

# 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

January 2022

## LOT RENT INCREASE

Please be advised that lot rent will be increasing by **\$10** beginning **2/1/2022**. Our last rent increase was two years ago.

## MIND MANGLER

Forrest left home running. He ran a ways and then turned left, ran the same distance and turned left again, ran the same distance and turned left again. When he got home there were two masked men. Who were they?

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

## WORDS FROM THE MANAGER

Make sure your heat tape is plugged in and working to keep your pipes from freezing. If you do have frozen pipes, please exercise caution. **Propane torches or an open flame can ignite flooring and other materials around pipes.** Use a hair dryer to thaw frozen pipes. Pipes that warm too quickly can burst. Make sure the taps are open while the pipes are heated in order to remove all the ice from the system once the main blockage is eliminated. There is a greater chance the main supply pipe will freeze at the point where it enters your home. Apply heat directly to that pipe from the point where it leaves the ground to where it enters your home.

## THEFT ACTIVITY

Theft activity in the area is increasing. Please make sure your vehicles, sheds and residences are secured. If you see anything suspicious, contact the Moscow Mills Police Department at 636-356-4612 or 636-528-6100.

## 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.**



January 1, 2022

## Fun Facts about New Year



The first new year's celebration dates back 4,000 years. Julius Caesar was the first to declare January 1<sup>st</sup> a national holiday.



45% of Americans make new year's resolutions. 25% of them give up on their resolutions by the second week of January.



Eating leafy greens and legumes on new year's is said to bring prosperity. That's why a lot of people eat black eyed peas on January 1<sup>st</sup>.



About 1 million people gather in New York City's Times Square to watch the ball drop.



According to statistics from the National Insurance Crime Bureau, vehicles are stolen on New Year's Day more than any other holiday.

New Year's  
Humor

What happened to the man who shoplifted a calendar on New Year's Eve?

He got 12 months!

## MOSCOW MILLS POLICE

Police Station Phone Number: 636-356-4612

Radio Dispatch Phone Number: 636-528-6100

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## STRAY CATS

Remember **do not feed** stray cats or any wild animals. While it may seem like a nice thing to do, it causes issues with overpopulation and un-healthy, suffering animals. When people feed stray cats they increase in population and the neighborhood becomes over-run with diseased, flea-ridden animals that can carry parasites to yours or your neighbor's pets. Additionally, in an effort to stay warm, cats can burrow underneath your home and in the process tear up the underpinning. This can result in higher utility bills due to heat/cooling loss. It also leaves room for varmints to get underneath your home and chew on wiring, cause foul odors, etc. We need to discourage stray animals from "moving in" in any way we can.

## HOME APPEARANCE ISSUES

It is each tenant's responsibility to maintain their home and lot in a neat and orderly fashion, pleasant in appearance and free of litter, debris and unsightly conditions. Clear your yard or deck of clutter (toys, broken items, trash, etc.). Additionally, there are homes with broken mini-blinds and sheets as curtains. This is unacceptable. Some homes also have mold on the siding, which is unsightly and needs to be cleaned. A few notices have been sent out to let you know what needs to be corrected. Please take a look at your home and correct anything that needs attention. Thank you for your cooperation.

## NEIGHBOR PROBLEMS?

Following are some tips when dealing with neighbor problems:

1. **Talk to your neighbor.** Many times this is the best option. Your neighbor may not be aware of the issue. Remember to be polite.
2. **Start a log to track the problem.** If it is a re-occurring problem (like late night noise) start a tracking log. Write down the date/time and observations. This will be a helpful document if the police or courts get involved.
3. **Put it in writing.** If your neighbor does not respond in a positive way, put your concerns in writing, sign it, and give it to management.
4. **Call the police.** Calling the police should be done after considering the possible outcomes. The police are most likely to be able to help when there has been a violation of a local ordinance (like excessive noise, dog running loose, etc.). If you have a log of dates and times the problem has occurred, share these with the police. A reasonable, documented approach will set you apart from others.

## MIND YOUR PETS

Reminder, pets must be on a leash when outside. There are many pets being let out outside to roam the neighborhood. This is not only a Tropicana Village violation, but also a city violation. Please keep animals indoors unless they are on a leash. Pets on a leash should be attended at all times, and not left outside to bark. Also, remember to pick up after your pets right away!

## Recipe Corner

### The Golden Bauble Cocktail



Ingredients:

- 1 teaspoon honey
- 2 teaspoons edible golden sprinkles
- 1 (1.5 fluid ounce) jigger amaretto liqueur
- ¼ (1.5 fluid ounce) jigger gingerbread-flavored syrup (optional)
- 1 ½ fluid ounces Prosecco, chilled
- 1 ½ fluid ounces fizzy white grape juice

Instructions:

1. Rub the rim of a rounded cocktail glass or champagne flute with honey and dip into golden sprinkles.
2. Place a small dollop of honey at the bottom of the glass.
3. Add amaretto and gingerbread syrup (if using); mix briefly.
4. Add Prosecco and fizzy grape juice.

Yield: 1 serving

Prep time: 5 minutes

Total time: 5 minutes

Recipe source:

<https://www.allrecipes.com/recipe/261595/the-golden-bauble-cocktail-with-prosecco-amaretto-and-glitter/>

# CLASSIFIEDS

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

## GOOD NEIGHBOR

Do you have a good neighbor? Perhaps it is person who goes out of his/her way to help or is just pleasant to be around; one who may have done something for the community or some other good deed. We would like to know and recognize them in this newsletter. So if you know someone, please drop us a note or give us a call. Thank you.

## SEWER ISSUES

PLEASE always dispose of your grease by putting it out with your regular trash. Recently, another sewer problem was found which was caused by pouring grease and other items (baby wipes, Clorox wipes, or another fibrous material other than toilet paper) down the drain. Typically this will back up the individual's home, but could move farther down the line causing back ups for neighbors as well. Extensive and costly damage can occur. Remember to practice good maintenance for yourself and others.

### 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

## MIND MANGLER WINNER

December Winner: Pat  
Gault, 1315 Trinidad Lane

Congratulations on \$50 off  
rent!

Last month's answer: Your  
breath.

## 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
- AUG** Deborah Ingram  
85 West Port Au Prince
- SEP** Patricia Toomey  
1389 Trinidad
- OCT** Michael Eads  
1470 Trinidad Lane
- NOV** John Richardson  
43 West Port Au Prince
- DEC** Lisa Meyer  
301 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