

Inside**this Issue...**

Some Thoughts to Ponder	2
The Accounting Arena	4
Bike Safety	5
Thank You From Lynna Quinn	
From the Mindfield of Jeff Schaeffer	6
The RPM Review...	8
When Staying is No Longer an Option...	10
Ramblings From Your RVP....David Soule	12
Happy Anniversary	13
Compliance Corner	14
Walled Lake Villa Luau	16
Congratulations!	
What's Cookin	17

THE PRESTIGE PRESS



SOME THOUGHTS TO PONDER

Submitted By: Paul Spencer, President

I love to read inspirational and motivational thoughts. Every now and then I come across one that really resonates with me. I hope that you find something that inspires you in the thoughts from some of the truly great minds that have ever lived.

It was a high counsel that I once heard given to a young person, "Always do what you are afraid to do."

Ralph Waldo Emerson

Take calculated risks. That is quite different from being rash.

George S. Patton

If you do not hope, you will not find what is beyond your hopes.

St. Clement of Alexandra

We are all inventors, each sailing out on a voyage of discovery, guided each by a private chart, of which there is no duplicate. The world is all gates, all opportunities.

Ralph Waldo Emerson

Seek the lofty by reading, hearing and seeing great work at some moment every day.

Thornton Wilder

The only way of finding the limits of the possible is by going beyond them into the impossible.

Arthur C. Clarke

We are what we repeatedly do. Excellence, therefore, is not an act but a habit.

Aristotle

Work spares us from three evils: boredom, vice, and need.

Voltaire

Experience is the child of thought, and thought is the child of action.

Benjamin Disraeli

Cont'd on Pg. 2





The best way out is always through.
Robert Frost

Do not wait to strike till the iron is hot; but make it hot by striking.
William B. Sprague

Nothing will ever be attempted if all possible objections must first be overcome.
Samuel Johnson

Fortune favors the brave.
Publius Terence

Our greatest glory is not in never falling but in rising every time we fall.
Confucius

Great spirits have always encountered violent opposition from mediocre minds.
Albert Einstein

Knowing is not enough; we must apply.
Willing is not enough; we must do.
Johann Wolfgang von Goethe

Nothing great was ever achieved without enthusiasm.
Ralph Waldo Emerson

Nothing contributes so much to tranquilize the mind as a steady purpose--
a point on which the soul may fix its intellectual eye.
Mary Shelley

Try not to become a man of success but a man of value.
Albert Einstein

Inspiration and genius--one and the same.
Victor Hugo

If you can imagine it, you can achieve it; if you can dream it, you can become it.
William Arthur Ward

Every artist was first an amateur.
Ralph Waldo Emerson

No great man ever complains of want of opportunities.
Ralph Waldo Emerson

The ability to concentrate and to use your time well is everything if you want to succeed in business--or almost anywhere else
for that matter.
Lee Iacocca

Winning isn't everything, but wanting to win is.
Vince Lombardi





Failures do what is tension relieving,
while winners do what is goal achieving.
Dennis Waitley

The great and glorious masterpiece of
man is to know how to live to purpose.
Michel de Montaigne

Ah, but a man's reach should exceed his grasp,
or what's a heaven for?
Robert Browning

Our plans miscarry because they have no aim. When a man does not know what harbor he is making for, no wind is the right wind.
Seneca

It is hard to fail, but it is worse never to have tried to succeed.
Theodore Roosevelt

We learn wisdom from failure much more than success. We often discover what we will do, by finding out what we will not do.
Samuel Smiles

He that is down needs fear no fall.
John Bunyan

The greatest mistake you can make in life is to continually be afraid you will make one.
Elbert Hubbard

Wherever we look upon this earth, the opportunities take shape within the problems.
Nelson A. Rockefeller

There is no failure except in no longer trying.
Elbert Hubbard



All men dream but not equally. Those who dream by night in the dusty recesses of their minds wake in the day to find that it was vanity; but the dreamers of the day are dangerous men, for they may act their dream with open eyes to make it possible.
T.E. Lawrence

I like the dreams of the future better than the history of the past.
Patrick Henry

My personal favorite was made by Robert Kennedy. As a young boy I had the opportunity to work on his Presidential campaign in California. Most of you know that he was killed in Los Angeles after giving his speech acknowledging his win of the California primary in 1968. I stayed up late and turned off the TV thinking that I had been part of something special only to wake up the next morning to hear the heartbreaking news. The man died, but his words have stayed with me my entire life.

