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gatewayenclavesmanager@lindyproperty.com



DELIVERED UNDER DOOR

-You Are On Notice-

July 22, 2019

Dianna Lemmon
Gateway Enclave
3936 Gateway Dr Apt. B-1
Philadelphia, PA, 19145

FROM: John Samuel, Property Manager

RE: General Disturbance

We have received a report from a resident of partying every weekend which disturbs fellow residents that involved your guests which came to your unit.. Here is a list of complaints that we have received for this unit. There have been parties every weekend with a number of guests staying the entire weekend. It seems she is inviting her friends over to party, while her friends' children (as many as 7-8 at a time) go and use the pool unsupervised. Last night some of the guests/children had an argument, they ran down the road through the neighborhood yelling, returned to the front of the building by hanging onto the sides of a moving SUV (witnessed by several cars behind the vehicle), and then prompted each other to have a

fist fight. Rather than attempt to calm the fight, the neighbor and her friends yelled to the children from the balcony asking if one of the boys "was beat up by a girl". They continued to have loud conversations, yell, and be disruptive until at least midnight. . It is now Sunday afternoon, and the party is continuing with music and yelling. We spoke with several other tenants in the building who were also frustrated with the yelling, music, trash being thrown, and numerous pool guests . The incident occurred on **Saturday, July 20, 2019**. This behavior is a disturbance to our other residents and is a direct violation of your Lease Contract, per "Prohibited Conduct." In addition to your being responsible for following all Lease rules, it is important to remember that you are also responsible for the action of other occupants of your unit, including children, and guests. This letter serves as notice that should we receive any further complaints, we will be forced to take further action up to and including possible termination and/or non-renewal of your lease. We may also commence legal action in accordance with the violation.

If you have any questions, feel free to contact the Management Office at 215-463-5566. Thank you for your cooperation.

Yours,

John Samuel

Property Manager, Gateway Enclave

email gatewayenclavesmanager@lindyproperty.com