

OCTOBER 2023 NEWSLETTER

The January 2024 rent payment must be for the new amount – 2024 Rent Schedule on reverse

Rent Adjustment – Inflation and the labor shortage have easily required us to adjust our rates. We have gone up less than the other communities.

October 15th - Fall Community Inspection Date – All seasonal items such as: Plant pots, grilles, air conditioners, motorcycles, furniture, toys, lawn ornaments, etc. are to be stored inside before October 15 of each year. Garden hoses must be disconnected and stored before October 15. We will dispose of your grill, air conditioner and or pot plants for free, just set them at the end of the driveway. Any plant pots left out after 10/15 may be disposed of and a charge will be sent to you. We DO NOT send reminders; we do send violation letters with charges.

TOP 6 RULES: These rules account for 95% of our correspondence charges.

- **RECYCLABLES AND TRASH** – Must be placed in lidded containers. DO NOT set these items out until 6 am
- **VISITOR/OCCUPANT/GUEST** – Anyone visiting for more than any part of 3 days must first be approved by management. If you have an unregistered visitor/occupant, the fees are very high.
- **IMPROVEMENTS** – Anything added to a home or site must first have written approval, this includes and is not limited to sheds decks, oil or propane tanks, satellite dishes, steps, porches, shrubs, etc.
- **SPEED LIMIT** – We don't give warnings because many residents claim there is excessive speeding.
- **STORAGE** – Outside storage of any kind is NOT permitted.
- **HOME APPEARANCE** – home, shed, steps and everything else must always be in good repair and appearance. Keep all wood well stained or painted. Don't wait for us to send you a letter with a correspondence charge. If we see skirting with holes, cracks or paint we will send a letter and charge you.

WINTER PREPARATIONS – Make sure your heat tape feels warm. We frequently see improperly wrapped water lines, heat tapes too short, and a lack of insulation. Repair dripping faucets and running toilets, etc. These items will freeze and back up your sewer line. Leave the heat on at least 70 degrees (72 in extreme cold), especially when you are not home. Open all cabinet doors under sinks to permit warm air circulation. Do not put salt on the cement patios, it will damage the cement. Salt on or around the oil tank significantly reduces the life of an oil tank. We suggest keeping a can of sand on hand.

PLOWING– EACH YEAR anyone plowing a driveway in the community must first have their insurance agent provide our office with a certificate of insurance before snow arrives– STRICTLY ENFORCED. We frequently send plow drivers out of the community if things are not right. Do not park in the streets during storms, snow removal operations or overnight at any time. Plowing is only permitted directly above the hot top. Do not plow lawns. Damage done to driveways, lawns, patios, etc. will be repaired by management at the tenant's expense without notice. If anyone plows for you please be sure they stake/mark the patio.

Automatic List (we only promise to plow our auto list customers) \$ 45.00

We determine when to plow your driveway, we are aggressive in plowing the auto plow list since it includes residents that want and require 2 or 3 inches removed. The auto plow list is not designed for people that want to clear the snow themselves sometimes and sometimes not. IF YOU CLEAR THE SNOW AND YOUR ON THE AUTO PLOW LIST YOU WILL STILL RECEIVE A BILL.

Call in basis (available only when tractors are out, we are very limited in our ability to take on more driveways, this is a hit or miss service, we are not committing to always be available) \$ 45.00 min.

We do call ins when we do our auto list unless specified. Larger storms (6 inches) are more.

~~~~~ **Return to the office before October 30<sup>th</sup> to join the Automatic Plow List** ~~~~~

I have read and understand the Automatic Plow Policy located at [www.Linnhaven.com](http://www.Linnhaven.com) under "Forms"

Name \_\_\_\_\_ Site Address \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_ Phone \_\_\_\_\_

Email Address \_\_\_\_\_ Can we email invoices? Yes or No – please circle one

**Rent Increase - Effective December 31, 2023**  
**Effective now for new leases**  
**January 2024 payment must be for the new amount**  
**October 2023 Newsletter on reverse**

**2024 Rent Schedule**

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You may take up to a \$ 20.00 DISCOUNT (at the time of payment) IF THE RENT IS PAID ON OR BEFORE THE 5TH OF THE MONTH AND THERE ARE NO OUTSTANDING CHARGES OR VIOLATIONS. THE DISCOUNT IS AT THE DISCRETION OF MANAGEMENT AND CAN BE DISCONTINUED AT ANY TIME.

BASIC RENT - NUMBER OF PERSONS (each person must be authorized)

	0	1	2	3	4
WITH PAID ENTRANCE FEE AND OWNER OCCUPIED (BASIC RENT)					
Standard Site	430	480	530	580	630
Deluxe Site	470	520	570	620	670
Super Deluxe Site	500	550	600	650	700

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**A maximum of 1 non-immediate family occupant may be permitted if 1 tenant/homeowner is the only other person in residence, subject to an approved application for residency. Immediate family includes and is limited to the spouse and/or children of the tenant.**

**In violation of the: lease agreement, rent schedule or rules. Non-owner occupied, non-approved guest or occupant, non-immediate family occupant and or number of occupants or occupants different from the lease agreement or high risk rate, excessive/improper septic tank usage = + \$100 per month**

**Site with cement pad underneath home..... + \$10 per month + BASIC RENT**

**Entrance fee for homes sold and remaining in the community = 2 times the monthly rent of the new tenant. All entrance fees are non-refundable. All new leaseholders must pay an entrance fee. Current tenants must give management 45-day notice and pay rent by bank check to the end of the 45-day notice to terminate the lease and remove the home.**

**0 Person Rate – is achieved if: 1 - Linnhaven disconnects the water line from the riser. The cost for this service is \$60 minimum. And 2 - your home is winterized by a licensed and approved plumber we require a copy of the receipt. Home must be empty, winterized and riser disconnected the entire month. We do not pro-rate.**

**SCHEDULE OF CHARGES**

|                                                                                        |                              |
|----------------------------------------------------------------------------------------|------------------------------|
| <b>Unregistered Occupant or guest or visitor or other.....</b>                         | <b>\$ 200 + back rent</b>    |
| <b>Application for Residency (credit, reference, criminal etc. check) .....</b>        | <b>\$ 20 min.</b>            |
| <b>Labor Rate (per person during office hours only- 2 x for after hours)</b>           | <b>\$ 90 / hr \$ 30 min.</b> |
| <b>Cleanup of trash, recyclables, messy site, mowing or hand trimming, etc...</b>      | <b>\$ 90 / hr \$ 60 min.</b> |
| <b>Mowing and or trimming when a resident has neglected the lawn care ...</b>          | <b>\$ 90 / hr \$ 60 min.</b> |
| <b>Guest rate per person (please review the Rules section 7.7).....</b>                | <b>\$ 5 /per day</b>         |
| <b>Christmas tree disposal (after Jan. 7 - we automatically dispose of it) .....</b>   | <b>\$ 25</b>                 |
| <b>Returned Check (results in loss of discount and delinquent rent correspondence)</b> | <b>\$ 30</b>                 |
| <b>CORRESPONDENCE TO TENANT - RE: VIOLATION OF RULE .....</b>                          | <b>\$ 25 min.</b>            |

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