"Some people see things as they are and say why. I dream things that never were and say why not?"
Robert F. Kennedy

The Accounting Arena

Every Penny Counts...

In a five year study of procrastination, psychologist Piers Steel, Ph.D. at the University of Calgary found that 95 percent of us report having postponement problems. We put off jobs we find tedious.

As we all learned in grade school, procrastination is the thief of time. But in the accounting world it can also be the thief of money. When we put off the process of submitting invoices, in a timely matter, money wasting may occur.

If invoices are paid late, finance charges or late fees may accrue.

If invoices are paid late and need to be sent out overnight, excess postage fees are incurred.



If invoices are paid late, vendors may not approve future purchases on credit terms.

If invoices are paid late, utilities may be shut off. And in some cases require a large security deposit to reactivate.

Late payments may not always be because of late submission of invoices. Cash flow is also a factor. But are you putting off knocking on doors to collect cash to pay the bills? Another task we may find easy to put off.

“People who procrastinate tend to be less healthy and less happy,” reports Steel. So on that note, let’s all become healthier, happier people by getting our invoices submitted in a timely manner. A good rule to follow is to send invoices in weekly. If for some reason you forget to or haven’t found the time, be sure you always have your invoices submitted when you submit your payroll hours. I bet not many people postpone that task 😊

Submitted By: Mary Black
Corporate Accountant

Bike Safety

Bike Safety Clinic was a success at Cascade Apartments in May for young and old residents who were able to purchase bicycle helmets fitted by Ottawa County Sheriff's department deputies. Money generated by this event went to Safe Kids Foundation.



Submitted By:
Shelly Gonzales, A.R.M
Cascade Apartments Manager

The Big Six

- **Occupancy**
- **Collections**
- **Compliance**
- **Service Requests**
- **Unit Turns**
- **Curb Appeal**

Thank you from Lynna Quinn

Your Work and Commitment is Appreciated

Sometimes in our busy days we do not recognize those that make our days go smoother.

I would like to say **THANK YOU** to my entire team for being professional and accountable. My managers are the greatest, my maintenance knows we could not do it without them and my grounds and janitorial/housekeeping are the ones that make us look good everyday.

I appreciate all that you do!!



Submitted By: Lynna Quinn
Property Manager



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Do the Right Thing!



From the Mindfield of Jeff Schaeffer...

Lately I've been doing a fair amount of site visits and I am noticing more enthusiasm and tangible improvement in the quality of our team and the way we operate. On behalf of my partners, Paul, Jen, and Karen, I want to thank you all for being open and responsive to change and for your efforts at moving the needle closer to our goal of becoming the best, most respected property management company in the industry.

So how do we maintain momentum and take it to the next level? Like you, I want to be part of something significant and important that I can be proud of. In fact, each and every one of us, whether we realize it or not have a passion for significance.

I personally find it very helpful to stay focused on the big picture as I work through my day. Later in the evening I then conduct a very informal self-evaluation of my day's efforts. If I constantly refocus my energy toward big picture goals I can be more objective and effective while negotiating all of the frustrating details and minutiae that could leave me feeling unfulfilled at the end of a workday. Self-evaluation is a critical skill if we are to become the person we want to become.



Do you objectively evaluate your own performance regularly? Are you happy with your choices, effort, and skill level? Do you feel good about your contribution to the Team? When we feel good about our decisions, actions and interactions with others then we naturally feel good about ourselves. If you think about it, the only person who needs to feel good about what you do and who you are is you. So then, the only truly important evaluation question is this, "Do I feel good about the person I am becoming?" Your heart and your gut know the answer to this question. You just have to listen to your true self and be open to the honest answer.



If you don't feel particularly good about yourself, why not look to do things differently? Don't fall into the trap of being self-critical and/or judgmental. Beating yourself up or being negative about your situation, others, or a lack of ability can never lead to a positive outcome. If there are things that you want to change, then recognize what that is, and take action. Just do your best at all times. Even when your best isn't very good, just keep refocusing on what is important and continue to do your best.

If you want to feel good about yourself and your contribution to the Team, here's a tried and true prescription guaranteed to work. 1) Identify needs; 2) Generate win/win solutions; 3) Do the right thing.

Identifying needs is the evaluative component of the method. Don't be critical of yourself and/or others, just look for what needs to be fixed or improved upon. Start with yourself. Ask yourself, "What could I do that will make me feel better about myself and contribute more to my team or society? Make a list and prioritize. Focus on just one thing at a time.

