

Walnut Hills & Deluxe Spring Newsletter 2020

COVID-19

In our best efforts to limit personal contact between yourselves and our staff, our office will be closed. We request that tenants either call, email or use our rent drop box for correspondence.

If you'd like a receipt for your rent, please make a note on your check, and we will mail it to you. Stay Well!

Mobile Home Title

If something happens to you, is your mobile home titled in a way to avoid it going to probate? Do you have a beneficiary named on the title? (TOD) Do you and your spouse have rights of survivorship? (WROS)

Are you experiencing high water bills?

We are receiving a great deal of calls in regards to high water bills. Unfortunately, just like any other utility bill charge, there is nothing we can do about it. Possibly you have a "silent leak". The District (Northwest Water & Sewer District/419-354-9001) offers FREE toilet testing kits. Or you can test yourself. First flush. Once the bowl is filled, put a few drops of food coloring into the tank. Wait 10 minutes and then check the bowl. If the bowl water is colored, you may have a silent leak.

Trash & Recycling Guidelines:

Waste Management sent out a bulk mailing recently with certain criteria/guidelines. Please be reminded that your designated day for trash pick-up is now on Wednesdays. You must have your garbage at curbside by 6am. For bulk pick-up items call 866-797-9018. GIVE REFERENCE NUMBER 22-35604-83003. Containers cannot be larger than 35 gallons. Do not to dispose of Styrofoam, plastic bags, syringes or food waste into the recycle bins. If you miss your scheduled pick-up day, you can use our dumpster for (1) bag. But, if it is full, please do not leave your bags outside of the dumpster, as we get charged for overloading it if it is full. The dumpster is under camera surveillance.

Inspections are starting soon

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, 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.

Home/Lot Change Requests

Any outside home/lot changes must have prior approval. This includes satellite dishes, planting, painting, a new shed, or making changes to an existing shed. Absolutely, no spray painting is permitted in the park. If you are uncertain of what is permitted, please refer to your lease and rules. Additional copies are available at the office. Other forms available at the park office include Resin Storage Container Forms, Voter Registration Forms, Homestead Exemption Forms, Pet Permission Forms, Guest Request Forms, Park Applications, Code Red Registration, Wood Shed guidelines, & Service Lists.

Spring Safety Tips:

Over time, your dryer vent fills with lint that sneaks by your dryer's filter. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers. Don't forget to change the batteries in your smoke alarms.

Parking on Side Streets:

Those of you parking a 3rd vehicle on a side street... We do not want cars parked on both sides of the street. If another car is parked on the side street, please follow suit. Park your vehicle on the same side, as closely as possible, and in the same direction of the other car. Vehicles must be driven on a daily basis.

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.

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. Utility trailers are available at the office parking lot to dispose of yard waste.

The trailers are **LABELED**, as to what can go into them.

Only tree limbs and brush are to go in the yellow trailer. (*nothing with thorns or plants*)

If you rake and bag your grass clippings & leaves, please be sure you dump the contents out of the bag and into the silver trailer (manure spreader).

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

THORNEY BUSHES MUST GO INTO THE DUMPSTER/NOT THE TRAILERS!

The dumpster and trailers are under surveillance.

We do not pick up @ curbside, or supply fill dirt. Please do not blow grass clippings 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

Doug Holden 419-787-0517 (mowing & landscaping)

*There are NOT to be any solicitors inside the park. If you see **ANYONE** going door-to-door, or if someone comes to your door...DO NOT ANSWER IT, (*even if it is someone offering lawn care*) please call the police at 419-666-1447 or 419-354-9001.

Please be advised it may be unsafe to hire solicitors for lawn mowing. A recent solicitor was found to have a criminal background. Please refer to your service list instead.

Peaceful enjoyment

As you know from living in a tight knit community, voices carry & pets are easily excitable by people out walking, riding bikes, etc. which may cause them to bark. Loud voices & dogs barking can be a nuisance to other tenants who may have their windows open or who are sitting outside. The Park Rules state that tenants are to conduct themselves in a manner which will not disturb the peaceful enjoyment of the park by his neighbors or other occupants of the park.

Pond Enjoyment!

Keep in mind, fishing is limited to Catch & Release Only! No One under the age of 18 is permitted back at the pond without adult supervision. And, guests must be accompanied with tenant.

Absolutely, NO Open Fire Pits, Fireworks, Chimineas, Scooters, Golf Carts, Mini Bikes, or Wading Pools of any size are permitted in the park.

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

Tenant Information Sheet Changes Please contact the office if you have had any changes such as phone numbers, vehicles, employers, pets, and occupants that have moved in or out.

Girl Scout Cookies are NOW on sale at The Laundry.

Bernina Stitchin Post is coming soon and will be located in the shopping center. They will be servicing & selling sewing machines & fabric patterns. Find them on Facebook.