



Tis' the Season to Travel Safely

Our President's Message



In just a few short weeks, we'll be celebrating the beginning of a new year. I think many of us are breathing a sigh of relief to welcome in 2021. During this holiday season and throughout the year, we appreciate the service and sacrifice you and your families make. With deployments or long training missions, our Service Members miss out on many special occasions during the holiday season. Our communities are doing special service projects this holiday season to show our gratitude for our military families and all you do day-in and day-out. Donation drop-off stations have been established at 26 HMC

communities across the nation to collect presents and toys for children in need as part of the U.S. Marine Corps Reserve Toys for Tots program. We are also encouraging employees and residents to participate in Wreaths Across America to support their wreath-laying efforts at military cemeteries across the country. On behalf of everyone here at Hunt Military Communities, I want to take this time to wish you all a very safe and happy Holiday Season and a healthy and a happy 2021.

Best,

John Ehle
President
Hunt Military Communities



HuntMilitaryCommunities.com



Season's Greetings!

- The Holidays are fast approaching and whether you are traveling or home for the holidays, we have a few tips to help keep you safe this season. Be sure to check out our section on Holiday and Winter Safety for more information!
- Winter prepping is important this time of the year, and we have listed several resident reminders along with helpful tips to get your home ready for the season!
- It's a busy time of year, so don't forget to take a look at the Upcoming Events and Community Calendar. You can also find this information on our website and social media!



CONTACT INFORMATION



Please see below for our updated contact information:

Office Phone Line: 360-394-7304

Leasing Phone Line: 844-407-7951

Maintenance Work Orders: 888-335-3297

Email: landingsrso@huntcompanies.com

Traveling for the Holidays?

Written notification is required to the NMO prior to leaving the Premises vacant for more than fourteen (14) consecutive days. The Resident should make arrangements for a representative to have access and responsibility for the Premises. The contact information should be provided to the NMO. Resident shall assume all liability for the representative's behavior. Owner will not be responsible for any damages resulting from the Resident's absence from the Premises due to the Resident's negligence, recklessness and/or intentional conduct.



Holiday Lighting

Holiday lighting is authorized for use between the hours of 1700 to 2200 hours from Thanksgiving Day until the second weekend in January. Decorative lighting for other time periods may be installed/displayed one week prior to the holiday and removed no later than three (3) days after the holiday. Holiday/decorative lighting is not permitted at any other time. All lighting must be removed from Premises and stored properly. Overloading of circuits and the overuse of extension cords must be avoided. Resident accepts any and all liability for damages to Premises or injuries caused by holiday or decorative lighting and other decorations. Exterior lighting, other than the above, is not permitted without prior approval from the NMO.

Lighting may not be left on when there is no one in the Premises.

Any lights or decorations attached to the Premises must not cause any physical damage. Gutter clips or similar clip devices are required for affixing exterior lighting; nails/screws/tacks are not permitted.

Resident will be held financially responsible for any incidental damage to he Premises resulting from the use of lights and decorations.

Roof decorations and lighting above the first floor roof-line are not permitted. Resident will be required to immediately remove such decorations when discovered.

Canned "snow" or other similar substances must not be sprayed on windows, siding or brick facades.



Exterior Decorations

Residents should feel free to care for their homes on the exterior; instilling resident and neighborhood pride. Any alteration request needs to be in writing to the NMO prior to making alterations. The following are some of the basic rules which apply to all homes:

- a. One flag is permitted per home; most homes have a preinstalled flag receptacle. If your home does not have a preinstalled receptacle, contact the NMO for instructions.
- b. Only patio furniture is permitted on the exterior.
- c. Storage of items on the exterior is not permitted.
- d. Signage of any kind is not permitted, unless otherwise authorized.
- e. Child play items (bicycles, play houses, etc.) must be properly stored when not in use.
- f. Exterior window shades are not permitted.
- g. Structural installation of hooks to hang items such as plants is not permitted.
- h. Canopies and tarps are not permitted. Only decorative, free-standing patio furnishing type canopies are permitted; all other items require approval by the NMO prior to installation.
- i. Decorative landscape lighting (e.g., solar pathway lighting) is not permitted because it may damage the irrigation lines and interfere with landscape maintenance.



Fireworks Policy

Fireworks are prohibited. The manufacturing, sale, storage, possession, transporting and/or use of fireworks and all incendiary devices are expressly prohibited on the Premises or in the Neighborhood. Violation of the provisions of this fireworks policy is cause for immediate termination of the Lease Agreement and eviction from the Premises.

