



January Newsletter



Let's Make 2024 Great

It's the start of another wonderful year, neighbors! So let's start it out in the best possible way.

Air Filters: Studies show the best way to prolong the life of your HVAC unit is to replace your air filter monthly. When you pay rent on the 1st of each month is a great time to stop by the office and pick your filter up! If you have trouble replacing yours, please reach out to the front office or submit a work order.

Pest Control: Pest Control treatment is completed in building order each week on Tuesdays. This is preventative pest control maintenance and is VERY important in making sure your unit and your neighbor's unit is pest free! So please be sure to put your pets away and always allow the tech to treat your unit. If you need to reschedule a treatment please call the office and we will set you up for a call back the next Tuesday.

Work Orders: We want you to feel comfortable in your home! Please submit your work orders on the resident portal app or on the resident portal homepage on our website. HVAC or water intrusion emergencies need to be submitted through the portal and called into the office at 850.479.6257 (even after hours).

Furry Friends & Nice Neighbors

Majestic Oaks is very happy to be pet friendly! In order to keep our community clean & enjoyable for everyone let's remember the pet rules:

1. **If They Poop, You Scoop** : We provide ample pet waste bag areas throughout the property. Pet poop is a breeding ground for illnesses and just plain smells bad! If you are caught on camera not picking it up you will be charged a \$25 fine.
2. **Leash your Pet, Or you will Regret** : We can not express this enough – even if you think your dog is friendly some people are afraid of dogs, or allergic, or they have a dog they are walking who is aggressive! It is a lease violation to have your dog off leash in the community. If you are caught on camera you will be charged a \$25 fine.



HAPPY JANUARY BIRTHDAY NEIGHBORS!

Natalia J. | John M. | Michelle A. | Andre B. | Alex C.
 Adriana M. | De'Ann M. | Nathan Y. | Jacob L. |
 Quan W. | Quin S. | TMara J. | Victoria M. | Brian S. |
 Shuankevia J. | Karl S. | Orenthia B. | Kelli D. | Fran D





Community Movie Night

What a fantastic turn out we had for our Sweets Swap & holiday movie night! Yummy sweets and warm hot chocolate, what could be better? Don't forget, community movie night is now being held once a month. If you have a movie you are wanting to see make sure to email us at majesticcoaks@willowbridgepc.com



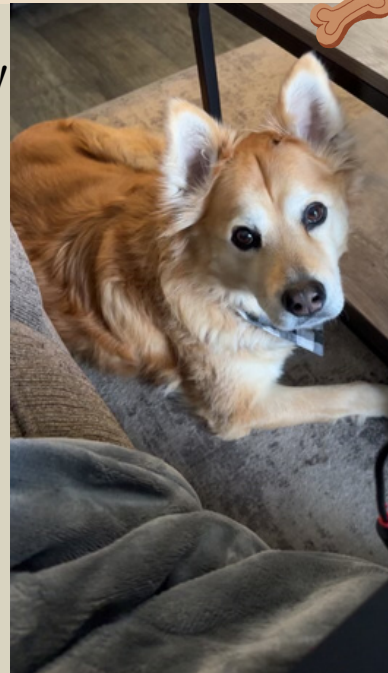
Movie night for January has been cancelled due to weather be sure to join us in February for a holiday themed film!



Show Us the Cuteness Winner!

Congrats to our cuteness winner Lauren K. and her two Majestic Oaks cuties, Paisley & Nash! Boy do we love seeing some happy pups enjoying the [#livemajesticlife](#).

Be sure to tag [#livemajestic](#) in your picture on Facebook or Instagram if you want a social media shoutout!



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New Year, *New You*, New Budget

Budgeting is never easy. There's always going to be something we want to buy but don't need or emergencies that require pulling from our reserves. But with the right budgeting method, your life and finances can run more smoothly! Try one of these simple budgets for the new year:

50/30/20 - If you don't have a specific focus, give this smart structure a try. Split your income up as follow:

50% towards necessities, 30% on wants, and 20% on debt repayment and savings. Great for beginner budgeters, this method can be tailored to fit your needs by changing the percentages.