Generating win/win solutions means analyzing alternatives and coming up with one that makes sense in both your heart and your gut. A win/win solution just feels right. True win/win occurs when everyone involved benefits and is happy with the solution.

When you do the right thing, it implies analyzing options clearly and then taking action while doing your best to solve the need. This 3-step method is simple, straightforward, and if done from conscious choice to add value or help others and not from the ego's need to look good or compare yourself to others, you will become more valuable to others and happier with your self and your life.



A few years ago, we implemented performance reviews starting with the positions of manager and above. It was a good process, but we didn't clearly communicate ahead of time what we were evaluating. It is our intent to re-implement performance reviews for all positions, but probably not this year. We want to make sure everyone is clear on our direction, what we will evaluate performance on, and that you have the tools to do the job competently before we start reviewing performance. Our performance reviews will be used as a scorecard to identify needs and generate win/win solutions.

We will be basing performance reviews on the same criteria we use to reward people at the annual Recognition and Appreciation event. These include the components of the big 6, Team fit, and essential leadership qualities. In the coming months, we will address each of these specific components to help you understand how they apply to you and your job.



These performance areas form the big picture that will help us realize our goals, and we will use them to reward your commitment to help us reach our goals. This is a great time to consider reinventing yourself to increase your self-satisfaction. Remember, it is never too late to become the person you always wanted to be. Think about it...

The RPM Review...



Albert Einstein once said, "The only reason for time is so that everything doesn't happen at once." Then why does it sometimes feel like everything is happening all at once? On any given day we can face up to a dozen "must do" items but the reality is that not all items have the same priority level as one another. We need to learn to prioritize the priorities.

Not so long ago I was an onsite manager. Daily there was allot of stimulus being tossed in my direction and the only way to slow it down was to base my reactions on what needed my attention most urgently. I was not always so good at it and sometimes I still slip. My RPM recognized that what I needed was a plan and she bought me a Franklin planner. I thought what a wonderful gift, she wants me to be more like her! Then I realized she just wanted me to turn things in on time and stop waiting for the last possible moment before flinging things into the abyss known as outlook web based email. I was a repeat offender, sending items without spell checking them and without any thought to grammar, all the while expecting her to clean up after me. If that weren't bad enough, I would send items when they were *due* to ownership leaving my RPM no time for review or to give me feedback.

In the perfect world items come in one at a time, almost as if they took a number just outside your door. Deadlines only occur once you feel like getting around to completing the task and residents never want to move from our communities. **WAKE UP PEOPLE**...this is not a perfect world. Stimulus isn't going to stop coming anytime soon and it will keep coming in droves, not single file. This is what makes our careers so unique. We are the people that take care of the people after they are done going out and taking care of people. Say that three times fast. What I'm trying to say is no one expects us to be perfect but they do expect us to do our very best every day.



When starting our day, week or month we need to think about what items are most important to ownerships goals and to the goals of the site. Inherently those goals become part of our goals on site. Don't spend endless hours listing every thing you can think of, just plot out the bullet points, the owners objectives, etc. ex.,

Week of 7/7/08-7/11/08**Main focus**

Occupancy
Collections
Curb appeal
Recerts



Then, branch off the three main goals to smaller pieces that help the whole site team achieve the bigger goal.

Occupancy > create a flyer
Collections > knock on doors
Curb appeal > freshly paint curbs
Recerts > send notices to residents

Then you branch off even one step further until you minimize the task down to a morsel:

Occupancy > create a flyer to hang around town > buy colored paper
Collections > knock on doors > make door hangers for residents who are not home
Curb appeal > freshly paint curbs > buy white paint
Recerts > send notices to residents > print renewal menus

If we set our big goals on Monday morning then we can split these tasks up over the first couple of days in the week. By taking the large goal and breaking it down it became very manageable, specific and attainable. From here we can allow ourselves time for residents, bill coding, interruptions, but ultimately we have planned to be creative and focus on four of the big six items and the week has just started.

It is never too late to change the road we are on and each one of us can manage our time, if we take the *time* to do it. Lao Tzu, a Chinese philosopher said, "If you do not change direction, you may end up where you are heading."



Submitted By: Amanda Baldrige
 Regional Property Manager

When staying is no longer an option...

As a manager, one of your objectives is to reach 100% occupancy. It seems counter productive to evict residents. Unfortunately, no matter how thorough your screening process is, you will eventually come across that one household that is making your life, and that of their neighbors, a living nightmare. Your only option may be to pursue the termination of their tenancy. You will need to know which type of eviction to pursue.

