

Walnut Hills & Deluxe Fall Newsletter 2021

Fall has arrived, And...we'd like to pass along a few friendly reminders

Notice of Rent Increase

The lot rent increased by Twenty Dollars (\$20.00) per month effective October 1, 2021. For bookkeeping purposes, we ask you combine your ABT water bill and monthly lot rent payment in one check payable to Walnut Hills. Both are due on the 1st of each month. Please include your lot # on the check or money order. Cash Not Accepted.

Inspections are wrapping up

We have a few more inspections to complete in the park. Follow-up inspections are nearly wrapped up as well for tenants who received a notice. If you were asked to replace skirting panels, it must match, and soffit material is not permitted. Please do not cover holey skirting with tape or caulk.

For those of you planning to sell your homes, you must notify the office.

Potential buyers must complete a park application and be approved to live in our community. Please be reminded that the Park must perform an inspection, of the exterior of your home, to determine if your home meets our criteria. If there are items in need of repair, the cost of those items will be held in escrow or deducted from your proceeds when your home sells.

If you receive a notice, please do not contact office personnel on their personal cell phones to relay messages. Contact the office and ask for the person who sent the letter.

Unhook Your yard hoses from your spigots and be sure all of your faucets are turned completely off to avoid dripping, which can cause the water lines to freeze.

If your pipes freeze causing the meter to break, we will replace it and send you the bill.

Check the exterior of your homes out on a regular basis. Snow & storm damage can cause skirting to blow out, be pushed in, or wash away from the track. Any openings in your skirting, can result in access for animals to get under your home, or freeze-ups to occur. Skirting panels that are removed to make repairs should be replaced asap.

Winter Preparation As we approach the winter months, we'd like to suggest a few tips to protect your pipes from freezing and from sewer back-ups. Please be reminded NOT to let your faucets drip when it is cold. Contrary to what you hear on the local news, letting your faucet drip in a mobile home (when it is cold) *WILL* freeze your sewer.

****No One other than Walnut Hills is permitted to shut the water off, or turn the water on at ground level* If damage is done, the tenant will be billed for materials & labor to replace the water crock and/or meter.****

Heat tapes

If your heat tapes have not been replaced within the past few years, we recommend they be replaced. When you do so, please notify the office, and we will make a note of it. Contact Mark's Mobile Home Service or Bob Henning to have your heat tapes checked and/or to get a quote to have them replaced. Both Mark's and Bob charge \$20.00 for this service. It is also a good time to change the batteries in smoke alarms, batteries in some brand of thermostats, change furnace filters, and have your gutters cleaned.

Snowbirds/Absentee Owners

If your home is going to be left empty for a long period of time, winterization is recommended. Contact Mark's Mobile Home Service or Bob Henning. This process will assure that the lines will not freeze-up during your absence.

Snow Shoveling Services *Call now to schedule in advance*

Ross Steep	419-345-2447
Tim & Mary Lou Evans	419-308-8056 or 419-308-8152
Doug Holden	419-787-0517
DJ	419-690-9668

It is your responsibility to keep the area around your curbs & driveways salted & shoveled. Clear them off ***immediately*** after it snows, ***and*** following pile-ups from snow plows, before it freezes. ***This may be necessary a couple of times a day.***

Please have an area around your mailbox, and trash receptacle, cleared of snow and ice. If the Mail Carrier is unable to drive-up to access your mailbox, *OR* Waste Management is unable to access your trash receptacle, they may not stop.

If we get an accumulation of snow, vehicles must park off street to accommodate the snow plows.

Pet Approval

There has been some confusion when it comes to obtaining a pet. Tenants are not permitted to obtain a pet without prior permission. Pet Approval Applications are available at the office or on our website. If you are considering a dog, please be reminded that the dog cannot exceed 40 lbs. at its ***FULLY GROWN WEIGHT***. And, if you have (2) dogs they cannot exceed 40 lbs. ***COMBINED***. You may have to research the breed and what the standard weight of the breed will be once fully grown.

Fence Policy

No new fences can be put anywhere as of Oct. 1, 2021. The rules have always stated No Fences. For a while, they were permitted between the shed and the home and at the end of the driveway. No one will have to remove a fence that is already up, however, if the home sells the fence will have to be removed upon transferring ownership.

Change of Address Some of the mail we are sending to tenants has come back as undeliverable. If you have your mail sent elsewhere or have a post office box, please let us know, otherwise, it will not be delivered.

Miscellaneous Reminders

****Vehicles parked on the side street must be used on a daily basis****

****Please follow the recycling guidelines. If the bins continue to be mis-used, they will be removed****

****As of May 24, 2019 an additional park rule was added stating NO cameras may be mounted on the outside of the home or positioned in a way to capture activities of other residents or their homes.**

****Satellite dishes & Antennas MUST have prior approval****

*****Please note: We are not responsible for stray cats roaming the park. *****

****HOLLYS CELL PHONE IS FOR EMERGENCIES ONLY, ESPECIALLY AFTER HOURS****

United States Postal Service

It has been brought to our attention that tenants may qualify to have mail “door delivery” by submitting proof of an extreme physical hardship or medical problem. The Postal Service offers residents the opportunity, by written request only, of door delivery. If you think you may qualify, the application for the

Request For Exception To Current/Proposed Delivery Mode Due To Physical Hardship

can be obtained off their website at <https://about.usps.com>

PS FORM 1528

We are in no way affiliated with the outcome of your request.

Notice to Deluxe Residents

****To cut down on the congestion of on-street parking in Deluxe Park, we are now requiring those of you with a driveway to utilize it. Hopefully this will end the on-going problems of intermittent mail delivery. This is especially important during the winter months, so the snow plows can best do their jobs****