

Walnut Hills & Deluxe Summer Newsletter 2021

****PLEASE SAVE! The Summer Service List is enclosed!****

Pond Enjoyment!

Fishing is for tenants only. If you have a guest that would like to fish, you MUST accompany them. Anyone caught fishing who is not a tenant will be charged with trespassing. For safety reasons, the stones are off limits. Please remember that fishing is Catch & Release ONLY. If you see anyone taking fish out of the pond, please call the office during business hours or the police after hours. Noting license plate numbers is also helpful. No one under the age of 18 is permitted back at the pond without adult supervision.

Lastly, we'd like to remind pet owners to pick-up and dispose of pet waste, and keep them on leashes at all times.

Garage Sale FRI. MAY 14 & SAT. MAY 15~9-5

We will be advertising in the Press for the upcoming Village-Wide Garage Sale. If you choose to participate it will be at your own risk. The Village, along with Walnut Hills, will not assume any responsibility if yourself or someone else becomes ill from exposure to COVID-19. It is up to you to put your own policies in place and police it.

Safety Comes First

We all have to work together to maintain a safe community. Be especially observant for any suspicious activity. If you see anyone walking in between homes or soliciting door-to-door, please report it to the office/and or the police. Keep your patios and decks free of personal items that may attract unwanted attention. Please lock your vehicles, sheds, and homes.

Natural Gas Leaks

If you happen to smell a gas odor, call the office asap during business hours.

If you smell gas after hours, call Columbia Gas @ 800-344-4077

Are you experiencing high water bills?

If you have noticed an increase in your water bill, first check your toilet. Valves & seals can erode over time in the water, causing slow leaks you cannot hear. You can use food coloring to make sure your toilet does not have a leak. First flush. Once the tank is filled, put a few drops of food coloring into the tank. Wait 10 minutes and check the bowl. If the bowl water is colored, you may have a leak.

Electrical Pedestal Replacement

We are inspecting the electrical pedestals in the parks to determine if they need replaced. It is possible the service from the home to the pedestal may need upgraded which may result in a fee to the tenant.

Sewer Back-ups

If you experience sewage back-ups, please notify us. We can also put you in touch with who to call based on what is happening. Please contact either Bob Henning 419-260-6705 or Drain Master 419-708-5639 if you have issues after hours.

Inspections are underway

Some of the things we'll be looking for: sheds that may need repair, holey skirting, homes that may require power washing, steps and decks that may need painted, trash cans that are not being stored properly, vehicle oil leaks, etc. Please be reminded not to use caulk or tape to cover up holey skirting.

If you are required to repair/replace, or make any exterior improvements to your home or shed, you will be sent a notice. Any outside home/lot changes must have paperwork filled out in advance for approval. This includes satellite dishes, planting, painting, new sheds, or making changes to existing sheds.

Absolutely no spray painting is permitted in the park. If you are uncertain of what is permitted, please refer to your lease and rules.

Other forms such as Pet Permission Forms, Guest Request Forms, Park Applications, Wood Shed guidelines, Resin Storage Container guidelines, Tenant Info Sheets, & Service Lists can be printed off our website

www.walnuthillsmhp.com

Weather Related Reminders and Power Outages

Please check your homes out on a regular basis after severe weather-related storms. Shingles could be missing; roof vents could be leaking & skirting may be damaged. If the skirting washes away, or is pushed in by heavy rains, it can result in access for animals to get under your homes. Contact Mark's Mobile Home to inspect that skirting is secure, gutters are secured and free of debris, and/or for any roof damage. Power outages could possibly trip the breaker to your heat tapes. Call Mark's or Bob Henning to have them checked or re-set. Contact Bru-Lu Enterprises for power washing & gutter cleaning.

Call Partin Seamless Gutters to ask about adding gutters to your home. Gutters may help keep water off of the patios. Call Mauder Heating & Air if the breaker to your furnace gets tripped.

They may be able to give you instructions over the phone on how to re-set it. Refer to the service list for contact info.

RV'S, Storage Trailers, & Boats

Are only permitted to be parked in your driveways for loading and unloading a *MAXIMUM* of 48 hrs. Otherwise, call Law's Storage @ 419-666-4322 to make other arrangements.

Absolutely, *NO* Open Fire Pits, Fireworks, Chimineas, Scooters, Golf Carts, Mini Bikes, Fences and/or Invisible fences, Swing Sets, or Wading Pools of any size are permitted in the park.

Mobility Scooters are only permitted with a letter from your physician.

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.

The yellow utility trailer is no longer available for collecting tree limbs & brush. However, you are welcome to use the silver (manure spreader) for grass & leaves *ONLY*. If you rake and bag your grass clippings & leaves, please be sure you dump the contents out of the bag and into the trailer.

Do not put the bags and its contents into the trailer or dumpster.

Please do not put yard waste in the dumpster.

We do not pick up @ curbside, or supply fill dirt. Please do not blow grass clippings along the curb, into the street, or dump along the creek bank.

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

Lawn Mowing Services

Joe Baker	419-836-4309
James Musser	419-691-1031
Doug Holden	419-787-0517 (mowing & landscaping)

After heavy rains, some lots may have an excess of water. Some of the yards are different grades. To help with drainage, you may need to re-route your downspouts and clean out your gutters.

Solid Waste Guidelines

If you need to dispose of additional trash, or heavy items, contact Waste Management @ 866-797-9018.

Trash must be curbside no later than Wednesday morning by 6am.

You may place up to (6) bags or up to (3) 35-gallon trash containers (which must be stored in your shed when not in use.) If you do not have room for your trash receptacle in the shed, you are allowed (1) Outdoor Resin Storage Container, with prior permission.

Contact the office for the dimensions and request form.

To schedule a bulk item pick-up call 866-797-9018.

Give them the reference number 22-35604-830003.

You are permitted (1) bag of trash in the office dumpster.

The property is under surveillance. Fines may incur.

Speeding & Running Stop Signs~An On-Going Problem~

We have been receiving numerous complaints from tenants in the park who are observing many speeders. Please be reminded the posted speed limit is 10 mph & all stop signs must be observed. If you or a guest are observed speeding or running stop signs you will receive a written reminder. The second incident will result in you being prohibited from driving in the park and a Rule Violation. Repeat offenses are grounds to terminate your tenancy. We have a lot of walkers in the park and this is a safety concern. Please be mindful of the nice weather, slow down and watch for pedestrians, bikes, and children!

Help Wanted!

Laundry Attendant

Dependable part-time/hours vary

Apply in person between 8am-7pm

The Laundry 30600 Drouillard Rd. Walbridge, OH 43465

Park Reminders:

Please return the green tenant information sheets ASAP

Remove holiday décor, including lights down ASAP

When mailing lot rent/water bill payments, please use P.O.Box 547

Our office is remaining closed for the time being

***Any requests for forms, etc. please call 419-666-3993 or access on our website at www.walnuthillsmhp.com ***

We appreciate everything our tenants do to keep OUR park

looking apart from the rest! 😊