

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

May 2022

LARGE ITEM TRASH PICKUP JULY 5th

Don't forget our next quarterly large item pickup is being done on July 5th (since July 4th is a holiday). Please have any large items out and ready for pickup. As a reminder we schedule large item pickup once per quarter, on the first Monday of each quarter. During quarterly pickup, anything over 5 items will be charged \$50. **We will no longer pickup mattresses or items being disposed of because of bed bugs.**

If Tropicana Village does a large item pickup on your behalf outside of the quarterly schedule, there is a fee schedule below:

\$ 20 for one item
\$ 40 for 2 to 3 items
\$ 100 for more than 3 items

If you choose to use the waste management company to schedule your own large item pickup, please contact Meridian Waste directly at 314-291-3131.

MIND MANGLER

What comes once in a minute, twice in a moment, but never in a thousand years?

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.

WORDS FROM THE OWNER

Please read the [letter at the end of this newsletter](#) for an important message from the owner.

GET THE NEWSLETTER BY EMAIL

We now offer the **newsletter delivered to your email**. If you'd like to sign up, please send your email address to: tropicana.newsletters@gmail.com and we will happily email each issue to you. We will not share your email address with others, nor will we send you any spam.



May 30, 2022

Interesting Facts about Memorial Day



Memorial Day began as Decoration Day. After the Civil War, veterans would decorate their comrades' graves with flowers.



Memorial Day was not an official holiday until 1968, with the passing of the Uniform Monday Holiday Act. This act established several American holidays to fall on a Monday; including Washington's Birthday (unofficially called President's Day), Memorial Day, Labor Day, Columbus Day and Veterans' Day.



Memorial Day is one of the few days flags are ordered to fly at half-staff then full-staff. At sunrise flags should be raised immediately to full-staff, then to half-staff until noon. At noon flags should be briskly raised to full-staff. This is to salute all those who served.



As of 2021, there were around 19 million U.S. veterans which represents less than 10% of the total U.S. adult population.

Memorial Day Humor

Did you hear about the guy who put little G.I. Joe soldiers at the bottom of his coffee cup?
He'd heard the best part of waking up is soldiers in your cup.

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.

POOL PASSES

The pool will be opening Saturday, May 28th. Please use wrist bands that were previously provided. If you need a wrist band, you may request one by filling out the [form](#) on our website. Replacement wrist bands are \$1.25 each. Your rent must be current to receive a pool pass.

If you become delinquent, pool privileges will be suspended. Please remember the tenant must be present with any guests at all times while at our pool. You must wear wrist bands in the pool area. Please take time to review our [pool rules](#).

STORAGE LOT

The storage lot is available for \$15 per spot. Anyone using more than one spot will need to contact the office with information on each item stored in the lot.

COMMUNITY CLEANUP / VIOLATION NOTICES

Please be advised we will be sending out notices for any violations with respect to maintenance needs on your homes, or lawn/landscaping issues. [Samples of the violation notices](#) can be seen on our website. Notices will be coming out weekly going forward. These notices are to help the community as a whole, and not a personal attack on anyone. All items are part of the rules you signed in your lease.

Please correct any deficiencies within the time given on the notice. Lets make our community a clean, tranquil and enjoyable place to live.

Recipe Corner

Star Spangle Layered Dip



Ingredients:

- Two 15-ounce cans refried beans
- 2 cups guacamole
- One 16-ounce container sour cream
- 4 scallions, thinly sliced (*light green and white parts only*)
- 2 cups shredded Mexican blend cheese
- ¼ cup chopped black olives
- 1 cup crumbled Cotija cheese
- 1 ½ cups salsa
- Corn chips, for serving

Instructions:

1. Evenly spread the refried beans on the bottom of a 9 x 13 inch baking dish.
2. Spread the guacamole over the beans
3. Spread the sour cream over the guacamole
4. Sprinkle with scallions and then the shredded cheese.
5. To make the shape of a flag, arrange the black olives in the top left corner and sprinkle them with cotija cheese. Spoon the salsa in as stripe formation on the rest of the dish. Sprinkle the remaining cotija cheese between the salsa to create white stripes.
6. Refrigerate until ready to serve. Serve with corn chips for dipping.

Yield: 10 to 12 servings

Prep time: 30 minutes

Total time: 30 minutes (plus refrigerated time)

Recipe source:

<https://www.foodnetwork.com/recipes/katie-lee/star-spangle-layered-dip-7150478>



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BEING A GOOD NEIGHBOR

- ✓ With the onset of spring, the grass is growing fast! Please take care of your yard weekly. If you don't care for your yard you will receive a notice. If you fail to respond to the notice and do not maintain your yard, you will be charged \$35 for cutting and \$15 for trimming, \$50 total.
- ✓ 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.
- ✓ Be a good neighbor by keeping music turned down and bringing trash cans in from the curb after pickup.

PARKING RULES

- No parking on the mailbox side of the street or where signs prohibit.
- Extra parking for guests is available in the clubhouse parking lot.
- No parking on the streets overnight as it makes it difficult for emergency equipment to access homes in the event of an emergency.
- Boats, trailers or campers are not permitted in your driveway for more than one (1) day.
- All boats, trailers and campers must be stored off-site or at the parking facility for a monthly fee.

LANDSCAPING REMINDER

Just a reminder regarding landscaping:

- One (1) tree and three (3) bushes must be planted within 6 months of lease signing.
- Vegetable gardens may only be planted in the rear of the home and kept weed free.

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.**

MIND MANGLER WINNER

April Winner: Susan Gatchel, 347 Tabago Lane

Last month's answer: Each number zero through nine is expressed in alphabetical order.

BEST KEPT YARD WINNERS

2022 Winners

JAN Donna Rodgers
720 Tropicana Village Dr.

FEB Peter Gentile
132 West Port Au Prince

MAR Linda Austin
163 West Port Au Prince

APR Francis Mills
1485 Trinidad Lane

Classifieds have moved to the Tropicana Village website at:

<https://tropicnavillage.com/classifieds>

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

SMS DEVELOPMENT, LLC
dba TROPICANA VILLAGE

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Dear Resident,

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.

Please understand that the rules of your lease were implemented for the overall wellbeing of the community. We want Tropicana Village to be known as a peaceful and pleasant community where you and your families are proud to live. The reputation and character of our neighborhood is very important to the owners and management.

We sincerely appreciate your understanding and attention to this matter, while we work toward achieving our goals.

Tropicana Village Ownership