

OCTOBER 2021 NEWSLETTER

The January 2022 rent payment must be for the new amount – 2022 Rent Schedule on reverse

Rent Adjustment – Inflation is at its highest annual rate in 30 years. We have experienced significant increases in all costs. We spent \$200,000 this year alone on power poles and hot topping. Most of our rates remain much lower than our competition and at the same time we provide much more to our residents than any community in Maine.

October 15th - Fall Community Inspection Date – 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 will be disposed of and a charge will be sent to you. We DO NOT send reminders.

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. 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 - 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 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)..... \$ 33.00 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. 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)..... \$ 36.00 min.
We do call ins when we do 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

**RENT INCREASE effective December 31 - PLEASE SEE REVERSE**