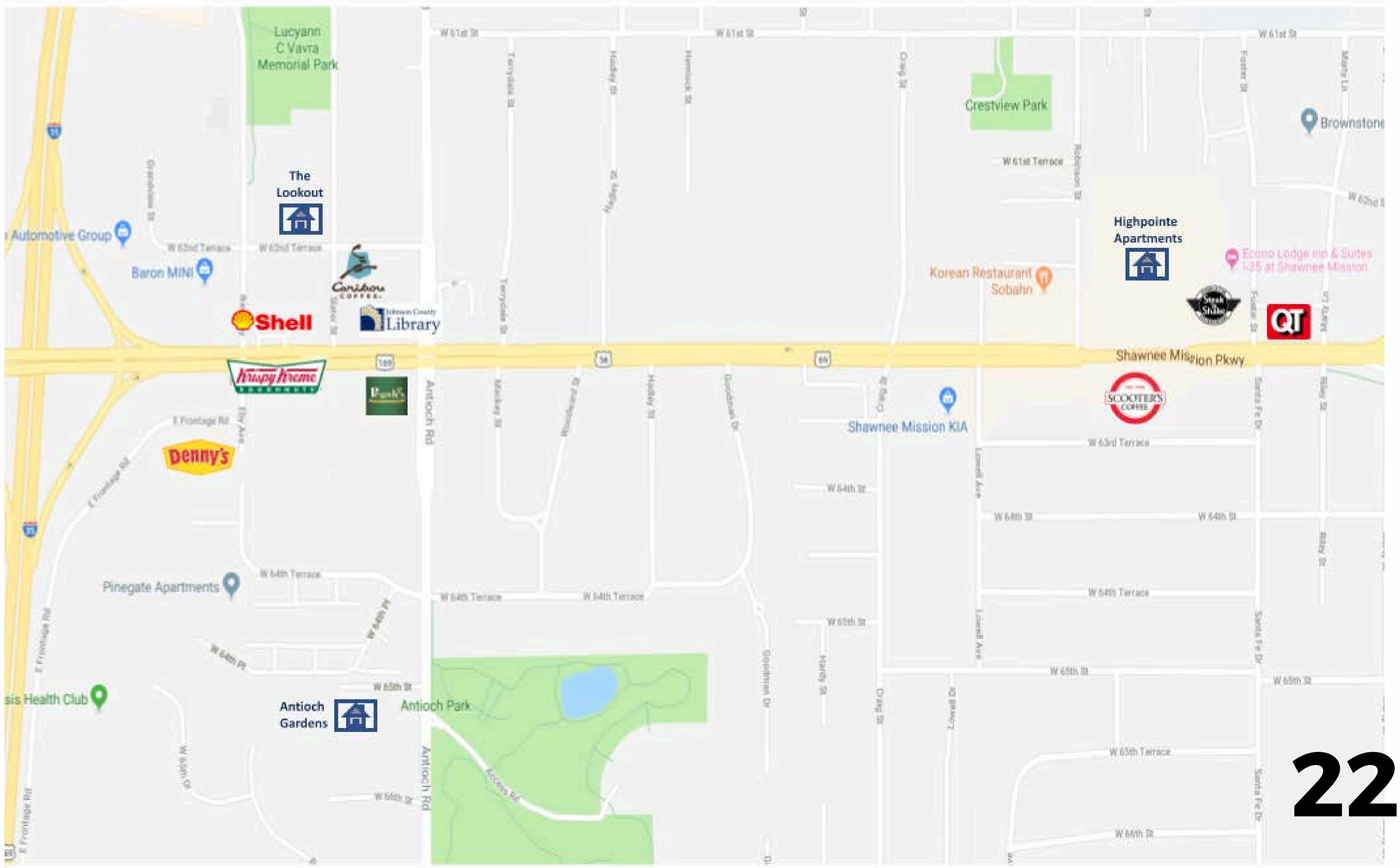




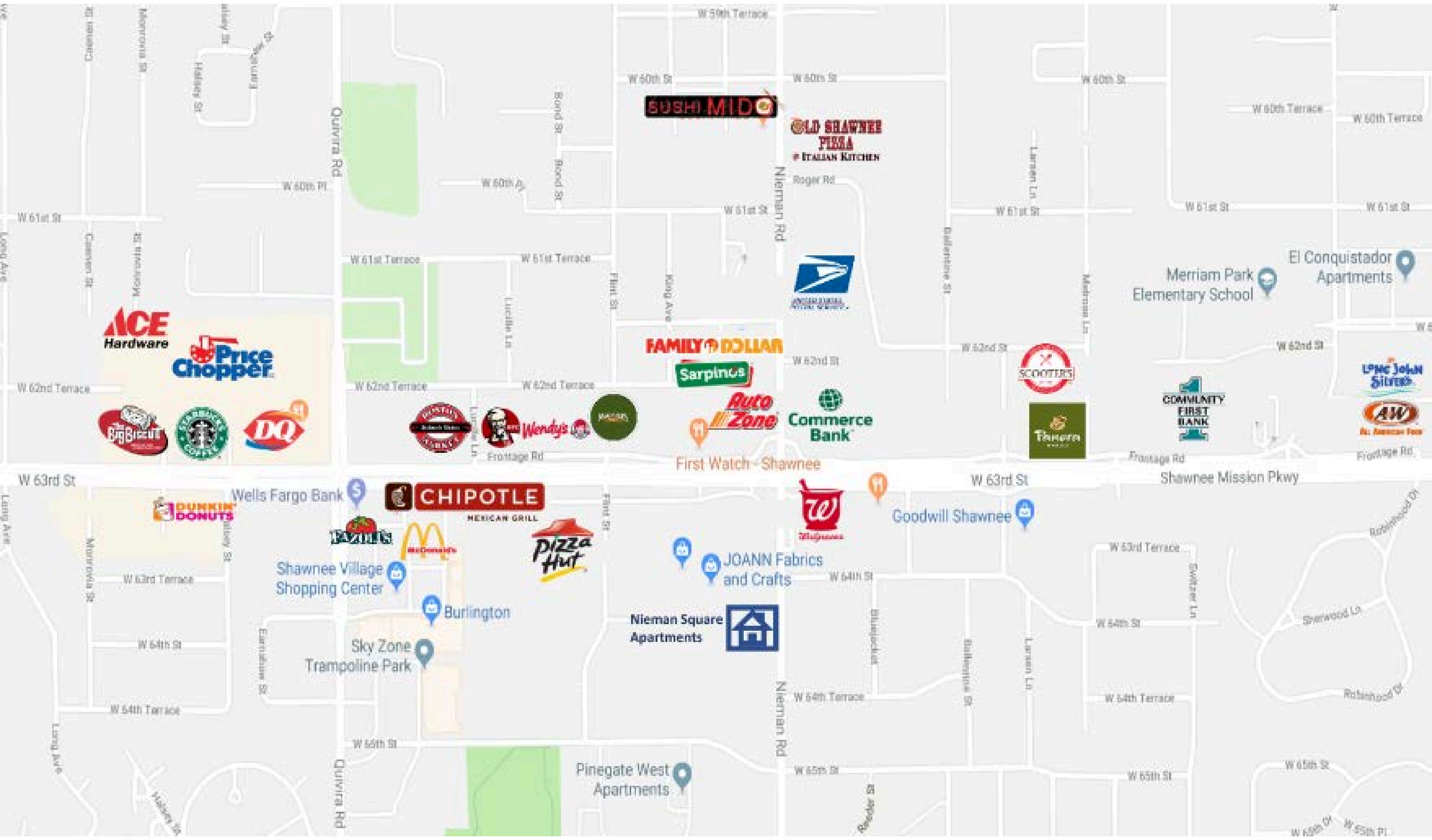
MISSION COMMUNITY MAP



ANTIOCH GARDENS, THE LOOKOUT & HIGHPOINTE COMMUNITY MAP



NIEMAN SQUARE COMMUNITY MAP



Living in Kansas City

WHAT MAKES THE KC METRO UNIQUE?



