

# April 2021 Newsletter

www.Linnhaven.com

**Linnhaven Notes** – Due to pandemic conditions in the past year we have seen our home prices increase around \$10,000 per home. We are seeing drastic price increases in materials. The community standards are also increasing more than ever. Please be sure to read the rules and newsletters.

**Community Inspection Deadline – May 31, 2021** – After this date we will be checking all homes and sites for compliance with community standards. **We will be sending out letters with a correspondence charge for sites and homes not up to standards.** Please be sure to stain all exterior wood, make sure everything is in good repair and appearance. Make sure your shed is elevated at least 4 inches off the ground. Replace any skirting or home siding with cracks, mold, holes, tape, paint or dents. **NO OUTSIDE STORAGE!** The community continues to reach a higher and higher standard. We check the entire community every week for compliance with our standards.

**Unregistered Occupants** – We **DO NOT** permit additional occupants unless they are first approved by management. If we discover unregistered occupants the fees, violation rent rate and loss of discount will apply. The occupant will have to leave before we will consider an application for residency.

**Any: Changes, Additions, Improvements, or Satellite Dishes** – Do not add anything (steps, shed, etc.) to the site without our written approval. We have had many problems with service companies performing poor work. All cables (phone, Comcast, Direct TV or other) must be secured, buried, and concealed.

**Yard Waste, Sticks, Brush, Leaves, Clippings, etc.** – Please place these items at the road side and we will pick them up for a small charge (typically between \$10 and \$30).. If any of these items are left in the yard they will be picked up for our normal service charge.

**Free Heat Tape Inspection** – We will inspect the integrity of your heat tape. We have saved many homes from freezing up with this service. Please email us before August 1 if you want this done.

**Outside Mowers** – Must be approved in writing by our office before they mow any site. If you have someone else mow your lawn make sure they hand trim around skirting. Weed whackers easily put holes in skirting. If you get holes in your skirting please plan on us requiring you to replace the skirting quickly. We have seen many people have to re-skirt their entire home because someone put holes in their skirting. This can easily cost \$1,000.

----- **AUTOMATIC MOW LIST – Sign Up – return before 4-20-21** -----

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ E-mail \_\_\_\_\_

**Please send me invoices by email – yes or no (circle one)**

**Auto Mow Rates: Standard Sites \$32, Deluxe \$37, Super Deluxe \$42.** Excessive trimming can be extra. We determine when to mow (typically every other week).

**Single pay for entire season – Standard \$440, Deluxe \$500, Super Deluxe \$560.** Please include check with sign up if you want single pay.