Modified Site Operations

As Hunt Military Communities (HMC) continues to monitor the COVID-19 pandemic we continually look to adjust property operations in accordance with recommendations from the Centers for Disease Control (CDC), state, and local authorities. As a precautionary measure and abundance of thoughtfulness for the health and wellbeing of our staff and residents, we have made the following adjustments to our operations.

NEIGHBORHOOD MANAGEMENT OFFICE

We will be available for your needs with precautionary measures in place for your safety and ours!

- We will be available in the office, Monday – Friday, 8 AM to 5 PM by appointment ONLY or for emergency purposes. Otherwise, our offices will be closed to the public.
- If you have flu-like symptoms including fever, cough, or difficulty breathing, please do NOT come to our offices. We are still here for you and can offer virtual assistance in all matters. Stay home and get well!
- To make an appointment to come to the office, please call us (360) 394-7304.
- Please contact Landings Central Office at (360) 394-7304 for rent payment drop-off options.
- For up to date communications and to create a maintenance request, please register using the Hunt Resident App which can be found in the Apple or Android store.
- Move-ins, pre-inspections, and move-outs will be conducted with a Hunt representative and one other person only unless a virtual inspection is requested.
- Our offices will be limited to no more than 1-2 people in the office at a time. All others will be asked to wait outside or in his/her car to practice social distancing.
- Masks will be required to enter our offices. Please bring a mask along with you.
- The use of hand sanitizer will be required of all who enter our offices. We will have sanitizing stations on all office desks, we ask that you please use it.
- Multiple signs are posted throughout our offices reminding everyone to practice social distancing, wear a face mask, and preventative measures in stopping the spread of the virus e.g. washing hands, etc.

What to expect from our team

We are taking extra precautionary measures to keep our office areas clean and safe for everyone's safety!

- Sneeze guards have been installed at every desk as an extra layer of protection.
- Our team is required to wear masks while in office.
- The team is required to use hand sanitizer after every interaction.
- After every visit, contact areas will be wiped down before the next person will be allowed to enter the office.
- Strict cleaning measures have been implemented at the opening of the office, throughout the workday, and at the closing of our office.
- HMC employees have and will continue to receive the required training on all policies and procedures to ensure understanding and adherence to the policy and standards set forth.

MAINTENANCE SERVICES

Maintenance will continue to respond to ALL work order requests at this time. We will continue to screen prior to performing work in your home. Also, we are now requiring some additional precautions of our residents before we enter into a resident's home.

- We will be asking questions to identify any potential risk of exposure to COVID-19 to ensure the most appropriate response. Please note our policy instructs all employees and 3rd party providers to stay home if they are ill, showing signs/symptoms, or have been exposed to COVID -19.
- In order for us to perform repairs in the home, we will require residents to take the following action to ensure our employees can perform work in a safe manner. As a resident, you will have three options when a work order is performed inside their home:

1. Do not be inside the home while work is being performed.
2. Be located in a separate area of the home, with no engagement with our team member.
3. Only 1 member of the family is allowed contact with our team member, and if this occurs a mask must be worn along with maintaining appropriate social distancing.

While we understand this action will be disappointing to some, your health and safety, our employees' health and safety, as well as that of our military, civilian personnel, family members, and the base community is our top priority.

What to expect from our Maintenance Team

Our technicians will continue to take extra precautionary measures to keep their vehicles and work areas clean and safe for all our safety!

- Technicians are required to sanitize their hands before entering the home at every visit.
- Technicians will utilize appropriate Personal Protective Equipment (PPE) to include face coverings, shoe coverings, eye protection, and gloves.
- We ask that anyone in the home maintain a 6-foot social distance. One adult is permitted in the work area, maintaining a 6-foot distance during the repair process. If present in the work order, we would further require a mask/face covering be worn. Please have all other family members and pets located in another area of the home.
- The technician will wipe down/sanitize all possible work surfaces and touch-points before and after the work is completed.
- Technicians are required to wipe down the interior of their vehicle and any touched surface after every home visit and at the beginning and end of their work shift.

AMENITIES

Please know that our intent is to solely limit the exposure to COVID while still allowing some amenities to open for you and your families' enjoyment. We are taking great care to evaluate which amenities can be reopened or remain open with the safety of all in mind. Should there be changes, we will communicate this to you and your family.

Remember. Honor. Teach



If you would like to volunteer and/or sponsor a wreath this year, please visit wreathscrossamerica.org for more information. Ceremonies will be held December 19.

