

# April 2022 Newsletter

www.Linnhaven.com

**Linnhaven Notes** – Our standards continue to increase. Please be sure to read the newsletter and rules.

**Community Inspection Deadline May 31, 2022** – Homes are required to always be kept up to community standards. We check the park weekly and send out letters with a charge for noncompliance with rules. On or after **May 31, 2021** – any letter we send out will have a charge. 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!**

**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 and steps or sheds that do not meet community standards. All cables (phone, Comcast, Direct TV or other) must be secured, buried, and concealed. Do not use skirting as a conduit. **If we see a wire/cable above ground, loose or improperly installed - we will cut it.**

**Yard Waste, Sticks, Brush, Leaves, Clippings, small piles, etc.** – Please place these items at the roadside and we will pick them up for a charge typically between \$10 and \$25. If we see any of these items 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 in the fall. We have saved many homes from freezing up with this service. If we see missing insulation or minor repairs needed, we will fix for a minimal charge.

**Lawn Mowing** – 3rd party mowers, must be approved in writing by our office before they mow. Make sure they hand trim around skirting and or use grass killer. Weed whackers will easily put holes in the 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 4-18-22** -----

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

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

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

**Auto Mow Rates: Standard Sites \$37, Deluxe \$39, Super Deluxe \$42.** Excessive trimming can be extra. We determine when to mow (typically every other week).

**Single pay for entire season – Standard \$555, Deluxe \$585, Super Deluxe \$630.** Please include check with sign up if you want single pay.