(1) 30 Day Termination:

The 30-Day Notice to Quit is the most common eviction and should be used for residents that have committed repeated minor violations of the Lease. Minor violations of the lease include excessive noise, unsupervised children, repeated late payment of rent, an unauthorized pet, and an unauthorized occupant. The [Lease Violation Notice](#) should give a tenant an opportunity to cure the violation. When the violation is significant however, a single violation will suffice. A major violation of the lease can include criminal activity on the property, fraud and failure to recertify.

Good documentation of problems is a crucial element in the successful outcome of your eviction action. Written lease violations should be issued whenever warranted and copies kept in the tenant's file. Please note that verbal warnings from management bear little weight in court. Other residents should be encouraged to submit their complaints in writing. If a resident is not willing to put a complaint in writing, they are unlikely to provide crucial testimony at trial.



Once you feel you have enough grounds to support a termination, you should prepare a [Termination of Tenancy Checklist](#) and forward it to your immediate supervisor for approval. If you use the KMG Prestige Legal Department, your supervisor will approve the termination and then he/she will forward the packet to the Legal Department to draft the actual termination paperwork. Depending on the nature of your housing program, additional statutory language may be required in the termination of tenancy notice. If you use outside counsel, you should send them the information.

(2) Health Hazard Termination:

A Health Hazard/Damage to Property gives a resident seven (7) days to eliminate a health hazard and/or pay for damages or face eviction proceedings. This is most often used when the condition of the apartment degrades to the point that it could affect the health and safety of the resident or others, it creates a fire hazard, or when the utilities have been turned off by the resident.

You should provide your attorney with information detailing the health hazard. The resident should receive a letter and Notice to Quit form; advising them what corrective actions must be taken if they wish to remain a resident. The Notice to Quit must have the statutory language that is pertinent to your property. If the resident does not correct the problem or move within (7) days, an eviction proceeding will have to be initiated in Court. Since the Health Hazard Notice is correctable (meaning that eliminating the problem will allow them to stay), it is often issued in conjunction with a 30-Day Termination Notice.

(3) Drug Termination

The third type of Notice to Quit is used for drug violation terminations. Michigan Statutes provide for the issuance of a 24-Hour Notice pursuant to the provisions of the rental agreement, if there is a police report to support the allegations of drug activity. If the Lease contains the appropriate clause, you do NOT have to wait for a criminal conviction to start a drug eviction. Check your Lease now to make sure there is a provision in the lease for a 24 hour Notice to Quit. If not, you should utilize a **[Drug and Crime Free Housing Addendum](#)** to your lease. If the resident does not move out after the 24-hour notice, a Summons and Complaint can be filed with the Court.

A word of warning, if you suspect that a unit has been used in the connection with Metamphetamine (Meth) related activity; you should contact the **[Michigan State Police](#)** at (866) 638-4847. Never remove chemicals from an apartment suspected in the production of Meth, as those chemicals can be extremely dangerous.

If you have any questions on terminating a resident, or any other legal matters, please contact the KMG-Prestige Legal Department at (517) 272-2900 or E-Mail Steve Gann at **sgann@kmgprestige.com**.

Submitted By: Steve Gann
Paralegal



Ramblings from your RVP... David Soule

I can't believe that we are halfway through 2008. It seems as though the time is flying by. In her last article, Karen wrote about the fast paced life that we are in; and how important it is to be focused like Tiger Woods but also reminded us of her fathers quote to "Stop and Smell the Flowers".

Dustin wrote an excellent piece about how to get better organized and plan the day. Tracey wrote about working on strengths and using them to be successful and feel good about ourselves. I think that all of these articles are sending a very similar message. Dustin wants us to be more organized... not just to improve NOI but to be able to enjoy the summer or have the time to "Stop and Smell the Flowers". Tracey shared with us not to spend all of our time trying to improve weaknesses but rather build on strengths and you will accomplish more. Again, allowing time to "Stop and Smell the Flowers" while being more productive.

As I read these articles, I remembered a speech that I had written about my dog Samantha (a beautiful chocolate lab). The speech was about some observations of Sam. My wife and I have lived in our house for 19 years and Sam was a puppy when we moved in. She has since passed away. We were the first of 4 houses to build on a 10 acre parcel. In addition, there were fields and farms all around us. Sam thought that all the land belonged to her.

