OCTOBER 2015 NEWSLETTER

The January 2016 rent payment must be for the new amount.

We have had a successful year selling new and used homes to high quality residents. Our rates are as much as $100 per month below our competition and we expect our current adjustment will make us fall even further behind the market rate. Our goal is not the highest rent rate - our goal is to have the highest resident quality and home standards. This is a family business and we like things right and hope to be very responsive to our residents. We are the only community with onsite owners. We are adjusting our rates by a $10 monthly increase on standard sites and $15 on deluxe and super deluxe sites.

STORAGE - There is **NO OUTSIDE STORAGE** permitted in the community. Motorcycles, summer lawn furniture, toys, grills, seasonal items, etc. are to be stored **before October 15** of each year. Garden hoses must be disconnected from outside spickets and stored with other items **before October 15**. We DO NOT send reminders. We are a NO outside storage community.

RECYCLABLES AND TRASH – Must be placed in lidded containers. DO NOT place these items out overnight.

OCCUPANTS - All occupants must be registered and approved with the office prior to moving in or staying in a home. If you have an unregistered occupant you will be responsible for charges, violation rates, back rent, increased rent amount and you will lose your discount indefinitely.

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, etc.

WINTER PREPARATIONS - Plug in heat tapes and be sure they are operating properly, 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. If you are leaving for more than a few days you should have your home professionally winterized. Do not put salt on the cement patios, it will pit, scale and 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.

We offer Free Heat Tape Inspections before October 15th.

PLOWING– Snow removal equipment has the right of way. Do not try to go around plows until the operator gives you clearance. Do not park in the streets during storms, snow removal operations or overnight at any time. **Anyone plowing a driveway in the community must first have their insurance agent provide our office with a written certificate of insurance – STRICTLY ENFORCED**. Plowing is only permitted directly above the hot top. Do not plow lawns. Damages done to driveways, lawns, patios, etc. will be repaired by management at the tenant's expense.

Automatic List (space is limited- sign up before October 15)…… $ 28.00 per plow
Call in basis (available only when tractors are out)…….. $ 35.00 min.

~~~~~~~ **Return to the office with your October payment to join the Automatic Plow List** ~~~~~~~

- Automatic Plow Policy is at www.Linnhaven.com – call if you need one mailed

* Name _____
* Site Address _____
* Mailing Address (if different):_____
* Phone _____ **(*Required)**
Email Address _____ Can we email invoices? Yes or No – please circle one

RENT INCREASE effective 12-31-15 - PLEASE SEE REVERSE
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