

The Monthly Newsletter for Woodland Creek & Woodbridge Apartment Communities

## A few words from Ron...

Winter has arrived! I'd like to introduce our **Annual Holiday Balcony Contest!** I have noticed a lot of nicely decorated balconies and patios already! We will judge the contest on Dec. 17 and we'll announce the 3 winners in the January Newsletter. Let's get inspired by the spirit of the season!

As everyone is busy with the holidays, please remember that we are hosting our annual Toys for Tots Holiday Party in the Clubhouse on Dec. 13th. Please remember to bring a toy or \$10 donation with you and some cash for raffle tickets. Our goal is to raise \$1000 in cash and TONS of toys for the children in our area. If you can't attend the party but you would still like to donate a gift, there is a drop box in the office and clubhouse. Our communities have supported the Toys for Tots efforts for 20 years and we are proud to be one of the major contributors of

this important cause. Thanks for your support!

In 2008, we have many awesome plans for Woodland Creek that I'd like to share! We will be upgrading the fitness equipment, repairing, repainting and updating the indoor pool area, replacing the business center computers, and replacing the clubhouse carpet. That's just a few of the many upcoming improvements! In the spring we will be replacing the asphalt on Woodland Creek drive from the entrance to Pine Meadow. We will be adding trees and bushes throughout the property and painting everything as usual. It's going to be an exciting year!

I am very proud to announce that we are in the process of **"GOING GREEN"**! We are so large in number that we are definitely going to make an impact in saving energy and conserving our earth. As a property, we are going to be



replacing all public area lights in buildings, garages and carports to compact florescent bulbs that will save energy and shed more light! We are also in the beginning processes of ways to save more water and to begin a recycling program within our communities. Realistically, we cannot do any of this without your help! Please fill out the survey enclosed in this newsletter and drop it off at the office or in the rent drop box as soon as you can. We value your ideas and feedback. As we move forward with saving energy, water and the ozone, your participation and efforts to help are very much appreciated!

Lastly, I hope you have a very happy and safe Holiday season! I hope you are able to step back from the busyness of the season to

## DECEMBER 2007

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remember those who are less fortunate and to enjoy your loved ones.

We are looking forward to serving you in the new year!

Ron Sabourin  
Community Manager



Join the FUN!

- Appetizers & Drinks
- Special Visit from Santa
- 105.3 HOT FM Live Broadcast 6-8 p.m.
- Live Christmas Music

Cambridge Partners, Inc. is Proud to Present...

The 2007 **TOYS FOR TOTS** Donation Celebration!



Thursday, December 13th, 6-9 p.m. at the Clubhouse

Please bring a new unwrapped toy or a \$10 cash donation as your ticket to the party  
Buy \$1 raffle tickets to win lots of great prizes!  
All proceeds go directly to Toys for Tots!

Everyone's  
Welcome...  
Bring a Friend!

Thanks to our sponsors!



## Congratulations to...US!

Each November our communities participate in the Great Lakes Area Star Awards (GLAStar) in which we compete with apartment communities throughout the State of Michigan. **This year our company won NINE awards...more than any other company in the state of Michigan!**

We were honored with the following awards for 2007...Congratulations to all!



Lindsay Steinberg,  
Assistant Manager of the year!

**Best Leasing Office.....Woodland Creek**  
**Best Leasing Team....Woodland Creek**  
**Assistant Manager of the Year...Lindsay Steinberg, Woodbridge**  
**Leasing Professional of the Year...Ben Wilke, Woodland Creek**  
**Marketing Professional of the Year...Karen Markwat, Cambridge Partners**  
**Best Display Advertising in a Guide...Cambridge Partners**  
**Best One Bedroom Floor Plan...Wyndham Hill and Franklin Mill**  
**Outstanding Maintenance Person...Doug Reid, Oak Valley**



Woodland Creek Leasing Team of the Year!  
Erynn Dobmeier, Ben Wilke & Stephanie Lehman

## Welcome New Keychain Discount Club Members!

You hold the key to great savings! If you aren't familiar with our Keychain Discount Club, now is the time to start taking advantage of the savings! Cambridge Partners has partnered with local businesses to offer special discounts to the residents of our communities! You can save money at almost 100 different businesses; restaurants, retail shops, banks, carwashes, and much more! We would like to welcome the newest Keychain Discount Club members:

### Seung-Ni Martial Arts & Fitness

3091 29th St, 285-6151  
www.seung-ni.com

10% off Fitness Memberships,  
Body Challenge and Martial Arts  
Memberships (includes free intro  
lesson and uniform)

### SportClips

2753 E. Beltline Ave (between  
Starbucks & Jimmy Johns)

\$10 Haircuts

### Express Personnel

333 44th St SW; 281-0611  
www.expresspersonnel.com

No Fees! An Agent for your Talent!

Visit our leasing office or  
[www.cambridgepartnersinc.com](http://www.cambridgepartnersinc.com) for a  
complete Keychain Club Listing!  
If your business would like to become a  
Keychain Club Member, call Karen at  
954-0015 to find out how to sign up!

