

OCTOBER 2019 NEWSLETTER

The January 2020 rent payment must be for the new amount – 2020 Rent Schedule on reverse

Rent Adjustment - Our rents are significantly lower than other communities. Yet we are the only community that has: onsite owners, a full crew and equipment to take care of any and all maintenance and emergencies, a staffed office and we invest heavily back into the community. Hot topping and power poles this year alone was over \$100,000. Health insurance continues to be a major escalating cost.

October 15th - Fall Community Inspection Date – Seasonal items such as motorcycles, summer lawn furniture, toys, grills, air conditioners, plant pots, 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 for free. We DO NOT send reminders. This year we will also be enforcing residents storing **lawn furniture and plant pots**.

TOP 5 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 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.

WINTER PREPARATIONS - Plug in heat tapes and be sure they feel 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 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 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 15th)..... \$ 32.00 per plow
We determine when to plow your driveway, we are aggressive in plowing the auto plow list since it includes many people 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.

Call in basis (available only when tractors are out)..... \$ 36.00 min.
We do call ins with our auto list unless specified.

~~~~~ **Return to the office before 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