What I had observed about Sam was that every time we would let her out, she had a plan. Sam didn't make any assumptions about the condition of her property. Just because she left it one way, didn't mean it was still that way. Without fail, Sam would methodically and with focus inspect her property. If she found that something had disturbed her domain, she would immediately make corrections if she could. There was new construction and changes going on all around Sam's property. What was interesting was that this didn't bother her; and in fact, she rather enjoyed her inspections and welcomed the changes. Often, there were people that she would meet while out on inspection. The neighbors all knew Sam; and because they arrived after her, they all understood that Sam would be around to see them. What Sam accomplished was to take the time to "Stop and Smell the Flowers" with a plan in mind; and thoroughly enjoyed herself because she was doing what she did best.

You may think I've lost my mind... and you may be right. Here is what I am asking you to think about. Do you make assumptions about your property and its condition? Do you have a plan? If you find something wrong, do you correct it or at least make a plan to correct it? Do you take the time to meet the people along the way? I think most of us would enjoy doing what Sam did. I guarantee you that if you plan, fix what you find wrong and interact with the people along the way, that you will be happier, the residents will be happier and overall the site will be more successful. Dustin is giving us tools to be more organized, Karen is reminding us to be focused like Tiger Woods but remember to "Stop and Smell the Flowers" and Tracey is helping us to understand that building on strengths is far more productive than spending all of our time on improving our weaknesses.

I know this may be a little corny. Sam certainly had "a dog's life" she didn't have the stress and responsibility that we have. Sam did however take her job seriously. She did not let anything stop her and I can assure you she felt it was important. She focused on the inspections, played to her strengths but made sure to "Stop and Smell the Flowers" along the way, though more literally than figuratively. I think we can all learn a little something from Sam.

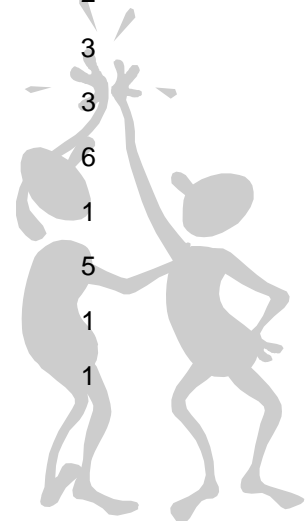
Happy Anniversary!



We appreciate your contribution toward helping us become the best, most respected property management company in the industry. Thank you for all of the hard work you do!

Congratulations to the following individuals on their Anniversary!

NAME	# of Years	NAME	# of Years
DYLEEN MILLER	15	BROOKE LABADIE	1
LINDA LANGE	3	LORI NEEB	1
RENEE HANSEN	1	KEITH REDLIN	2
NICOLE HEIKKINEN	3	AVERY EENIGENBURG	3
JESSICA SHARP	2	MANUELA CEJA	10
DONALD DENNIS	7	DAVID RICHMOND	6
STACY DENNIS	7	MELISSA ROSE	20
ROBERT YOUNG	9	RICHARD DEVERS	3
PATRICIA JENNINGS	7	PAULINE NICHOLS	5
TOYSA ROGERS	1	TERRENCE WASHINGTON	6
CHASTITY EITNIAR	6	MARY BARDEN	2
VALERIE MCDONALD	1	NATHAN KERSJES	3
BARBARA BOELEN	2	DEBRA KELLEY	3
KASHA HILLARD	3	GORDON STEVENS	6
MARVIN LOCKHART	9	ANDREW GAGNIER	1
MICHELE SMITH	10	MICHAEL GBADAMOSI	5
JO BALL	3	DEBORAH PETERS	1
STEVE GANN	11	NICK SABB-KOSS	1
SHELLY GONZALES	1		



Compliance Corner

With **RESPECT** of the LIHTC Program

Recertifications

Households under the LIHTC program to be certified annually to verify continued eligibility. The process for recertification must be started 120 days prior to the effective date of the annual certification. 120, 90, 60, and 30 day notice letters should be used for this process to insure that it is completed timely as a late recertification could result in lost dollars to the property due to non-compliance.

Verifications

Three attempts within a two week period must be made to obtain our income and asset verifications from third party prior to any second party documentation such as check stubs or bank statements being used. Please remember to note the file explaining why third party verification is not possible.

Students

The LIHTC program states that households comprised entirely of full time students or members that have been students within the last five months of the current calendar year are not eligible to reside in a Tax Credit unit unless they meet one or more of the exceptions and are income eligible. Once a Student Status and Financial Assistance Verification is obtained from third party, please be sure to include any financial assistance that exceeds the tuition as income on the TIC (unless the student is over the age of 23 with a dependent). Please note that the earned income of a full time student 18 years of age or older who is not head, co-head, or spouse is excluded to the extent that it exceeds \$480.00.



