



Life is better at Augusta!

The **Augusta**
at Gruene

GRUENE TIMES

JANUARY 2026

A NOTE FROM MANAGEMENT

Happy New Year! I hope everyone had a fun and safe holiday season.

January 6th in the afternoon-Smoke alarm battery replacement and fire extinguisher check. Please make sure to have your apartment available for us to complete this task. This can not be rescheduled.

January 6th in the morning- Filter change will resume. This year, during your filter change, we will be implementing checking the weather stripping around all doors, checking the AC drain for leaks, inspecting the apartment throughout for evidence of mold, and checking the general condition of the apartment.

With that being said, the maintenance will be checking each apartment when doing a filter change for the condition of your apartment. We have had the EMS and police department comment on some apartments being a hazard from too much clutter. If you have an emergency, they have to be able to get a gurney inside your apartment. Blocked pathways, overcrowded rooms, and unsanitary conditions can delay emergency response and increase the risk of injury or damage. It is important to keep your apartment clean and free of excessive clutter.

To ensure everyone's safety, please make sure that:

- Hallways, doorways, and exits are kept clear at all times
- Floors are free of excessive items and tripping hazards
- Living spaces are maintained in a clean and sanitary condition
- No items block access to windows, vents, or emergency equipment

Failure to maintain your unit in a safe and clean condition may result in inspection notices, lease violations, or further actions as outlined in your lease agreement.

We appreciate your cooperation in helping maintain a safe and healthy living environment for all residents.

Attached to this newsletter will be a copy of your pest control, filter, and smoke alarm battery change, and fire extinguisher check schedule.

Kind Regards,
Kimberly Wade
Property Manager

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****All Treatments Are Exterior only. Pleasenotify the officeforinterior treatment.****

	AUGUSTA 2026 SCHEDULE	
JANUARY		UNITS
01/06/26	PHASE I	1-4 & 5-12
01/13/26	PHASE I	13-20 & 21-24
01/20/26	PHASE I	25-28 & 29-32
01/27/26	PHASE I	33-36 & 37-44
FEBRUARY		
02/03/26	PHASE I	45-52 & 53-56
02/10/26	PHASE I	57-64 & 65-68
02/17/26	PHASE I	69-72 & 73-80
02/24/26	PHASE I	81-88 & 89-92
MARCH		
03/03/26	PHASE I	93-98 & 99-104
03/10/26	PHASE II	105-110 & 111-116
03/17/26	PHASE II	117-120 & 125-128
03/24/26	PHASE II	121-124 & 141-144
03/31/26	PHASE II	129-134 & 135-140
APRIL		
04/07/26	PHASE II	149-152 & 145-148
04/14/26	PHASE II	185-188 & 153-156
04/21/26	PHASE II	165-168 & 157-160
04/28/26	PHASE II	161-164 & 189-192
MAY		
05/05/26	PHASE II	169-172&181-184
05/12/26	PHASE II	172-176&177-180
05/19/26	PHASE II	193-196&197-200
05/26/26	PHASE II	201-212
JUNE		
06/02/26	PHASE I	1-4 & 5-12
06/09/26	PHASE I	13-20 & 21-24
06/16/26	PHASE I	25-28 & 29-32
06/23/26	PHASE I	33-36 & 37-44
06/30/26	PHASE I	45-52 & 53-56