Washington Veterans Home (WAWVHR)
901 Olney Rd
Retsil, WA 98378

Ivy Green Cemetery Bremerton (WAIGCB)
Ivy Green Cemetery
1401 Naval Avenue
Bremerton, WA 98312

Poulsbo Municipal Cemetery (WAPMCC)
20002 Caldart Ave NE
Poulsbo, WA 98370



Maintenance Corner

Is your home ready for colder temperatures?? How about turning your clocks back? Check out the home maintenance reminders below:

- **Filters** - Please ensure that your air filters are replaced regularly (every 6 months). Stop by the maintenance shop to pick up your FREE filter when you are ready to replace them.
- **Smoke Alarms** - Test all smoke alarms to make sure they are working properly. Check the batteries and replace if necessary.
- **Thermostats** - Check the batteries and replace if necessary. *Always keep your heat ON. Reduce temperature to 55 degrees IF traveling and leaving the home.*
- **Hose bib Covers** - As the temperatures begin to drop, frozen pipes become a concern. Check your outside faucets and disconnect any hoses that may be attached. Secure your hose bib covers over the faucet for protection. If you are in need of hose bib covers, stop by the maintenance shop to pick one up.
- **Insect/Pest Control** - Residents are allowed and encouraged to treat any insect issues with insect sprays and/or repellents. If the issue persists or is recurring, please contact your maintenance shop for further assistance to resolve the issue.
- **Fireplace** - Please ensure your fireplace has been leaned and thoroughly inspected before use. Maintain proper safety precautions when fireplace is in use. Never leave a fire unattended and always ensure fire has been put out completely.

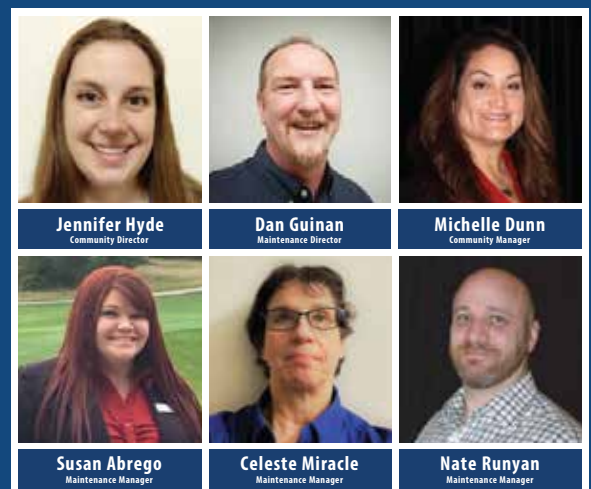
EMPLOYEE SPOTLIGHT



This month we want to introduce you to our new Marketing Coordinator, Chase LeFors. He's lived in Washington with his husband for a little over 6 years now. They are both originally from Missouri and moved here because of a job opportunity Chase had received. They just recently bought our own place and have been making it their own. The only "kid" they have is their 9 year old yorkiepool Captain. Chase has done a little bit of everything before coming to work for Hunt. He's been a merchandiser, a wide format operator, a freelance

graphic designer, a general manager, and a deputy director of tourism. Every job he had always gave him a new skill set that he's am able to apply in everything he does. Working as the Marketing Coordinator for West Sound & The Landings, he has been able to use his creativity to bring new and fresh ideas to the residents and the company as well. It also has been a little nostalgic for him, taking him back to his roots working in Tourism. When he has free time, he can usually be found either playing a game, working on a project, or playing with Captain. He's really looking forward to his future here at Hunt. He plans on bringing new ideas to bring everyone together, not only in the community, but in the company as well. He feels like he has a lot to offer and looks forward to getting to know everyone. He doesn't really live by a motto, but rather quotes by Albert Einstein and Joseph Chilton Pearce. Albert Einstein said, "Imagination is more important than knowledge. For knowledge is limited to all we now know and understand, while imagination embraces the entire world, and all there ever will be to know and understand." "To live a creative life, we must lose our fear of being wrong," said by Joseph Chilton Pearce, is what pushes him to be better. Chase said, "There is more to this world than we let ourselves see. When we let go of our fears and doubts, we bring our imagination to life."

We're Here For You!



HAPPENING AROUND THE TOWN

December 7th, 14th, 21st, 28th

Bainbridge Island Farmer's Market | Bainbridge Island, WA

Since 1990 you have been supporting us by buying from our vendors, visiting or volunteering. Small farms and local businesses that continue to strengthen the local economy. Artisans who will continue sharing their creativity with the community. Music and performers who will keep alive and accessible local entertainment on the Island.