Rental Application

Please review the application with the applicant to insure it is complete and signed. Please make sure that every line and question is completed and filled in. If the item is not applicable, make sure that the applicant indicates this by writing in N/A. Please make sure that any corrections that need to be made to the application are struck through, changed and initialed by the applicant making the change. Always remember that the use of white out is not allowed on the application.

Checklist

All household members 18 years of age and older and emancipated minors must complete a MSHDA checklist. Please remember that each line item must be checked YES or NO. The applicant / resident must initial question #63 as noted on the checklist. The checklist must be signed and dated.



Credit / Criminal Check

An Authorization for Criminal History Check and Disclosure Under Fair Housing Reporting Act form must be completed by the applicant prior to a credit / criminal check being processed prior to move in. If anything negative results from the criminal / credit check, it must be discussed with the Regional Property Manager before proceeding with the move in process. If any criminal activity is discovered and the applicant did not list this on the application it is considered fraud. Please refer to the Tenant Selection Criteria Plan and then forward to your RPM for review. Please note that a Disclosure Under Fair Housing Reporting Act form must also be completed by the Lease Guarantor (if applicable) in order to process the required credit report for him/her.

Live-In Aide/Attendant

Income and assets should not be counted on the TIC for live-in aide/attendants. A Doctor's statement is required to have in the file where there is a live-in aide/attendant, along with a credit / criminal check, copy of a social security card and photo ID. The live-in aide/attendant should be listed on the TIC and lease but is not required to sign either.

Submitted by:
Briana Lloyd, Karen Miles and Mollie Faber
Mt. Pleasant Support Center Compliance Specialists

Walled Lake Villa Luau



June 5, 2008 at the Walled Lake Villa: Great music; wonderful dancers; excellent food; whimsical decorations; tons of prizes and most important of all Happy Residents! It was Walled Lake Villa's Luau. Our residents walked outside to our temporary tropical paradise. Everyone was given a vibrant Hawaiian lei and a floral fan to cool themselves because the band and dancers were hot, hot, hot! Also each resident got a ticket to win one of our many door prizes that were all donated. Once everyone had their fill of a wonderful spread of food and cooled their palates with fruit punch

or iced tea it was time to let the band and dancers take us to Hawaii for a while. The dancer's hips worked in cadence with the steel drum band. All were even given the opportunity to learn some Hawaiian moves. After that the door prizes were drawn. Everyone won something whether it was a gift certificate to Kroger or a full pedicure kit. Once prizes were handed out, it was time for the limbo contest. All those who participated received a trophy and a picture of them doing the limbo. It was a wonderful day had by all, including the staff, and is forever remembered in the wonderful pictures our photographer took. Walled Lake Villa's Luau was a complete success and the residents are still talking about what a great time they had.



Submitted By: Ashley Liebau
Assistant Manager, Walled Lake Villa

Congratulations Maple Ridge West!

Maple Ridge West reached 100% Occupancy and has joined the 100%



Club!!!! JoAnn Harris and Gary Wetzel are on site and working tirelessly everyday to make a difference in the lives of their residents and that translates into 100% occupancy.



Submitted By: Cheryl A. Zagorski
Regional Property Manager



What's Cookin'?

"My Love to You" Salad

This is a salad I used to call my "funeral salad" due to for the past 20 years it is the only salad the church needs me to take to funeral dinners-my family asked me to "rename" it for our family functions- so I call it "my love to you" salad-it's easy and delicious:

- 1 head of lettuce
- 1 head cauliflower
- 1 red onion
- 1 lb bacon
- 1 cup mayo
- 3/4 cup sugar
- 1/4 cup parmesan cheese-grated in the can type

Tear lettuce/cut up cauliflower (take off stems)

Chop onion (1 slice mine) and fry bacon and crumble

Mix the mayo, sugar and parmesan cheese together for the dressing and put on the salad about 1/2 hour before serving and toss well--top with the crumbled bacon.

I like serving this in my big punch bowl-it really is a pretty dish to serve in glass bowl.

Submitted By: Betty Lutz
Manager, Meadows in Freeland



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We want to hear from you!

Do you have an article, tip, trick or story you would like to share? Please send your item of interest to:

Fax: (989) 953-4881

E-mail: jparsons@kmgprestige.com

www.kmgprestige.com

"Becoming the Best, Most Respected Property Management Company in our Industry."