PLAZA LIGHTS

What started with a single strand of Christmas lights strung over a store entrance in 1925 has become a living legend as the most spectacular holiday lighting display in the nation. The first Plaza Lighting Ceremony took place in 1930. A local tradition for 89 years, Plaza Lights is a 15-block holiday spectacle on the famed Country Club Plaza, featuring thousands of glimmering, jewel-colored lights that accentuate every dome, tower and window of the Spanish-inspired shopping district.

visitkc.com



BOULEVARD BREWERY

The little brewery that could is now one of the largest craft brewers in the Midwest. Learn about incredible history of this native Kansas City company and about Boulevard's brewing process on a 45-minute tour that starts and ends with free beer. Afterwards, make sure to get a photo in the little RV photo booth and hit up the gift shop to take home your favorite brews.

timeout.com



RENAISSANCE FESTIVAL

Dress up in your finest codpiece or lace-up bodice, grab a turkey leg, and prepare to shout "huzzah" while quaffing a flagon of mead in your ringside seat at the joust. The Kansas City Renaissance Festival runs from Labor Day through Columbus Day each year - go early, go often, and be sure you don't miss the singing pirates and human combat chess.

movoto.com

Living in Kansas City

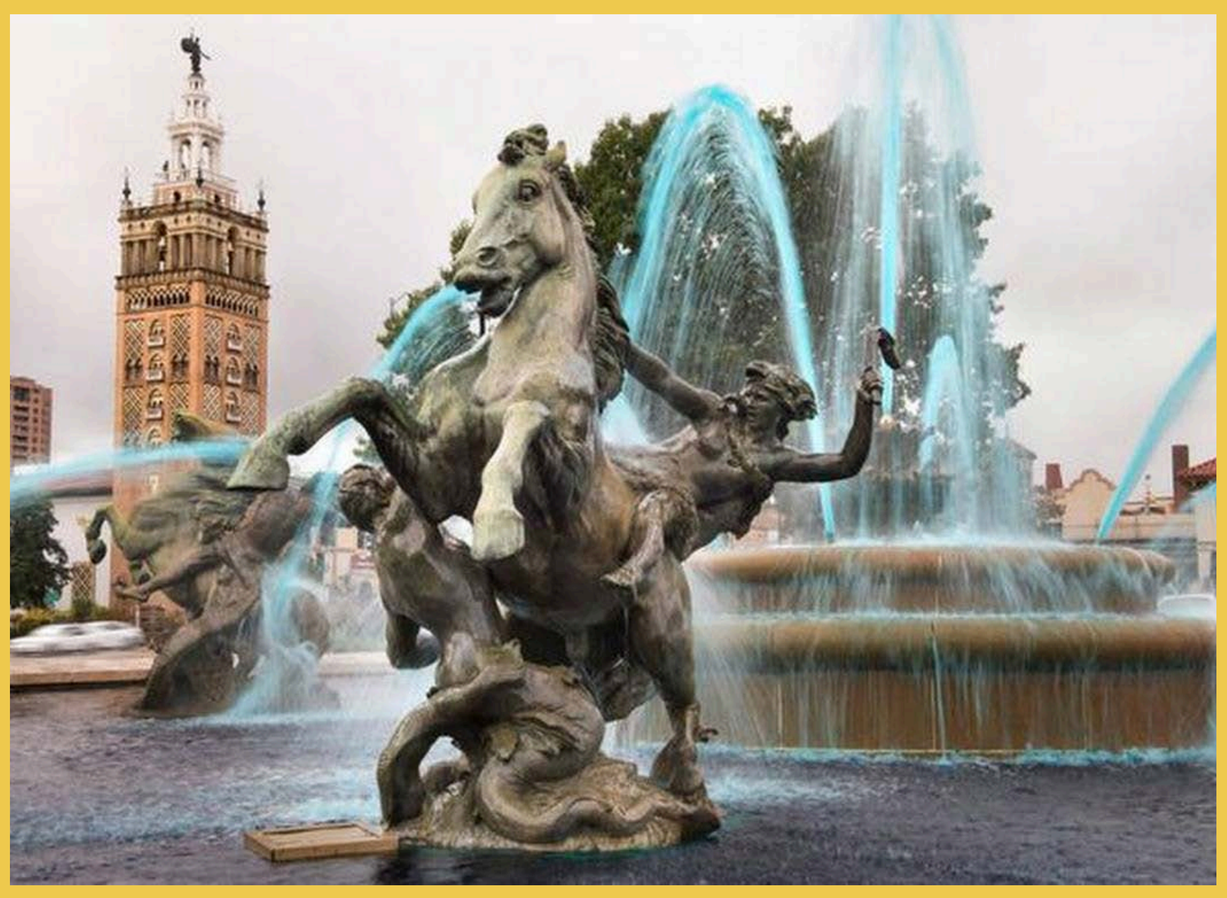
WHAT MAKES THE KC METRO UNIQUE?