## Friendly Reminders...

- Since the snow is here, remember not to let your vehicle stay parked in front of your building for several days. We need to be able to plow the entire parking area as quickly as possible for your safety.
- We will tow vehicles **without notice** that are parked in illegal spaces such as at the end of the carport or in front of dumpsters. We need to keep the roads clear for plows and emergency vehicles since they are considered fire lanes.
- If you have forgotten your **carport number**, please call the office and we'll be happy to assist you.
- We have **garages** available for rent! Need more storage space? Have a car that you don't drive in the winter? Call us for more details!
- Remember to be considerate and friendly to your neighbors by keeping the building entry door closed. It will also save on your heat bill!
- We have installed a new fence along our property line (near Pine Meadow Dr.) If you see anyone attempting to trespass please contact the office immediately with a description.
- If you go out of town please don't turn your thermostat lower than 65 degrees.
- The Clubhouse will be closed 12/23-12/25 and Jan. 1 for the Holidays
- **Live Christmas trees are not allowed because of the fire hazard. Thank you for understanding.**

# December Calendar of Events

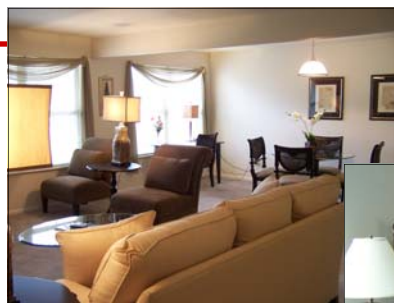
Flower: Narcissus  
 Birthstone: Turquoise  
 Full Moon: December 4

| SUNDAY                                                                                                              | MONDAY                                                                                                     | TUESDAY                                                                                                    | WEDNESDAY                                                                                                | THURSDAY                                                                                                                                   | FRIDAY                                     | SATURDAY                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 30                                                                                                                  | 31<br>New Year's Eve!<br> | <br>Offices Closed        |                                                                                                          |                                                                                                                                            |                                            | 1<br>December Rent is Due<br>Thank you!                                                                            |
| 2                                                                                                                   | 3                                                                                                          | 4                                                                                                          | 5                                                                                                        | 6<br>Saint Nicholas Day                                                                                                                    | 7<br>National Pearl Harbor Remembrance Day | 8                                                                                                                  |
| 9                                                                                                                   | 10<br>Human Rights Day                                                                                     | 11                                                                                                         | 12                                                                                                       | 13<br>Toys for Tots Donation Celebration<br>6-9 p.m.<br> | 14                                         | 15                                                                                                                 |
| 16<br>Chanukah<br>Dec. 16-23<br> | 17                                                                                                         | 18                                                                                                         | 19                                                                                                       | 20                                                                                                                                         | 21<br>World Peace Day                      | 22<br>First Day of Winter<br> |
| 23<br>Offices Closed                                                                                                | 24<br>Christmas Eve<br>Offices Closed                                                                      | 25 Merry Christmas!<br> | 26 Kwanzaa Begins<br> | 27                                                                                                                                         | 28                                         | 29                                                                                                                 |

## Do you have guests coming to stay?

We can help them feel right at home! Did you know that we offer fully furnished Guest Suites that can be rented for as little as two nights? What a perfect place for your out-of-town guests to stay while they are visiting! They'll love having their own space, and it's more affordable than a hotel!

As a resident, you and your guests get a special rate of only \$70 - \$80 per night for a one or two bedroom suite with all the comforts of home! (two-night minimum stay)



Call Kristin at 977-4477 to book your reservation today!

# Diamond Club Services

We are proud to offer you the following services at Woodland Creek! If you have suggestions for services or activities that we could offer to make your stay with us more comfortable, please let us know!

## Free Video Library:



Stop into the office to check out our great selection of movies, we have over 100 movies to choose from! We've recently added new DVDs! Check them out! Fees will apply to damages or lost videos)

## Water Aerobics:

Monday: 6:30-7:30 p.m. ; Tuesday: 6 -7 a.m.; Wed.: 6 -7 a.m. & 6:30-7:30 p.m.; Saturday: 9 -10 a.m. Classes are \$3 per session.

## Coffee Talk:



Join us at the Woodland Creek Clubhouse every Wednesday from 9:30-11:30 a.m. for coffee, & doughnuts great conversation!

## Continental Breakfast:



FREE Breakfast every Monday through Friday in the Clubhouse! Stop by on your way to work and grab hot coffee, juice, fruit, bagels, English muffins and more! This is also a great way to meet your neighbors! Join us anytime between 6:00-8:30 a.m. on weekdays!

## Dry Cleaning Service:



Stop into the office if you would like to try our dry cleaning drop-off and pick-up service. Delivered Tuesdays & Fridays.

## Business Center & Free Wi-Fi:



Surf the net, send a fax or type a paper at our complimentary business center. Must be at least 18 years old or accompanied by an adult.. Have a laptop? Take advantage of free Wireless Internet (Wi-Fi) access in the clubhouse any time!

## Endurance Fitness Membership:

Are you using your FREE membership at Endurance Fitness? (formerly Cascade Gym) Just take a copy of your lease with you to activate your membership!

6437 28th St SE (next to D & W)



Have something to sell?

