



JANUARY NEWSLETTER

We hope you had a joyful holiday season! We are looking forward to the new year and anxious for what it brings.

We hope you were able to stop by for our Home for the Holidays event. We are hoping to plan more events throughout the year for our tenants. If you have an idea or suggestion, please feel free to share it with us.

With the winter season approaching, please drive cautiously through our parking lot. We will try our best to stay on top of clearing snow and salting the parking lot & sidewalks.

Thank you for choosing 48 South! Happy New Year!

Jennifer

CLEANING TIPS



Raise your hand if you find keeping your apartment clean is totally daunting. Or if you stumble upon dust or dirt in spots you totally forget about too often for comfort. We get it. Which is why we included a handy checklist to help you stay on top of how often you should bust out your cleaners and get to work — but there are a few exceptions to keep in mind.

DAILY

- Make the bed
- Rinse the bathroom sinks
- Dishes / Unload dishwasher
- Wipe down countertops & cabinets
- Wipe down stovetop
- Laundry (as needed)
- Squeegee shower walls

WEEKLY

- Sweep / Mop kitchen floor
- Clean the microwave
- Sanitize sponges
- Wipe down fridge shelves
- Wipe front of cabinets
- Scrub the bathroom sink, toilet, bathtub/shower
- Spray the shower curtain liner with disinfectant
- Wipe down mirrors
- Dust furniture
- Empty all small trash cans
- Toss expired food
- Clean pet bowls

MONTHLY

- Vacuum vents
- Dust & clean fans & light fixtures
- Dust blinds
- Clean vacuum by washing party & replacing bags
- Clean oven
- Soak & scrub stovetop burners & grates
- Descale coffee maker
- Clean windows / dust ledges

SEASONAL

- Clean out freezer
- Wipe down baseboards
- Wash pillows & comforter
- Spray & vacuum mattresses
- Clean & freshen drains
- Change out filters
- Wash shower curtain liner
- Clean dishwasher & laundry machine by running empty loads with detergent

WINTER DRINK

With cold & flu season here, this is a great super tea to help keep you hydrated and sooth your symptoms.



COPYCAT STARBUCKS MEDICINE BALL

INGREDIENTS

- 3/4 cup water
- 3/4 cup lemonade
- 1 bag of Teavana Jade Citrus Mint Tea
- 1 bag of Teavana Peach Tranquility Tea
- 2 teaspoons honey
- 1/8 teaspoon peppermint extract (optional)

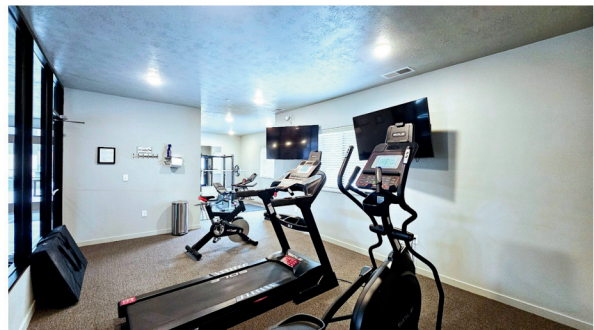
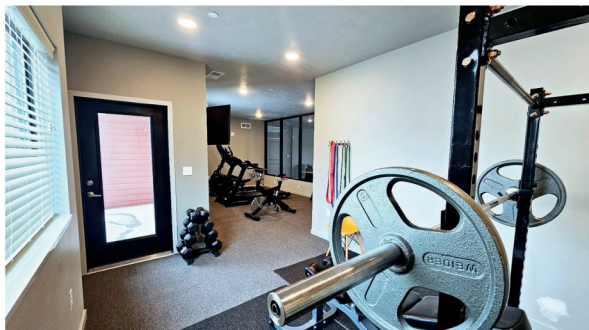
DIRECTIONS

- Combine water & lemonade. Heat until hot, either on the stovetop or in the microwave.
- Steep tea bags in the hot lemonade mixture for 2-3 minutes. Remove tea bags.
- Pour into a mug. Add in honey & peppermint extract. Stir to combine. Enjoy warm.

FITNESS CENTER

NEED A LITTLE SWEAT? WE GOT YOUR COVERED.

The 48 South fitness center is open 24/7 and available FREE OF CHARGE to all tenants. Our fitness center is located in the clubhouse and has a variety of cardio & weight-training pieces.



EVENTS IN SIOUXLAND

January 5th - Musketeers vs. Madison Capitols / Tyson Event Center / 7:05pm

January 6th - Musketeers vs. Madison Capitols / Tyson Event Center / 6:05pm

January 6th - Winter Shake-Up Indoor Car & Bike Show / Sioux City Convention Center / 10:00am - 9:00pm

January 10th - Paint & Sip with Pickled Palette / Oscar Carl Vineyards / 6:00pm - 8:00pm / Pre-Register at pickledpalette.com

January 12th - Joe Gatto's Night of Comedy / Orpheum Theatre / 7:00pm

January 13th - World Championship Motorcycle Ice Racing / Tyson Event Center / 7:00pm

January 18th - Stoneware Workshop / Pickled Palette / 6:00pm - 8:00pm / Pre-Register at pickledpalette.com

January 19th - Kids Night Out / Pickled Palette / 6:00pm - 8:00pm / Pre-Register at pickledpalette.com

January 19th - Musketeers vs. Tri-City Storm / Tyson Event Center / 7:05pm

January 20th - Musketeers vs. Tri-City Storm / Tyson Event Center / 7:05pm

January 20th, 21st, 26th, 27th & 28th - A New Children's Musical, Tut! Tut! / LAMB Productions / lambtheatre.com

January 26th - F*R*I*E*N*D*S Paint Night / Pickled Palette / 6:00pm - 8:00pm / Pre-Register at pickledpalette.com

January 26th - February 11th - Little Shops of Horror / Sioux City Community Theatre / scctheatre.org

January 29th - Imagination Station Open Studio / Sioux City Arts Museum / 10:00am - 11:30am

Every Friday, Saturday & Sunday - Cone Park Tubing / Order tickets at coneparksiouxcity.com



FRIENDLY REMINDER

With winter and colder weather here, we want to remind you to please **don't EVER warm-up a car in the garage**, even with the garage door open.

In less than two minutes, gas fumes can build to a lethal concentration in the garage. In an attached garage, fumes can quickly spread. Tenants shall only use the garage for the parking of passenger vehicles or motorcycles.



ANY QUESTIONS?

Please call the Property Manager at (712) 941-9225 with any questions or concerns while residing at 48 South.

All maintenance requests can be submitted online through the website 48southliving.com. *Emergency requests* (toilet overflowing, water leaking, other items causing immediate damage to property or tenants) should be reported immediately to Management at (712) 941-9225.