



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

July 2021

A LEASE REMINDER REGARDING PETS

Please remember that there are pet restrictions in your lease. Following is an excerpt from the lease regarding pets.

There will be no pit bull, Rottweiler or mixed of these breeds allowed in the park. Pets taller than 18-inches at the shoulder are not permitted unless approved in writing by Landlord. Only two (2) pets will be allowed per residence. Pets shall not be allowed to run loose, and must be kept on a leash, located in such a manner as to prevent the pet from crossing the lot line. Pet litter shall be removed daily from lot. Dog houses will not be permitted on lots. Pets may not be left out-of-doors unattended. Dogs will be allowed outside on a leash or in their fenced yard, if the owner is home and not left out overnight. We will not allow dogs being left out to bark or dogs left out in extreme cold or heat. Also if the dog is creating a mud hole in the yard. If your dog is a barker then please, in consideration of your neighbors, management, and the police, keep your dog inside. All Moscow Mills City Ordinances must be followed in addition to the rules set forth by Tropicana Village. Copies of the City Ordinances are available at the Office.

For your reference, a copy of the lease may be downloaded from the "Info & Forms" section of this website.

MIND MANGLER

Give me food and I will live, give me water and I will die. What am I?

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.

INSPECTION NEWS

A community representative will be conducting inspections on home maintenance related issues and potential violations. Please be aware that these representatives will be frequently driving through the community in a slow manner, and may be taking notes. If you have any questions about whether an individual is a Tropicana Village representative or not, please feel free to contact the office.



Five Facts about Independence Day:

- ★ We didn't actually declare independence on the 4th of July. It took place two days prior, and the Declaration was published in papers on July 4th.
- ★ Only two men signed the Declaration of Independence on July 4, 1776 – Charles Thompson, and John Hancock. The remaining 54 delegates signed over the course of the next month.
- ★ Fireworks, as tradition, date back to as early as the first anniversary in 1777. John Adams wrote a letter to his wife saying that he wanted Independence Day to be celebrated with pomp, parade, shows and illuminations.
- ★ According to the National Hot Dog and Sausage Council (NHDCS) Americans will enjoy 150 million hot dogs during the 4th!
- ★ Americans spend more than \$1 billion on fireworks each year.

4th of July
Humor

If you crossed a patriot with a curly-haired dog, what would you get?

A Yankee Poodle

MOSCOW MILLS POLICE

Police Station Phone Number: 636-356-4612
Radio Dispatch Phone Number: 636-528-6100

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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.

WORDS FROM THE OWNER

Dear Residents,

As many of you are aware, we are taking steps to clean up the appearance of Tropicana Village. The overall look and comfort level of our neighborhood has declined to the point that we must address the situation. We are now losing potential new residents because of the lack of care being taken in our community.

It is not our wish to lose our current residents but we feel there is no option but to ask you to please make the adjustments requested, when you receive a notice to clean up your homes and yards. If we work together, we can make a difference. If you feel you have extenuating circumstances that might warrant a modification then please do not hesitate to contact the office. We prefer to work with our residents when it is needed.

Thank you for your attention to this serious matter.

POOL NEWS

The pool is for residents of Tropicana Village Manufactured Home Community. Any passholder can ask for pool passes and IDs. Let's keep our pool available for our residents. Pool monitors and community management will be making spot checks. Anyone giving a monitor problems could lose their pool privileges. Remember, no smoking, eating or drinking inside the fenced pool area. Please keep coolers outside the fenced area, and remember to observe the rules of our pool. Be safe. Enjoy the summer!

WEBSITE UPDATES

www.TropicanaVillage.com has been updated with some additional information. Please see the documents now available in the "Info & Forms" section of the site. We will continue to update the website periodically to add more useful information.

Recipe Corner

Easy Fruit Punch

Ingredients:

- 4 cups cranberry juice
- 1 ½ cups pineapple juice
- 1 ½ cups orange juice
- ¼ cup lime juice
- 3 cups ginger ale, chilled
- Sliced fruit for garnish



Instructions:

1. Stir together the cranberry juice, pineapple juice, orange juice and lime juice in a large pitcher. Chill until you are ready to serve.
2. Add sliced fruit and ginger ale just before serving.

Add ice to individual serving glasses (not the pitcher). This keeps the juice from becoming watered down.

This recipe is super easy to customize. Add more or less of each ingredient to your taste.

Recipe source:

<https://onesweetappetite.com/fruit-punch-recipe-non-alcoholic/>

CLASSIFIEDS

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

DOG CARE

Dogs will be allowed outside on a leash or in their fenced yard if the owner is home. Dogs should not be left out overnight. If your dog is a barker, please be considerate of your neighbors and keep your dog indoors. If your dog is continuously barking and creating a peace disturbance, your neighbor may contact us or the police to help rectify the situation. If your neighbor's dog is barking and the neighbor is not responding to the pet's needs, then please call the police and then let us know. Remember, you are legally responsible for the behavior of your dog. Police may issue a summons for pet offenses.

Please keep your pet litter picked up. When walking your dog in the community, please keep a plastic bag with you so you can dispose of your pet's litter right away. Also, keep your pet in **your** lot, not in a vacant lot.

CAT CARE

Just like our canine friends, cats are also expected to be indoor pets. When cats get outside they can cause a lot of damage to neighbors' homes. They can get underneath homes and do damage to insulation, or enter through heating/cooling vents. Additionally, some of our residents do have cat allergies, so this is a health issue for them. Reminder, please **do not** feed stray animals as this encourages them to come back for more food, and potentially cause more damage to homes.

Help needed! If anyone knows any organizations that will spay/neuter cats, and help them find new homes, please contact the office.

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

June Winner: Mary Nowak,
323 Tabago Lane

Congratulations on \$50 off
rent!

Last month's answer: An
apple a day keeps the
doctor away.

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

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