

# April 2011 Newsletter

**Info@Linnhaven.com or 725-2753**

**www.Linnhaven.com** - Please check out our new helpful and informative website. It has frequently asked questions, our most common forms, and links to our homes for sale in the community. You can even sign up for our new email list to receive current and emergency updates, hints and reminders.

**Oil Tanks and Propane** – Over time some oil tanks have developed leaks and have had to be replaced. Many people are opting to go with propane for about the same price with much less headache. Mainegas (1-800-244-6713 Stan) is aggressively looking for this business. Keep in mind the natural gas line is in front of the community and they are eventually planning to enter the community. If your tank needs to be replaced we urge you to look into propane. Please remember replacement oil tanks must be the flat/horizontal style and must be located under or near front steps or under the home. **WE DO NOT ALLOW - STAND UP / VERTICAL OIL TANKS.** You must have written approval before any oil tank replacement.

**Email** – Please do not hesitate to email us and we will respond surprisingly quick.

**Selling your home?** - If you are interested in selling your home we offer a complete listing service. Our homes are listed on MH Village which is the leading source for mobile home marketing. We have a strong invested interest in making sure all homes are successfully resold. We need to approve the buyer and home before a resale. If the home is leaving a 45 day notice is required to terminate your lease.

**Drop Box** - You can easily enter from behind the barn so that you may conveniently “drive-thru”. It is not necessary or safe for you to do a “U-Turn” in the driveway.

**Lawn Mowing** – This season we are going to “trial run” an Automatic Lawn Mowing service similar to our Automatic Snow Plow service. The rates will be variable depending upon the size of your site. We expect the rate to be \$10 - \$18 per mow. If you are interested call or email us for a quote.

**Spring Clean Up** - To avoid any service charges or love letters please make sure your steps, shed and home are in good repair and appearance. Steps and sheds must be well stained or painted. Repair or replace skirting. Rake your lawn. **NO OUTSIDE STORAGE IS PERMITTED.**

**Sheds** – Many sheds are sitting in or near the ground. Sheds sitting on the ground will rot the wooden floor very quickly. If you want you shed elevated we will come do it by installing four -full 4” inch cement blocks in each corner for \$ 60.

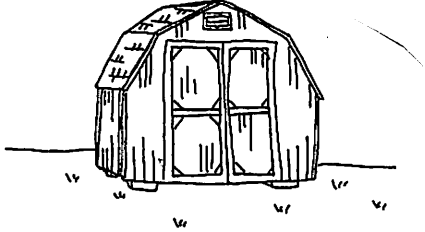
**Trash and Recyclables** – must be placed at the end of your driveway in securely lidded containers! Animals like to get into your trash and spread it all over the community. We do check the park every day. If your trash or recyclables are scattered and we have to pick them up we do charge for the service.

**SHED PRICES ON REVERSE**

# **Linnhaven Mobile Home Center**

**Info@linnhaven.com • (207) 725-2753**

**www.Linnhaven.com**



**Newsletter on reverse**

## **Sheds for sale!**

**8x8x8 Gambrel sheds, can be seen at garage.**

**\$ 1,300.00 plus tax, delivered in the park, blocked and leveled.**

**You can also rent or rent to own.**

**\$ 45 per month for 36 consecutive months + \$ 75 delivery.**

**\$ 65 per month for 24 consecutive months + \$ 75 delivery.**

**\$ 120 per month for 12 consecutive months + \$ 75 delivery.**

**Or**

**\$25 per month indefinitely + \$ 75 delivery fee. No ownership at any time.**

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**\*\*\* Special Coupon \*\*\***

**Save \$ 100 off the cash price of a shed.**

**OR**

**First month free if you rent to own a shed.**

**OR**

**\$ 10 discount on shed lifting.**

**THIS COUPON EXPIRES April 30<sup>th</sup>, 2011 and must be presented upon initial sale.**