



Tropicana Village News

808 Tropicana Village Drive, Moscow Mills, MO 63362
Phone: (636) 366-9009 Fax: (636) 366-9966
Email: Tropicana_Village_MGR@outlook.com

August 2021

VISIBLE ADDRESS NUMBERS

All homes in Tropicana Village need to have visible address numbers so that emergency services can locate you in the event of an emergency. Please ensure that you have visible address numbers placed on your home. This is a requirement for the 911 system, and **needs to be completed in the next 45 days**. If you do not complete this, a fine will be assessed and we will purchase and post address numbers for your residence.

MIND MANGLER

What has cities but no houses, forests but no trees, and water but no fish?

Send your answer to: Tropicana_Village_MGR@outlook.com or call the office (636) 366-9009 by the 10th of the month. Winner will be drawn at random, and will receive \$50 rent credit. Must be current on rent to be eligible.

LARGE ITEM TRASH

Reminder, large item trash pickup is now scheduled quarterly, the first Monday of each quarter. If you put large items out at other times, we will charge \$20 to your rent account for the off-schedule pickup.

UNAUTHORIZED GUESTS

Please remember if there is someone that you would like to have move in with you, **before** they move in they must

1. fill out an application
2. have a background check
3. be approved by management

We are able to get the application processed in just a few hours, and the fee is \$7.00 per person. Any guests that stay longer than 14 days must be approved.

If a resident is found with unauthorized guests, they are subject to eviction.

HOME AND YARD MAINTENANCE

We have been discussing home and yard maintenance issues in the past several newsletters. If your home is in need of maintenance, we will be sending out a letter to you notifying you to take corrective measures.



Unique August Holidays

Day	Holiday	Day	Holiday
1	National Mahjong Day	16	National Tell a Joke Day
2	National Ice Cream Sandwich Day	17	National Thrift Shop Day
3	National Watermelon Day	18	Bad Poetry Day
4	U.S. Coast Guard Day	19	National Potato Day
5	National Underwear Day	20	World Mosquito Day
6	Wiggle Your Toes Day	21	Senior Citizen's Day
7	International Hangover Day	22	Be an Angel Day
8	Middle Child's Day	23	Ride the Wind Day
9	Book Lover's Day	24	Iconic American Restaurants Day
10	Lazy Day	25	National Banana Split Day
11	Presidential Joke Day	26	National Dog Day
12	World Elephant Day	27	Just Because Day
13	Left Handers' Day	28	Stuffed Green Bell Peppers Day
14	National Creamsicle Day	29	International Bat Night
15	Feast of the Assumption	30	Frankenstein Day
		31	National Eat Outside Day

Back to School Humor

Teacher: Where are the Great Plains located?

Tommy: At the great airports!

MOSCOW MILLS POLICE

Police Station Phone Number: 636-356-4612

Radio Dispatch Phone Number: 636-528-6100



Tropicana Village News

808 Tropicana Village Drive, Moscow Mills, MO 63362
Phone: (636) 366-9009 Fax: (636) 366-9966
Email: Tropicana_Village_MGR@outlook.com

August 2021

Page 2

LATE FEES

Rent is due on the first of each month. A grace period of 5 days is allowed for payments, therefore if rental is not paid (or postmarked) by the 5th day of the month due, a late charge of **\$25.00** will be posted to the Tenant's account on the 6th day of the month and a **\$5.00** per day late charge will be applied until paid. Also, if rental is not paid by the 5th of the month due, an eviction notice may be served, and the Tenant will be charged for all legal fees, which can become quite expensive. If for any reason Tenant's check is not honored by Tenant's bank then in addition to all fees or late charges Tenant shall pay an additional **\$25.00** dishonored check fee.

WORDS FROM THE MANAGER

Unattended pets are still causing issues in the community. I would like to remind everyone that pets are not to be left out unattended in your yard or common areas of the community. Pets must be on a leash at all times while out walking. Pets are your responsibility. Clean up after them properly and immediately. Do not feed the stray cats in the area, they are causing damage to homes by crawling underneath them and tearing at the insulation.

POOL PASSES

Remember to pick up pool passes from the office if you do not already have them. Everyone in the pool area needs to have their pass wrist band on to utilize the pool! Friends/guests cannot swim without a passholder present. Those without a pass will be asked to leave the pool.