Pay Yourself First - If you don't like crunching numbers but need to focus on savings and debt repayment, this is a great option. In this method, you can put money aside for savings and debt repayment first, then spend the rest of the money as you see fit without tracking every purchase. Be careful, though. You want to make sure you still have enough for bills and other necessary expenses.

Zero-Based Budget - If you love planning, then this strategy is perfect for you. Using a simple equation - income minus expenses equal zero - this method makes use of every dollar by allotting all your income to specific spending categories, such as groceries, entertainment, and savings.

Need a More Concrete Approach? - Try the envelope system! Also known as cash stuffing, this method is just like the zero based budget, but with actual paper envelopes in cash.

Don't Give Up!

It may take a few months for a budget to stick; it's all about habit building. Give yourself some flexibility, and change methods if you find one system isn't working for you.



Trivia: *Just my Cup of Tea*

Think you know the answers to these trivia questions? Flip to page 6 to see.

1. Most teas are made from the leaf of what plant?
2. Herbal teas - blends of herbs, flowers, fruit, and spices - aren't true teas! What are they called instead?
3. Which country produces the most tea?
4. Reading tea leaves is known as what?
5. True or False: After water, tea is the most common beverage in the world.



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Bangers & Mash

Take a hop across the pond with us for this delicious pub dish straight out of the U.K! Traditionally served with onion gravy feel free to spice it up and change to your liking.

Instructions

1. Preheat the oven to 400 degrees F.
2. Make the onion gravy in advance. Caramelized onions with a little Worcestershire sauce take it to the next level!
3. To Make the Mash: Place the potatoes in a pot of water and add the salt. Bring to a boil, lower the heat to a steady simmer and cook for about 15-20 minutes or until they potatoes are just tender when pierced with a knife. Be careful not to over-boil them.
4. Thoroughly drain the potatoes and place them back in the empty pot set over very low heat just to maintain warmth. If using a ricer or food mill (this creates the most optimal texture), run the potatoes through it now while they're hot. If using a hand masher mash the potatoes while they're hot. (Avoid using an electric mixer or food processor.) Mash the potatoes until fluffy and you've reached the desired degree of smoothness. Be careful not to over-mash or the potatoes will become gluey.
5. Use a spoon to stir in the butter. Once melted stir in the hot milk gradually, allowing time for the potatoes to absorb the liquid after each addition. Add more hot milk as needed to achieve desired consistency. Season with salt and pepper to taste.
6. To Prepare the Sausages: While the potatoes are boiling place the sausages in a baking dish with a little oil and roast the sausages for about 10 minutes on each side or until nicely browned. (Alternatively you can fry the sausages but baking them creates an especially nice crispy outer shell with a juicy interior.)
7. To serve, place a mound of mashed potatoes on each plate, lay the sausages on the mashed potatoes and top with onion gravy. Peas are a traditional side.



Ingredients

- 8 high quality pork sausages (pork is traditional but if you don't eat pork you can use chicken sausages, etc)
- 2 pounds Yukon Gold or other medium-starch potato, peeled and cut into large (2 inch) uniform chunks (or boiled whole in skins and peeled while hot)
- 1/2 teaspoon salt
- 4 tablespoons unsalted butter
- 3/4 to 1 cup hot milk (we recommend whole but you can use 2%)
- 1 batch homemade onion gravy

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A Day ON, Not a Day Off

"Our lives begin to end the day we become silent about the things that matter" – Dr. Martin Luther King Jr.

In the United States, Martin Luther King, Jr., Day is observed annually on the third Monday in January. The day commemorates the life and work of Dr. King, who was a Baptist minister and prominent leader in the American civil rights movement. He rose to the front of the civil rights movement in 1955 with the Montgomery bus boycott that followed the arrest of Rosa Parks, an African American woman who had violated the city's racial segregation ordinances when she refused to give her seat on a bus to a white passenger. An advocate of Mahatma Gandhi's philosophy of using nonviolent resistance to effect social change, King promoted the use of nonviolent means to bring an end to racial segregation in the United States. In 1964 he was awarded the Nobel Prize for Peace for his efforts. He was assassinated in 1968.