December 7th, 14th, 21st, 28th

Poulsbo Farmer's Market | Poulsbo, WA

The Poulsbo Farmer's Market is an open air market that takes place in the parking lot of the Gateway Fellowship Church. The market runs every Saturday from 10:00 am - 2:00 pm - rain or shine - from April through December. The market showcases locally produced foodstuffs and artisan items. The market keeps local dollars in Kitsap County and helps sustain local farms and businesses. Your dollars make a difference and are greatly appreciated.

December 19th

Wreaths Across America - Washington Veterans Home | Retsil, WA

Each December on National Wreaths Across America Day, our mission to Remember, Honor and Teach is carried out by coordinating wreath-laying ceremonies at Arlington National Cemetery, as well as at more than 2,100 additional locations in all 50 U.S. states, at sea and abroad. Join us by sponsoring a veterans' wreath at a cemetery near you, volunteering or donating to a local sponsorship group.

December 19th

Wreaths Across America - Ivy Green Cemetery | Bremerton, WA

Each December on National Wreaths Across America Day, our mission to Remember, Honor and Teach is carried out by coordinating wreath-laying ceremonies at Arlington National Cemetery, as well as at more than 2,100 additional locations in all 50 U.S. states, at sea and abroad. Join us by sponsoring a veterans' wreath at a cemetery near you, volunteering or donating to a local sponsorship group.

December 19th

Wreaths Across America - Poulsbo Municipal Cemetery | Poulsbo, WA

Each December on National Wreaths Across America Day, our mission to Remember, Honor and Teach is carried out by coordinating wreath-laying ceremonies at Arlington National Cemetery, as well as at more than 2,100 additional locations in all 50 U.S. states, at sea and abroad. Join us by sponsoring a veterans' wreath at a cemetery near you, volunteering or donating to a local sponsorship group.

SAVE THE DATES

December 1st - 18th

All we want for the Holidays is for fun and cheer! We are going to have mailboxes set up in front of your local community center for your kids to send letters to the North Pole. Be sure to have your children's letters in the mailbox no later than December 18th.

December 1st - 31st

Thank you to all that participated in our virtual energy event in October. Our special focus on conservation continues in December with the kick off of our Winter Energy Champion Contest. Do you have what it takes to be an energy champion? See the included flyer for contest details.

December 6th

'Tis the season to be SMARTY. Get ready folks! It's time for Holiday Movie Trivia! This will be our Second installment of our Virtual Trivia Game. This time, we will be testing your knowledge on a wide variety of Holiday Movies. Grab some hot cider and your family and show us what you are made of. Make sure to RSVP by December 4th.

December 14th - 18th

Mirror, mirror on the wall. Who's the ugliest of them all? We want to see the ugliest holiday sweaters you can create! Decorate a sweatshirt or sweater with your materials of choice - felt, yarn, LEDs, plastic, clock gears, buttons, etc! As long as it's over-the-top and ugly, you're good to go. Check out the Facebook Event for more details on our Ugly Sweater Contest!

December 19th

You're a Mean One... Mr. Grinch. Gather all your Whos for some fun! This will be the Third installment of our Virtual Trivia Game. This time, we will be testing your knowledge on Dr. Seuss's Grinch. Let's all have a whobilation and show the Grinch who's boss. Make sure to RSVP by December 4th.

December 19th

This is the deadline to donate to Toys for Tots. Check out the attached flyer for Drop-Off locations and hours. Let's all help make a difference this holiday season! Make sure donations are new and unwrapped. Visit belfair-wa.toysfortots.org for more information.

All questions and RSVP requests can be sent to our Marketing Coordinator.
Chase LeFors: chase.lefors@huntcompanies.com





Winter Weather

REMINDER ABOUT WHAT TO DO DURING THESE CHILLY MONTHS



When the snow hits our area and reaches a depth of 2 inches or more, we will plow the streets within the housing area. Residents are responsible to clear their sidewalks and driveways. The streets leading to housing will be plowed by NAVFAC crews.



If you plan to traveling during the winter months, set your thermostat to 55° to keep the pipes from freezing.



Whether you will be home or away please be sure to follow these tips:

- Leave thermostat set at 55 degrees or higher
- Disconnect hoses and cover outside faucets with insulated covers
- Replace furnace filters several times a year to help efficiency

Call the Maintenance Dispatch Line if you have any questions about winterizing your home or to report leaks: (888) 335-3297

Christmas Tree Safety



As you deck the halls this holiday season, be fire smart. A small fire that spreads to a Christmas tree can grow large very quickly.



PICKING THE TREE

- Choose a tree with fresh, green needles that do not fall off when touched.