CLUBHOUSE RENTAL

The clubhouse is available for rental for special events. The fees are: \$10 non-refundable usage fee, and a \$75 conditional security/clean-up deposit. The form to request rental of the clubhouse is available on the Tropicana Village website under the "Info & Forms" section.

CURFEW

Any person under the age of 18 must be inside by 10:00 PM Monday – Friday, and 11:00 PM on weekends. No minors will be permitted to be out past curfew. Each resident will be held responsible for enforcing this curfew for their children and guests. Residents are also responsible for any damage caused by their children or guests. Additionally, there is absolutely NO TRESPASSING allowed on any vacant lot or empty home. Anyone found trespassing will be subject to eviction. Cutting through other resident's yards is prohibited. Children are not allowed at the maintenance shed or in the parking facility.

Recipe Corner

Hamburger Soup



Ingredients:

- 1 ½ pounds ground beef
- 1 onion (chopped)
- 2 cups water
- 1 (32 oz) box of beef broth
- 1 (28 oz) can of diced tomatoes
- 1 (5 oz) can of tomato paste
- 5 carrots (chopped)
- 4 celery sticks (chopped)
- 1 bay leaf
- 1 tsp thyme
- Salt & pepper to taste

Instructions:

1. In a soup pot, brown ground beef and onions, then drain.
2. Add all remaining ingredients.
3. Cover and simmer for 1 ½ to 2 hours, stirring occasionally.
4. Remove bay leaf before serving

Yield: 8 servings

Prep time: 15 minutes

Cook time: 2 hours

Recipe source (slightly modified for convenience):

<https://aprettylifeinthesuburbs.com/hamburger-soup-an-easy-weeknight-meal/>

CLASSIFIEDS

Tropicana Owner's Address:
4884 Mette Road
Moscow Mills, MO 63362

BACK TO SCHOOL

School will be back in session this month. Please keep this in mind while driving in the community, and abide by the posted speed limit of **15 MPH**. Be ready to stop for our children!

Additionally, if you have children at the bus stop, please remind them to be considerate of other children. Fighting, cursing, smoking and disrespecting property seem to be among the top issues facing our community. Parents, please try to set a good example for your children. Many times if you talk to your kids about these topics, they will listen. If you feel your child is at a higher risk for these behaviors, you will need to talk to them frequently. Don't underestimate your influence as a parent.

MIND MANGLER WINNER

July Winner: Robin Phillips,
1261 Trinidad Lane

Congratulations on \$50 off
rent!

Last month's answer: Fire

All Climate Heating & Cooling

Tom

636-978-1283

636-248-4085

Reasonable Rates

Arco Mobile Home Parts & Supplies

101 Arco Drive

St. Charles

636-947-4111

Complete Mobile Home Parts & Service

2549 N. Hwy. 61

573-384-6216

Evans Guttering, LLC

Reggie Evans

636-668-8205

314-267-6873

Excalibur Manufactured Housing Services

Damon Fravell

636-566-6583

Farm Bureau Insurance

Sandy Glass

636-356-1520

Grass Cutting

Jerry

Cut & Trim for

\$20-\$25

636-734-0302

The Home Specialist

Michael Reed

636-728-8237

Warren County Pest Control

"Ridding the world
of bugs one house
at a time."

636-456-1408

BEST KEPT YARD WINNERS

2021 Winners

JAN Dominic & Sharon Gentile
145 West Port Au Prince

FEB Francis Mills
1485 Trinidad

MAR Thomas & Mary Nowak
323 Tabago

APR Richard Blanchard
271 West Port Au Prince

MAY Tammy & Joe Koster
283 West Port Au Prince

JUN Linda Austin
163 West Port Au Prince

JUL Brenda Ambrose
425 Tabago Lane

If you have a business you'd like to add to the classified section, please contact the office.

Reminders:

- Contact Moscow Mills City Hall at 636-356-4220 for shed permits
- Suspicious activity, trespassing, or property damage should be reported to the Moscow Mills Police department at 636-528-6100 (non emergency number available 24 hours per day). Remember to dial 9-1-1 in the case of an emergency