

# OCTOBER 2018 NEWSLETTER

The January 2019 rent payment must be for the new amount.

**\$20 Rent Adjustment and Note to Residents – 2019 Rent Schedule** on reverse. Our rates continue to be significantly lower (up to \$100 or more) than the other communities and the services we offer are significantly more. We are continuously spending money to improve our systems. The increase is partly due to: legal costs, health and liability insurance, water, equipment upgrades, employee costs, removal of several abandoned homes. All costs continue to escalate.

**October 15<sup>th</sup> - 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**. We will dispose of your grill for free. We DO NOT send reminders. THIS YEAR WE DO WANT GRILLES STORED.

**TOP 5 RULES:** These rules account for 95% of our correspondence charges.

- **RECYCLABLES AND TRASH** – Must be placed in lidded containers. DO NOT place 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 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** – We don't give warnings, because 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, 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 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 without notice.

Automatic List (auto customers are plowed first- sign up before October 15 <sup>th</sup> ).....	\$ 31.00 per plow
Call in basis (available only when tractors are out).....	\$ 36.00 min.

~~~~~ Return to the office October 15<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

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