

MARCH and APRIL 2018

BRENTON COMMUNITIES NEWSLETTER

EAGLE RIDGE OFFICE: 319-377-1400 OFFICE HOURS: 8AM-5PM MON-FRI, 9AM-12PM SAT, SUN CLOSED



FRIENDLY REMINDERS - THANK YOU!

A CLEAN COMMUNITY BENEFITS EVERYONE

With the Spring winds, litter may be blowing through our community. Please do your part to keep our community clean; pick up any trash that may find its way into your yard.

GUEST REGISTRATION

All guests visiting two days/nights per week (or more), must fill out a guest registration form at the office, as per the Guidelines. A current Driver's License or photo ID is required. This is for the safety of all individuals in our community, should there be an emergency, it's helpful in knowing how many people to account for.

REFERRAL INCENTIVE

If you refer a friend or family member, and they move into our community, you would be eligible for a **\$100 referral incentive!** The individual you referred must acknowledge that they know you by listing your name on the application when they turn it in. Call the office for questions.

DECORATIONS SHOULD BE DOWN

All Holiday decoration should already be taken down by this time. If you have some decorations that are frozen to the ground, please remove them as soon as weather permits.

SMOKE DETECTORS

It's that time of year, please make sure to check your smoke detectors' batteries, to ensure they are working properly. This could save your life & the lives of others!

BIG NEWS YOU DON'T WANT TO MISS

WELCOME

Eagle Ridge extends a warm welcome to all of our new Residents! Thank you for choosing this Community as your place to live. If we can be of any assistance, please call the office, 319-377-1400

COMMUNITY ROOM

RESERVE FOR YOUR NEXT EVENT

Beginning Jan 2nd, you can begin calling to reserve the community room for 2018. The fees for residents are as follows:

\$55 on Sat or Sun, \$35 on Mon thru Fri, with \$100 refundable deposit. Call the office for available dates and more details.

LAWN CARE

GRASS SEED

Grass seed is available in the office. Please stop in the office if you are in need of some.

FERTILIZE OR NOT TO FERTILIZE?

If you would rather not have Eagle Ridge Fertilize your yard this spring, please contact the office as soon as possible.

VEHICLE REMINDERS

THINK SAFETY WHEN YOU DRIVE

Please, remember that the speed limit in the community is **15 MPH**. This is for the safety of our community members and your willingness to comply is greatly appreciated.

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EAGLE RIDGE COMMUNITY EVENTS

WE OFFER ACH, TO MAKE PAYING EASIER

Are you tired of making a rent payment every month? You can simplify the process **by requesting ACH, and your rent will be paid, automatically, each month on the 5th.** Go to your community manager and sign the form, and no longer worry about being in town to pay, or accidentally forgetting to pay on time. It's a quick and easy process!

COMMUNITY WIDE GARAGE SALES

The annual Spring garage sale will be held on May 17, 18, 19th from 7:00am – 6:00pm. Eagle Ridge will advertise in the Gazette & Penny Saver. Signs will be posted at all entrances. Call the office if you have questions. 319-377-1400

DATES TO REMEMBER IN JAN AND FEB

Daylight Savings Time, Sunday March 11th, "spring forward".

St Patrick's Day, Saturday March 17th, wear your green!

Easter is, Sunday April 1st, Happy Easter.

COFFEE, COCOA & CANVAS

Come to the community room on **March 8th, from 5:30pm-7:30pm**, and join Mary as she takes you step by step through creating a beautiful canvas picture to give as a gift or keep for yourself. **Admission is only \$25**, which includes all materials and instruction. Just bring yourself, and maybe a friend, for a great time with friends. **Please pre-register with Mary at: 573-2788**

COMMUNITY ROOM MONDAYS. JOIN IN THE FUN & MEET YOUR NEIGHBORS

1ST MONDAY; BINGO AT 1:30

Each card you play is only \$1.00 and cash prizes will be given & snacks provided! The next dates are **Mar 5th and Apr 2nd**

2ND MONDAY; CRAFTERNOON AT 1:30

Come work on your projects while visiting with your friends. All handicrafts are invited (yarn/cloth/paint/wood/scrapbooks), just bring your own supplies, & coffee is provided. The next dates are **Mar 12th and Apr 9th**

3RD MONDAY; CARD CLUB AT 1:30

Do you enjoy playing card games like; Cribbage, Rummy, Spades, SkipBo, or Uno? Meet with others that would enjoy playing cards with you. Coffee and cards provided. The next dates are **Mar 19th and Apr 16th**