790 ROCK STREET
NEW BRAUNFELS,TX78130

GUARANTEED PEST ELIMINATION

(830) 608-1318



****All Treatments Are Exterior only. Pleasenotify the officeforinterior treatment.****

AUGUSTA 2026 SCHEDULE

JULY		UNITS
07/07/26	PHASE I	57-64 & 65-68
07/14/26	PHASE I	69-72 & 73-80
07/21/26	PHASE I	81-88 & 89-92
07/28/26	PHASE II	93-98 & 99-104
AUGUST		
08/04/26	PHASE II	105-110 & 111-116
08/11/26	PHASE II	117-120 & 125-128
08/18/26	PHASE II	121-124 & 141-144
08/25/26	PHASE II	129-134 & 135-140
SEPTEMBER		
09/01/26	PHASE II	149-152 & 145-148
09/08/26	PHASE II	185-188 & 153-156
09/15/26	PHASE II	165-168 & 157-160
09/22/26	PHASE II	161-164 & 189-192
09/29/26	PHASE II	169-172 & 181-184
OCTOBER		
10/06/26	PHASE II	172-176 & 177-180
10/13/26	PHASE II	193-196 & 197- 200
10/20/26	PHASE II	201-212
10/27/26	BY REQUEST	
NOVEMBER		
11/03/26	BY REQUEST	
11/10/26	BY REQUEST	
11/17/26	BY REQUEST	
11/24/26	BY REQUEST	
DECEMBER		
12/01/26	BY REQUEST	
12/08/26	BY REQUEST	
12/15/26	BY REQUEST	
12/22/26	BY REQUEST	Christmas eve is on 24th (Thursday)
12/29/26	BY REQUEST	New Years Eve (Thursday)

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NEW BRAUNFELS, TX 78130

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(830) 608-1318

Dear Resident:

The Augusta at Gruene strives to provide its residents with the quality service you expect. In a continued effort to improve our Preventative Maintenance Program, we have adjusted the schedule for 2026 to better serve you.

PLEASE KEEP THIS SCHEDULE HANDY AS NO FURTHER NOTICE WILL BE GIVEN.

Preventative Maintenance will take place on Tuesdays as set in the following schedule.

- A/C Filter Changed
- Smoke Detector battery checked (replaced if necessary)
- Weather stripping around all doors will be examined
- A/C drain will be checked for leaks
- Apartment inspected throughout for evidence of mold
- General condition of apartment checked

****If there is an issue with any of the above, it will be reported to the office and scheduled for repair by a member of our maintenance staff.**

January	Units
01/06/2026	1-24
01/13/2026	25-44
01/20/2026	45-68
01/27/2026	69-92
February	Units
02/03/2026	93-116
02/10/2026	117-134
02/17/2026	135-152
02/24/2026	153-168
March	Units
03/03/2026	169-180
03/10/2026	181-196
03/17/2026	197-212
03/24/2026	1-24
03/31/2026	25-44
April	Units
04/07/2026	45-68
04/14/2026	69-92
04/21/2026	93-116
04/28/2026	117-134
May	Units
05/05/2026	135-152
05/12/2026	153-168
05/19/2026	169-180
05/26/2026	181-196
June	Units
06/02/2026	197-212
06/09/2026	1-24
06/16/2026	25-44
06/23/2026	45-68
06/30/2026	69-92

July	Units
07/07/2026	93-116
07/14/2026	117-134
07/21/2026	135-152
07/28/2026	153-168
August	Units
08/04/2026	169-180
08/11/2026	181-196
08/18/2026	197-212
08/25/2026	1-24
Sept	Units
09/01/2026	25-44
09/08/2026	45-68
09/15/2026	69-92
09/22/2026	93-116
09/29/2026	117-134
Oct	Units
10/06/2026	135-152
10/13/2026	153-168
10/20/2026	169-180
10/27/2026	181-196
Nov	Units
11/03/2026	197-212

Thanking you in advance for your cooperation.

We will resume scheduled filter changes in 2027.

Should you require additional filter changes between service dates, please contact the office and we will replace it for you promptly

Dear Residents,

During the month of January 2026 our maintenance staff will escort a representative from Pye-Barker Fire Systems to inspect your fire extinguisher located under your kitchen sink. Additionally, our staff will change out ALL smoke detector batteries as per the requirement of the city of New Braunfels and our corporate office.

This inspection is mandatory as per New Braunfels Fire Marshall Regulations. Pet owner's, please secure your pet in another room while staff is present. If you have any questions regarding this inspection, please do not hesitate to contact our office at 830.643.1000.

Please note that this inspection is for your safety and the safety of the community. Failure to allow entry may result in a lease violation.

Your cooperation is greatly appreciated.

Kindest regards,

Kimberly Wade
The Augusta at Gruene
Property Manager

JANUARY 2026
SMOKE DETECTOR & FIRE EXTINGUISHER INSPECTION SCHEDULE

** PLEASE PAY CLOSE ATTENTION TO YOUR SCHEDULE AS IT CAN NOT BE CHANGED**

Date	Units
January 6 th 2026	1-24
January 7 th 2026	25-44
January 8 th 2026	45-68
January 13 th 2026	69-116
January 14 th 2026	117-134
January 15 th 2026	135-168
January 20 th 2026	169-197
January 21 st 2026	198-212

The Augusta at Gruene

JANUARY 2026

HAPPY
NEW
YEAR!

