

Walnut Hills/Deluxe Newsletter Summer 2026

"Here's to long days, warm nights, and a summer worth remembering."

Yearly home& lot inspections have begun!

Please refer to your rules regarding what is permitted on your lot.
Letters will be sent out if the following items need to be addressed.

***Yard Maintenance**

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

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

We do not trap animals. It is your responsibility to have critters removed.

Contact Ernie's Pest Control 419-708-3716.

***ONLY patio furniture and grills are permitted on porches & patios.**

No other items may be on porch/patios. Only a reasonable amount of outdoor décor and patio furniture is permitted to be in compliance with community standards. Toys, bikes, & mowers must be stored inside your shed.

***Trash cans must be tucked behind a rear step or stored in the shed.**

***Sheds & shed doors must be in good condition (with no rotted wood) and freshly painted with no peeling paint.**

NO patching, filling of holes or rotted areas is permitted.

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

***Do you have cable lines hanging outside of the skirting? Utility, tv, & internet cables are not to be visible. Cables must be routed under the skirting.**

If you have Spectrum lines that need to be re-routed, contact our park rep Seun for assistance.

567-365-0170

If the lines are not in use, non-functional or disconnected, please dispose of them.

Home/Lot Change Request Forms must be completed in advance.

All exterior changes or additions must have prior approval.

Forms are available at the office or you can access from our website.

Certain requests might require us to call OHIO811 (*call before you dig*) to have the areas marked.

This call must be made by us, the park office.

Don't wait until the last minute. Once the form is submitted, it may take up to 10 days for the park owner to review your request.

This includes new roofs *which requires a dumpster that may interfere with our transporters moving homes in and out*, satellite dishes, any digging

(ie: trees/bushes), landscaping/planting (*vegetable gardens will be limited to six (6) tomato plants or the like*), painting (ie: doors/shutters) ***absolutely no spray painting is permitted in the park***, deck, ramp, steps, a new shed or making changes to an existing shed, vinyl siding/skirting, awning or carport.

Absolutely, *NO GOLF CARTS, MOTORIZED SCOOTERS, MINI BIKES, OR THE LIKE*

Electric bikes are permitted (as an exception) to the extent the electric bicycle has been handled and ridden safely by the resident, does not interfere with the enjoyment of the community for all of its residents, including reckless, negligent or careless riding and the 10mph speed limit must be observed.

The owner of the electric bicycle is responsible for all injuries caused by anyone using the bicycle as well as the person using it.

Mobility Scooters are permitted with prior permission and a letter from your physician.

Absolutely, 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.

Solicitors

There is not to be any door-to-door solicitation. If anyone comes to your door *UNINVITED*, we suggest you call the police. 419-354-9001 x 9

The Walbridge Police has asked us to mention there has been a great deal of suspicious activity targeting seniors in our community. Please refer to our Facebook page and Bulletin Board for tips to avoid being a target of identity theft.

SIGNAGE Just a friendly reminder, our rules do not permit signs in the yard. Contractor advertisements may only be displayed inside windows, and are to be removed within a reasonable timeframe after project completion.

Guest Request Applications

It has been brought to our attention that several tenants are housing guests that have not been approved to move in. This is clearly a rule violation.

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.**

Pet Policies

We have been receiving calls about pets being off-leash, not being picked up after, defecating in others yards, pets left outside unattended (even on a leash) and complaints of barking. Failure to comply with park rules regarding keeping pet (dog or cat) on a leash, cleaning up after pet on a daily basis, or complaints from neighbors regarding a barking dog will result in loss of this privilege and removal of the pet from the park.

When walking dogs, do not encroach onto other tenants' driveways / yards or cut through lots in between homes.

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.

Do not 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, loose grass or dead plants. ***Refer to the service list for lawn & landscaping providers.***

We appreciate our tenants and how much care is taken to beautify your homes and lots which adds to the clean appearance of our community. It is because of your hard work that our community receives so many wonderful compliments!

"Enjoy every moment of this summer!"