

OCTOBER 2017 NEWSLETTER

The January 2018 rent payment must be for the new amount.

\$20 Rent Adjustment – Please see the **2018 Rent Schedule** on reverse. We are doing our best to keep rates low. Our rates continue to be significantly lower than the other communities and the services we offer are significantly more. We are willing to meet anyone to discuss our rates and reasons for the adjustment.

October 15th Fall Community Inspection Date – Seasonal items such as motorcycles, summer lawn furniture, toys, grills, etc. are to be stored in a shed or under a home **before October 15** of each year. Garden hoses must be disconnected from outside spickets and stored with other items **before October 15**. New this year we will dispose of your grill for free. We DO NOT send reminders.

TOP 5 RULES: These rules cause 95% of our correspondence charges.

- **RECYCLABLES AND TRASH** – Must be placed in lidded containers. DO NOT place these items out overnight
- **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 or 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, porches, shrubs, etc.
- **SPEED LIMIT** – is 5 mph - we don't give warnings, since many residents claim there is excessive speeding.
- **STORAGE** – Outside storage of any kind is NOT permitted.
- **LOSS OF DISCOUNT** – We only offer the discount if rent is paid on time and there are no outstanding charges or requests.

WINTER PREPARATIONS - Plug in heat tapes and be sure they are operating properly. We frequently see improperly wrapped water lines and 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. 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 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 and EVERY YEAR anyone plowing a driveway in the community must first have their insurance agent provide our office with a written certificate of insurance – STRICTLY ENFORCED. We frequently send snow plow drivers out of the community if we don't have their insurance. 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.

Automatic List (auto customers are plowed first- sign up before October 15 th).....	\$ 30.00 per plow
Call in basis (available only when tractors are out).....	\$ 35.00 min.

~~~~~ **Return to the office October 15<sup>th</sup> to join the Automatic Plow List** ~~~~~  
Please read 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

**\$ 20 RENT INCREASE effective December 31 - PLEASE SEE REVERSE**