MON

TUE

WED

THU

FRI

*Life is better at
Augusta!*

Office is
CLOSED TODAY

HAPPY
NEW
YEAR!

1 Office is
CLOSED TODAY

1:00 PM
CARDS & GAMES

5:00 PM GAMES
WITH MELBA HARPER

2 Office is
CLOSED TODAY

5:00 PM
FRIDAY FUN

GAME
Night
BRING A
SNACK & BEVERAGE

3

4

5 10:00 AM - 12:00 PM
CRAFTY FRIENDS
1:00 PM
CARDS & GAMES
POOL CLOSED ON MON
FOR MAINTENANCE

6

10:00AM
BIBLE STUDY [a7]
THE GRUENE HAUS
WITH
GARY & TONI COLLINS

7

9:00 - 10:00 AM
COFFEE
CELEBRATE BIRTHDAYS
CAROLYN JEFFERSON WILL
DISCUSS UPCOMING EVENTS
10:00 AM
CHAIR EXERCISE
WITH MARY CLARE

8

1:00 PM
CARDS & GAMES

9

5:00 PM
FUN
CAFE
CHALUPAS
\$5 ALL YOU CAN EAT

10

11

12 11:00 AM
PATRIOTIC BINGO
WITH SANDWICHES,
CHIPS, & COOKIES
VOLUNTEER FOR
REFRESHMENTS

13

10:00 AM BIBLE STUDY
[a7] THE GRUENE HAUS
WITH
GARY & TONI COLLINS
11 AM - LET'S EAT OUT
[a7] GRANZINES BBQ

14

9:00 - 10:00 AM
COFFEE
10:00 AM
CHAIR EXERCISE
WITH MARY CLARE

15

1:00 PM
CARDS & GAMES

16

5:00 PM
FRIDAY FUN
GAME
Night
BRING A
SNACK & BEVERAGE

17

18

19  10:00 AM
WITH EILEEN STEVENS
"BEAUTIFUL STRANGERS"
BY CAMILLE DI MAIO
POOL CLOSED ON MON
FOR MAINTENANCE

20

10:00 AM
BIBLE STUDY [a7]
THE GRUENE HAUS
WITH
GARY & TONI COLLINS

21

9:00 - 10:00 AM
COFFEE
10:00 AM
CHAIR EXERCISE
WITH MARY CLARE

22

1:00 PM
CARDS & GAMES

23

5:00 PM
FUN
CAFE
Baked Mannicotti
LASAGNA & SALAD
\$5 ALL YOU CAN EAT

24

25

26 10:00 AM - 12:00 PM
CRAFTY FRIENDS
1:00 PM
CARDS & GAMES
POOL CLOSED ON MON
FOR MAINTENANCE

27

10:00 AM
BIBLE STUDY [a7] THE
GRUENE HAUS
WITH
GARY & TONI COLLINS

28

9:00 - 10:00 AM
COFFEE
WHITE ELEPHANT
SALE
10:00 AM CHAIR EXERCISE
WITH MARY CLARE

29

1:00 PM
CARDS & GAMES

30

5:00 PM
FRIDAY FUN
GAME
Night
BRING A
SNACK & BEVERAGE

31

2026

HAPPY NEW YEAR

WORD SEARCH

Find and circle the words.



F	I	R	E	W	O	R	K	A	S	W	H	P	T
R	U	L	N	E	W	Y	E	A	R	C	L	C	M
U	R	M	I	D	N	I	G	H	T	O	D	E	Q
T	K	F	W	N	T	W	P	E	A	U	N	L	F
R	E	S	O	L	U	T	I	O	N	N	J	E	A
X	Y	Z	D	U	L	O	R	H	A	T	A	B	M
H	F	R	I	E	N	D	S	R	C	D	N	R	I
U	X	G	B	P	A	R	T	Y	K	O	U	A	L
M	E	M	O	R	I	E	S	S	P	W	A	T	Y
P	G	O	D	Y	B	S	O	N	T	N	R	E	U
K	T	R	A	D	I	T	I	O	N	D	Y	L	M

Firework

Party

New Year

Midnight

Family

Celebrate

Tradition

Friends

Resolution

Memories

January

Countdown