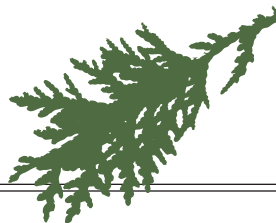
PLACING THE TREE

- Before placing the tree in the stand, cut 2" from the base of the trunk.
- Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.



LIGHTING THE TREE

- Use lights that have the label of a recognized testing laboratory. Some lights are only for indoor or outdoor use.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.



After Christmas

Get rid of the tree after Christmas or when it is dry. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home.

Check with your local community to find a recycling program.

Bring outdoor electrical lights inside after the holidays to prevent hazards and make them last longer.

FACTS

- ! More than **one of every four** home Christmas tree fires is caused by electrical problems.
- ! Although Christmas tree fires are not common, when they do occur, they are more likely to be serious.
- ! A heat source too close to the tree causes **one in every four** of the fires.



NATIONAL FIRE PROTECTION ASSOCIATION
The leading information and knowledge resource on fire, electrical and related hazards

Winter Holiday Safety

Winter holidays are a time for families and friends to get together. But that also means a greater risk for fire. Following a few simple tips will ensure a happy and fire-safe holiday season.



HOLIDAY DECORATING

- Be careful with holiday decorations. Choose decorations that are flame resistant or flame retardant.
- Keep lit candles away from decorations and other things that can burn.
- Some lights are only for indoor or outdoor use, but not both.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Use clips, not nails, to hang lights so the cords do not get damaged.
- Keep decorations away from windows and doors.



HOLIDAY ENTERTAINING

- Test your smoke alarms and tell guests about your home fire escape plan.
- Keep children and pets away from lit candles.
- Keep matches and lighters up high in a locked cabinet.
- Stay in the kitchen when cooking on the stovetop.
- Ask smokers to smoke outside. Remind smokers to keep their smoking materials with them so young children do not touch them.
- Provide large, deep ashtrays for smokers. Wet cigarette butts with water before discarding.



Before Heading Out or to Bed

Blow out lit candles when you leave the room or go to bed. **Turn off** all light strings and decorations before leaving home or going to bed.

FACTS

- ! More than **one-third** of home decoration fires are started by candles.
- ! More than **two of every five** decoration fires happen because decorations are placed too close to a heat source.



**NATIONAL FIRE
PROTECTION ASSOCIATION**

The leading information and knowledge resource
on fire, electrical and related hazards



Holiday Movie Trivia

Date: December 6th

Time: 4:00 p.m.

RSVP by: December 4th

Grinchy Trivia

Date: December 19th

Time: 6:30 p.m.

RSVP by: December 18th

For More Information:
Marketing Coordinator

Chase LeFors

Chase.LeFors@HuntCompanies.com



Letters to Santa

Your kids can write letters directly to Santa! There will be a mailbox setup at your local Community Center. For more information contact our **Marketing Coordinator, Chase LeFors | Chase.LeFors@HuntCompanies.com**

Landings Central
2785 Cascades Pass Blvd.

Ugly Sweater Contest

December 14th-18th

Mirror, mirror on the wall. Who's the ugliest of them all? We want to see the ugliest holiday sweaters you can create! Decorate a sweatshirt or sweater with your materials of choice - felt, yarn, LEDs, plastic, clock gears, buttons, etc! As long as it's over-the-top and ugly, you're good to go. Check out the Facebook Event for more details!

Make a Difference



Donate a new unwrapped toy!
Final day to donate will be December 19th

Drop-off at your local community center:

Landings Center

2785 Cascades Pass Boulevard
Donation times: 8 a.m. - 5 p.m.

WINTER ENERGY CHAMPION CONTEST

CASH PRIZES FOR CONSERVING ENERGY IN
YOUR HOME EVERY MONTH DURING
NOVEMBER, DECEMBER, JANUARY, AND FEBRUARY



EACH MONTH:

- ❄️ Receive a raffle entry each month you reduce usage below the month average (for your Like Type Group)
- ❄️ Receive a raffle entry by decreasing electric or gas usage by **10%** over last year's usage

**ALL RESIDENTS IN THE NEIGHBORHOOD WITH THE
LOWEST TOTAL CONSUMPTION FROM NOV - FEB WILL
RECEIVE A RAFFLE ENTRY WITH THE FINAL RAFFLE IN MARCH.**

RESIDENTS OUT OF THE HOME DO NOT QUALIFY.
WINNERS MUST CONFIRM THEY WERE IN THE HOME BEFORE PRIZE IS AWARDED.

PRIZE AWARD DATES

November winners are awarded December 31st
December winners are awarded January 31st
January winners are awarded February 28th
February winners are awarded March 31st

**STAY TUNED
FOR MORE**