

February 2012

# Oak Forest News

3100 Old Winter Garden Road Ocoee, Florida 34761 • 407.578.6560 • [www.oakforestcoee.com](http://www.oakforestcoee.com)  
Leasing Center Hours: M-F 9-6, Sat 10-5, Sun 11-5



## Highlights

### Manager's Brunch

When: Saturday, February 11th, 2012

Time: 10:00 am to 11:30 am

Where: In our Clubhouse

Join Oak Forest Team for a succulent breakfast.

See you there!!!

### Referrals

Wouldn't you like to choose your future neighbors? Refer your friends and coworkers (the ones you like) to our community and get yourself a referral bonus of \$250 when they sign a lease. Contact the office for details.

### Money Tip

If you have debt you need to pay off, make a commitment to use at least half of any new raises, bonuses, tax refunds, or any other sources of additional income to pay down your debt. Don't try to use all of these funds, as you need to have some fun with your extra money. But a firm commitment to use most of it will help you tackle your debt, while still giving yourself a reward for a job well done. This is especially important if the debt is of the high interest variety.

### Papa Johns Pizza Super Bowl Week

January 30 to February 5th

The more you order, the more chances to win!!!

Every Order will add one raffle entry to receive \$100 cash towards your rent!!!! 407-656-7272

Winner will be contacted by Papa Johns on Monday February 6th, 2012



## Fitness Center Courtesy

Use of the fitness center is one of the great benefits of living in this community. Following a few simple guidelines can help make the experience even better for everyone—especially during peak hours. If someone is waiting for the machine you're on, offer to let them "work in"

with you and trade off sets. If you are using dumbbells or free weights, please be sure to put them back in their designated spot after use. And finally, always be sure to towel off each machine after use. Thanks, and have fun getting fit!

## Maintenance Emergencies

Please contact us immediately in case of a maintenance emergency. So, what constitutes a maintenance emergency? A maintenance emergency includes any strong smell of gas or smoke (this does not include the level of gas odor associated with a pilot light going out), any electrical problem (not including burned out bulbs or non-functional outlets/switches), any water leaks from the floor or behind the walls,

clogged toilets (when there is only one toilet in the unit), toilets that consistently run, no heat when the temperature inside the apartment is 55 degrees or colder, no air conditioning when the temperature inside the apartment is 85 degrees or warmer, possible safety threats, i.e. a broken window that could allow illegal entry.



\*All offers subject to change.

# FEBRUARY

<b>1</b> wed	Rent is due	<b>17</b> fri	Fridays at The Plaza 7pm-9pm
<b>2</b> thu		<b>18</b> sat	Farmers Market in Winter Garden 8am-1pm South Boyd St Parking Lot
<b>3</b> fri	Last day to pay rent	<b>19</b> sun	
<b>4</b> sat	Historic Downtown Farmers Market in Winter Garden 8am-1pm South Boyd St Parking Lot	<b>20</b> mon	Pest Control Buildings 2200 - 2300
<b>5</b> sun		<b>21</b> tue	
<b>6</b> mon	Pest Control Building 1900	<b>22</b> wed	
<b>7</b> tue		<b>23</b> thu	
<b>8</b> wed		<b>24</b> fri	Fridays at The Plaza 7pm-9pm
<b>9</b> thu		<b>25</b> sat	Farmers Market in Winter Garden 8am-1pm South Boyd St Parking Lot
<b>10</b> fri	Fridays at The Plaza 7pm-9pm	<b>26</b> sun	
<b>11</b> sat	Manager's Brunch 10:00am to 11:30am in our clubhouse	<b>27</b> mon	Pest Control Building 2400,2500,2600
<b>12</b> sun		<b>28</b> tue	
<b>13</b> mon	Pest Control Buildings 2000- 2100	<b>29</b> wed	
<b>14</b> tue	Valentine's Day		
<b>15</b> wed			
<b>16</b> thu			



## GET YOUR TAX REFUND FASTER

If you are expecting a refund on your federal taxes, you probably want your money as soon as possible. The IRS offers some options for filing your return that can have your refund in your bank account in as soon as two weeks. Last year, 73 million taxpayers used e-file to speed their tax return processing, almost seven percent more than the year before. This year, the IRS expects a record number of individual returns will be filed electronically.

Using e-file makes sense for taxpayers who have simple returns with the standard deductions. Others may choose to take the time to consult a tax professional to ensure the accuracy of their returns. If you do decide to use the speedier option, take some steps first to make sure you are filing your return properly.

First, be sure that you are actually getting a refund. Then you will need to get your paperwork in order—you'll need your W-2s and any other year-end statements. Once you've chosen to file using e-file, you can cut down your wait time for your refund by at least a week by choosing direct deposit of your refund. Last year, about 53 percent of all refunds were directly deposited.