

Walnut Hills/Deluxe Newsletter Spring 2024

"If we had no winter the spring would not be so pleasant." –Anne Bradstreet

We occasionally receive calls in regards to neighborly concerns. Please understand, due to confidentiality, we are not in the position to make contact, visit homes, or give out phone numbers. If you have concerns, please contact the police and request a wellness check 419-354-9001 x 9

We suggest homeowners designate someone to check on their homes, and/or check their mail during their absence.

Security/Surveillance Cameras: No cameras may be mounted on the outside of the home that would disturb the peaceful enjoyment of the park by its residents or would be invasive to the expectations of privacy that residents of the park can reasonably expect. Cameras may not be positioned in a way to capture the activities of individual residents or their homes. If Park management discovers an abuse of the rule, a material rule Violation may be issued which could lead to eviction.

Pet Approval Applications

Pets must have prior approval from management. Please remember to complete a Pet Approval Form and **wait** for approval **before** getting your new pet. Please see your rules regarding these issues:

*(1) pet may not exceed 40 lb. when fully grown OR a combined weight of (2) pets (maximum) may not exceed 40 lbs. when both are fully grown. We may require a weight slip from a veterinarian.

* No dog may be outside loose, **UNATTENDED**, or tied out.

* Violation of these rules or excessive barking or failure to clean up dog waste may result in loss of the pet/or violation of your lease.

Guest Request Applications

Please refer to your rules regarding guests. Guest Request Applications are available at the office and must be submitted and **approved by management BEFORE your guest stays with you.**

Safety Reminders

*Please wear reflective clothing when out walking in the park. We have received numerous complaints that those of you out walking are hard to see for drivers when it is dark/dusk.

*We do not allow door-to-door solicitation. If someone comes to your door **uninvited**, we suggest you call the police.

Speeding Vehicles & Observation of Stop Signs

Please be reminded the posted speed limit is 10 mph & all stop signs must be observed. This policy applies to all residents, guests, & food delivery drivers.

Repeat offenses are grounds to receive a material violation which could result in termination of tenancy.

Leaking Vehicles

If you or your guests' vehicles leak any fluids on driveways/streets in the park the vehicle must be removed from the park and cannot come back until properly repaired. All stains must be cleaned and completely removed.

Yearly Inspections

Please refer to your rules regarding what is permitted on your lot and your responsibility in maintaining your home & lot. Following are frequent violations:

*Power washing of home, skirting, sheds, awnings, carports

*All exterior painting & colors must be pre-approved by management.

*All skirting panels must be free of holes. **NO** patching, filling in or repairing holes is permitted.

*Sheds must be in good condition (with no rotted wood) and freshly painted with no peeling paint. The sheds must be sided with vinyl. **NO** patching, filling of holes or rotted areas is permitted.

Patio Restrictions

ONLY patio furniture and a grill are permitted on patios or on your lot. No other items may be on patios. Only a reasonable amount of outdoor décor and patio furniture is permitted to be in compliance with community standards. Toys, bikes, & trash cans & mowers must be stored inside your shed. Seasonal décor must be removed in a timely fashion.

Absolutely, *NO GOLF CARTS, MOTORIZED SCOOTERS, MINI BIKES, ELECTRIC PEDAL ASSIST BIKES also known as "E-BIKES", OR THE LIKE*

NO Open Fire Pits, Propane fueled Firepit Tables, Fireworks, Chimineas, Fences and/or Invisible fences, Swing Sets, or Wading Pools of any size are permitted in the park. Mobility Scooters are permitted with prior permission and a letter from your physician.

Home Improvements

In an effort to keep good records, please notify us of any improvements you have made to your home ie: roof, water tank, furnace, a/c, heat tapes, etc. When it comes time to replace a shingled roof, please be reminded that mobile homes are NOT designed for a "2nd layer". The rafters cannot support the additional weight and it could very well cause structural damage.

Grass Mowing & Trimming

Grass Mowing and Trimming around your home is to be done regularly.

If it has to be done by Walnut Hills, there will be a minimum fee of \$35 billed to you. If you hire a lawncare or yard spraying service, please be reminded each lot only has 5 feet from the off-door side of your home.

Please remind your grass mowing service not to blow grass clippings along the curb, creek bank, or into the street which could end up in the storm sewers, or you will be charged to clean it up. There is NO disposal at the office for the following: Limbs, Shrubs, Branches, Twigs, or Dead Plants. You are welcome to put grass clippings ONLY in the silver trailer/manure spreader that is located in the office parking lot. We have mentioned several times that the office dumpster is under camera surveillance and is not available for tenant's use, including yard waste.

****If observed using the dumpster for trash/cardboard, etc. a fee will be charged, and you will be sent a bill****

Also, plastic bags & cardboard are not permitted in the recycle bins.

Contact one of these individuals to get on their lawn mowing list for the season.

Joe Baker	419-836-4309	J & J Lawn Service (Juan)	419-460-0615
Tim Evans	419-308-8056	James Musser	419-691-1031
Mary Lou Evans	419-308-8152		

Please be reminded that the pond will remain closed.

Violators will be charged with trespassing.