

OCTOBER 2022 NEWSLETTER

The January 2023 rent payment must be for the new amount – 2023 Rent Schedule on reverse

Rent Adjustment – Inflation and the labor shortage have easily required us to adjust our rates. We have gone up less than the other communities.

October 15th - Fall Community Inspection Date – All 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 may be disposed of and a charge will be sent to you. We DO NOT send reminders; we do send violation letters with charges.

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. Keep all wood well stained or painted. 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 – Make sure your heat tape feels 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 certificate of insurance before snow arrives– STRICTLY ENFORCED. We frequently send plow drivers out of the community if things are not right. 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. If anyone plows for you please be sure they stake/mark the patio.

Automatic List (we only promise to plow our auto list customers)..... \$ 40.00

We determine when to plow your driveway, we are aggressive in plowing the auto plow list since it includes residents 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, we are very limited in our ability to take on more driveways, this is a hit or miss service, we are not committing to always be available) \$ 40.00 min.

We do call ins when we do our auto list unless specified. Larger storms (6 inches) are more.

~~~~~ **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**