

# Walnut Hills/Deluxe Newsletter Summer 2025

**\*\*Please refer to the following for frequently asked questions\*\***

## **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.** If you are planning to move in a significant other or a relative on a permanent basis, the individual will have to complete the residential credit application and provide income and rental verification.

## **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.**

## **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.

**RV's, Storage trailers, & Boats** are only permitted to be parked in your driveways for loading & unloading for a MAXIMUM of 48hrs. Otherwise, call any local storage facility to make arrangements.

## **Park Projects**

In order to best serve the needs of the park and our residents you may occasionally see park management walking the park and easements. As needed, we inspect the condition of trees, tree roots, utility lines, and utility transformers.

Periodically we ask for vehicles to be moved when new homes are delivered or maintenance projects are being performed. We appreciate your understanding!

### **Bird Feeders & Critter Control**

We've had calls from several tenants who have power washed their homes expressing their annoyance when their neighbors have bird feeders or when their neighbors toss out stale bread causing bird waste in the yard and/or on the sides of their homes & outdoor furniture. Feeding the birds can also attract unwanted visitors ie: skunks, raccoons, etc. Please be courteous!

### **Yearly home inspections will begin soon**

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.
- \*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.

### **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 \$50 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...no trash bags) in the silver trailer/ manure spreader that is located in the office parking lot.

## **Lawn Care Providers**

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	Harvest Lawn & Landscape	419-340-0016

No digging or planting is permitted on your lot without prior management approval. You must submit a Home/Lot Change Form and wait for approval BEFORE starting any project. Approval may take up to 10 days. If necessary, park management will OUPS the area to be sure we are not interfering with underground utility lines. Just because someone else did something, does not mean your lot will accommodate the same or similar plantings/landscape project.

Be sure your skirting is intact at all times so that critters cannot dig under your home and cause damage and/or get trapped and die underneath the home. It is your responsibility to have critters removed. Contact Ernie's Pest Control 419-708-3716.

## **Recycling at the Park Office is Ending on May 30, 2025.**

**Upon review, it has been determined that so little of our loads actually qualify for recycling, and ultimately end up in the landfill with regular trash. This is due to items that were put in the bins (that were not permitted) which disqualified the entire truckload.**

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

Aqua Terrace Pool Memberships are available to purchase on the Village of Walbridge website.

<http://www.walbridgeohio.org/pool>

Hours are Monday-Sunday from 12-6.

We will not open the office to give out resident's keys if you lock yourself out after normal business hours or weekends. Please have a spare key accessible elsewhere.

**Please be reminded that the pond has been closed permanently!  
Violators will be charged with trespassing.**