List it here for FREE!

Call 954-0015 or E-mail it to kmarkwat@mailcpi.com

Deadline is the 20th of each month

Looking for a new job?

Cambridge Partners, Inc. has partnered with EXPRESS PERSONNEL to help! They are a Human Resource Solutions company specializing matching job-seekers with businesses looking for outstanding talent! Contact Amy at 281-0611 for more information or visit [www.expresspersonnel.com](http://www.expresspersonnel.com)

## Congratulations!

**Coral Justis** (Woodland Creek)  
**Heather Surrey/Shannon Hall**  
(Woodbridge)

You are the Residents of the Month! You are great examples of what being a good neighbor is all about! Thanks for making our community a wonderful place to live & thanks for paying your rent on time!



**WOODLAND CREEK APARTMENTS**  
3300 EAST PARIS AVE SE  
KENTWOOD, MI 49512

P: 616.957.9000  
F: 616.954.3585

[WOODLANDCREEK@MAILCPI.COM](mailto:WOODLANDCREEK@MAILCPI.COM)

**WOODLAND CREEK GUEST SUITES**  
3300 EAST PARIS AVE SE  
KENTWOOD, MI 49512

P: 616.977.4477  
F: 616.977.4246  
[SUITES@MAILCPI.COM](mailto:SUITES@MAILCPI.COM)

**WOODBIDGE APARTMENTS**  
3140 EAST PARIS AVE SE  
KENTWOOD, MI 49512

P: 616.942.7661  
F: 616.957.3416  
[WOODBIDGE@MAILCPI.COM](mailto:WOODBIDGE@MAILCPI.COM)

## How Can We Help You?

The Woodland Creek & Woodbridge Staff is at your service!

|                                |                            |                                                                    |
|--------------------------------|----------------------------|--------------------------------------------------------------------|
| Communities Manager.....       | <b>Ron Sabourin</b>        | <a href="mailto:rsabourin@mailcpi.com">rsabourin@mailcpi.com</a>   |
| Woodbridge Asst. Manager.....  | <b>Lindsay Steinberg</b>   | <a href="mailto:lsteinberg@mailcpi.com">lsteinberg@mailcpi.com</a> |
| Leasing Director.....          | <b>Stephanie Lehman</b>    | <a href="mailto:swaterman@mailcpi.com">swaterman@mailcpi.com</a>   |
| Leasing Professionals:         | <b>Ben Wilke</b>           | <a href="mailto:bwilke@mailcpi.com">bwilke@mailcpi.com</a>         |
|                                | <b>Charles Johnson</b>     | <a href="mailto:cjohnson@mailcpi.com">cjohnson@mailcpi.com</a>     |
|                                | <b>Erynn Dobmeier</b>      | <a href="mailto:edobmeier@mailcpi.com">edobmeier@mailcpi.com</a>   |
|                                | <b>Nicole Moore</b>        | <a href="mailto:nmoore@mailcpi.com">nmoore@mailcpi.com</a>         |
| Bookkeeper.....                | <b>Yvonne Bundy</b>        | <a href="mailto:ybundu@mailcpi.com">ybundu@mailcpi.com</a>         |
| Guest Suites Specialist.....   | <b>Kristin Uyl</b>         | <a href="mailto:kuyl@mailcpi.com">kuyl@mailcpi.com</a>             |
| Marketing Director.....        | <b>Karen Markwat</b>       | <a href="mailto:kmarkwat@mailcpi.com">kmarkwat@mailcpi.com</a>     |
| WC Maintenance Supervisor..... | <b>Chuck VanderMeulen</b>  |                                                                    |
| WC Service Team:               | <b>Bill French</b>         |                                                                    |
|                                | <b>Andy Spicer</b>         |                                                                    |
|                                | <b>Adam Burrell</b>        |                                                                    |
|                                | <b>Joe Powley</b>          |                                                                    |
| WB Maintenance Supervisor..... | <b>Gary Weibenga</b>       |                                                                    |
| WB Service Technician.....     | <b>Mike Scott</b>          |                                                                    |
| Grounds Supervisor.....        | <b>Ray Hernandez</b>       |                                                                    |
| Groundskeepers.....            | <b>Marlon Rittmaier</b>    |                                                                    |
|                                | <b>Andrew Waterman</b>     |                                                                    |
|                                | <b>Marcial Hernandez</b>   |                                                                    |
| Clubhouse Monitors.....        | <b>John Sparks</b>         |                                                                    |
|                                | <b>Cynthia Smith-Darku</b> |                                                                    |
|                                | <b>Andrew Waterman</b>     |                                                                    |
| Housekeeper.....               | <b>Theresa Bell</b>        |                                                                    |
| Continental Breakfast.....     | <b>Mary Lou Benham</b>     |                                                                    |

**Congrats to Mike "Skippy" Starlin...** He has recently joined the team at our sister community Wyndham Hill! He'll be missed at Woodland Creek!

We would also like to congratulate **Gary Weibenga** on his promotion within the company as the new maintenance supervisor at Woodbridge!

**Randy Heimstra** has joined our team at Oak Valley & Pinery Woods as the maintenance supervisor!