CITY MARKET

Don't be confused—it's referred to as both the River Market and the City Market. A Kansas City tradition since 1857, City Market is always packed with people. Here you can find local produce, hipster goods, home accessories and more, as well as restaurants and cafes. During the summer, there's live music and festivals. On weekends there's a popular Farmers Market, and visitors can shop antiques and collectibles at the Vintage Sale on Sundays.

timeout.com



CITY OF FOUNTAINS

In a city known for its fountains, spend a day taking a tour of the most famous ones. Every spring, all 48 publicly-operated fountains come to life. Ranging from classical to modern and minimalist to ornate, they can be found sprucing up the scene in parks, plazas and shopping areas across the city. Start your tour with The J.C. Nichols Memorial Fountain near Country Club Plaza.

timeout.com



KANSAS CITY SPORTS

The Kansas City area is home to many major professional teams including Sporting KC, Kansas City Monarchs baseball club, Kansas City Chiefs and Royals, all playing in vibrant and state-of-the-art stadiums. Plus NASCAR racing at Kansas Speedway and a host of parks and lakes, hiking and biking trails, and exciting events. The schedule is jam-packed no matter what the season.

visitkc.com

Living in Kansas City

WHAT MAKES THE KC METRO UNIQUE?



BARBEQUE

You can't come to Kansas City and not indulge in the primal joy of eating meat right off the bone. This is a BBQ city and your BBQ choices will get you judged. Gates is an all-time classic and The Peanut is a city secret for killer wings, dating back to 1933. Joe's, located inside a functioning gas station, was featured in the final season of Anthony Bourdain's Parts Unknown, so you know it's worth a stop. And Arthur Bryant's is the move if you're looking for the most meat for your buck.

thrillist.com



FIRST FRIDAYS IN THE CROSSROADS

One of the nation's largest 'art walks,' this extremely popular event takes place on the First Friday of each month. First Fridays is a time when dozens of galleries throw open their doors to enormous crowds and sometimes serve wine, street performers entertain visitors, and restaurants bustle with customers. There's something for every artistic taste, from realistic photography to impressionistic sculptures, gorgeous fiber art, and ultra-modern acrylic paintings.

greatamericancountry.com



JAZZ

New Orleans may be the birthplace of jazz, but Kansas City put its own special spin on things when this All-American music genre headed north. The American Jazz Museum hosts music performances throughout the year, and really gets swinging with the annual 18th and Vine Jazz and Blues Festival each October. Plus, each visit to the museum comes complete with a free photo op --posing with an 18-foot tall bronze head of native son Charlie "Bird" Parker.

movoto.com

Living in Kansas City

WHAT MAKES THE KC METRO UNIQUE?



KC STREETCAR

Travel along the totally free 2.2-mile KC Streetcar line to discover some of Downtown KC's most vibrant districts. The route includes 16 stops throughout the Crossroads Arts District, Power & Light District and River Market, each as interesting and diverse as the last.

visitkc.com



POWER & LIGHT

Power & Light is nine square blocks of walkable, drinkable fun. It’s a loud, electric space that’s KC’s microcosm answer to the Vegas Strip. At its heart, there are two stories of bars and restaurants, all overlooking a stage and stadium-style video screen, where you can catch anything from live music to a group rally around the biggest out of town sporting event. And the ability to dip into one of a dozen different styles of food and booze and then swagger back into the central space is a great draw.

thrillist.com

WELCOME