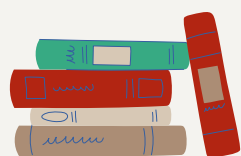
People are encouraged to use the day to "reflect on the principles of racial equality and nonviolent social change espoused by Dr. King." The holiday is typically observed with events such as marches and rallies and speeches by politicians and civil rights leaders.



National Human Trafficking Prevention Month

President Biden has proclaimed January 2023 as "National Human Trafficking Prevention Month," reaffirming his Administration's commitment to protect and empower survivors of all forms of human trafficking, to prosecute traffickers, and to bring an end to human trafficking in the United States and around the world. "Since human trafficking disproportionately impacts racial and ethnic minorities, women and girls, LGBTQI+ individuals, vulnerable migrants, and other historically marginalized and underserved communities, our mission to combat human trafficking must always be connected to our broader efforts to advance equity and justice across our society."

Trafficking in persons is a serious crime and a grave violation of human rights. Every year, thousands of men, women and children fall into the hands of traffickers, in their own countries and abroad. Almost every country in the world is affected by trafficking, whether as a country of origin, transit or destination for victims. Every Presidential proclamation for January ends with a call to action for all Americans to recognize the vital role everyone can play in combating all forms of human trafficking.



NEW YEAR BOOK RECOMMENDATIONS



Ages 7+:

I Survived: Collection

The Princess in Black

How Birds Sleep

Mars! Earthlings Welcome

Ages 11+:

Finding Junie Kim

Father Than The Moon

Black Heroes of the Wild

West

Ages 16+:

Home, Home

Alice in Zombieland

The Faithful Spy

Terrible Typhoid Mary

Ages 18+:

We Are Not Okay

The Girl in the Green Dress

What Wild Women Do

The Comfort Book

january 2024

SUN	MON	TUE	WED	THU	FRI	SAT
	 1 Rent Due!	2	3	4 Rent Late! Late Fee applied (\$100)	5	 6 National Technology Day
7	8	9 Pest Control: Bld 6	 10 Human Trafficking Awareness Day	11	12	13
14	 15 MLK Day Office Closed	16 Pest Control: Bld 4	17	18	 19 National Popcorn Day	20
 21 World Snow Day	22	23 Pest Control: Bld 5	24	25	26	27 National Geographic Day
28	 29 National Puzzle Day	30 Pest Control: Bld 7	31			

This Month in History:

1754: COLUMBIA UNIVERSITY IS FOUNDED AS KINGS COLLEGE IN NEW YORK CITY.

1847: SAMUEL COLT SELLS HIS FIRST REVOLVER PISTOL TO THE U.S. GOVERNMENT.

1908: THE BALL WAS FIRST DROPPED AT TIMES SQUARE IN NEW YORK CITY.

1924: THE FIRST WINTER OLYMPIC GAMES BEGIN IN CHAMONIX, FRANCE.

1935: BEER WAS FIRST SOLD IN CANS

1943: THE PENTAGON OPENS. IT IS THE WORLD'S LARGEST OFFICE BUILDING AT 6.5 MILLION SQUARE FEET

1945: WWII YALTA AGREEMENT SIGNED BY THE U.S., ENGLAND, AND RUSSIA. THE AGREEMENT DEFINED HOW GERMANY WOULD BE DIVIDED AND ADMINISTERED AFTER THE WAR'S END.

1964: THE BEATLES RELEASE "MEET THE BEATLES", THEIR FIRST ALBUM TO THE U.S., SPARKING A NEW "ENGLISH INVASION".

1975: TELEVISION GAME SHOW "WHEEL OF FORTUNE" PREMIERES.

2007: APPLE INTRODUCES THE 4.5 INCH X 2.4 INCH APPLE IPHONE

TRIVIA ANSWERS:

1. CAMELLIA SINENSIS, AN EVERGREEN SHRUB NATIVE TO EAST ASIA
2. TISANES. EVEN THOUGH TISANES ARE CALLED TEA THEY ACTUALLY DON'T CONTAIN ANY TEA LEAVES!
3. CHINA
4. TASSEOGRAPHY IS A DIVINATION OR FORTUNE-TELLING METHOD THAT INTERPRETS PATTERNS IN TEA LEAVES, COFFEE GROUNDS, OR WINE SEDIMENTS.
5. TRUE