4TH MONDAY; BOARD GAME BONANZA 1:30

Come join us all game players! Play an old favorite or learn a new game, either way we have lots to choose from. Games & coffee provided. We can't wait to see you! The next date is **Mar 26th and Apr 23rd**

FOR OUR LIST OF THOSE HANDY FOLKS, DOERS, AND SELLERS - VISIT THE OFFICE

ALLIANT ENERGY 1-800-822-4348

MID-AMERICAN ENERGY 1-888-427-5632

MEDIACOM 319-395-7801

CENTURY LINK COMMUNICATIONS 800-244-1111

MARION POST OFFICE 319-377-2818

BEFORE YOU DIG CALL 811

A REMINDER, WE OFFER FREE NOTARY SERVICE AT THE OFFICE FOR YOUR CONVENIENCE!

DISCLAIMER: BUSINESS OR INDIVIDUAL WORKER'S INFORMATION, THAT HAS BEEN PROVIDED, IS OFFERED AS CONVENIENCE TO THE PUBLIC, AND DOES NOT CONSTITUTE ENDORSEMENT. BRENTON COMMUNITIES IS NOT RESPONSIBLE FOR YOUR AGREEMENTS WITH YOUR CHOSEN CONTRACTORS, USE IS AT YOUR OWN DISCRETION.

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SPRING HOME INSPECTIONS

SPRING INSPECTIONS START IN MARCH

Routine maintenance can eliminate costly, large repairs later and can go a long way toward improving the value of your home. Here is a list of some things included, but not limited to, that we look for during our inspections:

- Does your home, garage or skirting need to be replaced or power washed?
- Does your skirting have cracks or holes? Are some of your skirting pieces too short or long?
- Is the siding in good repair?
- What is the condition of your roof/shingles?
- What is the condition of your steps/deck? Does your steps/deck need paint or stain?
- Are your windows and doors in good condition?
- Are your screens in good condition, without holes or tears?
- What is the condition of your carport or awning?
- Does your shed need to be painted or washed?
- Are the screws on your home rusty?
- Do you have any debris or items that should be stored out of sight?
- Does your yard need to be mowed, weeded, or trimmed?

Everything you do, or don't do affects the value of your home & community. To facilitate the inspection process, please review the list, & start addressing necessary items. Thanks! 😊

THINKING OF SELLING YOUR HOME?

When planning to sell your home there are a few things you need be aware of that must be done *prior* to selling your home:

- A 60 day written notice is required to be completed at the office.
- An inspection of the exterior of the home, garage/shed must be completed by management.
- A home-site inspected completed by management for upgrading requirements.
- A fee of \$25 will be due at the time of the inspections.
- You must be current on all lot rent and fees, as well as all taxes and insurance.
- Eagle Ridge staff can assist you in determining how to value your home.

SKIRTING AVAILABLE, WHITE & GRAY

NEED SKIRTING? WE HAVE IT!

If your skirting is needing repaired/replaced, stop by the office and let us know what you need, & Randy will deliver the skirting to you the following business day.

HOMES SOLD BY EAGLE RIDGE COMMUNITY

1733 OTTAWA, 2017 CLAYTON, 1280 SF	\$62,900	SOLD
1321 EAGLEVIEW, 2017 MHE, 1568 SF	\$73,300	SOLD
1367 DENALI, 2017 CLAYTON, 1836 SF	\$85,000	SOLD

BRENTON PROMISE: OUR PROMISE TO OUR RESIDENTS IS MORE THAN WORDS. IT'S OUR COMMITMENT TO ALWAYS BE RESPONSIVE & GIVE OUR RESIDENTS TRUE VALUE, SO THEY CAN LIVE WITH PEACE OF MIND IN A HEALTHY & SAFE ENVIRONMENT. YOUR BRENTON COMMUNITY IS THE CLEAN, QUIET, & SAFE UPSCALE MOBILE HOME COMMUNITY OF CHOICE. OUR INDUSTRY LEADING, STANDARDS-BASED APPROACH WILL KEEP IT THAT WAY AS LONG AS YOU CALL IT HOME.

BRENTON COMMUNITIES

1584 HURON

\$62,500

WWW.BRENTONCOMMUNITIES.COM



“THE PROMISE OF HOME”

There are 6 Brenton Communities in Iowa:

Ankeny-Mel Ray, Boone-Boone Estates, Grimes-Park View Village, Huxley-New Horizons, Madrid-Meadow Estates, and Marion-Eagle Ridge, visit us today! We would love to hear your feedback, please email us at: kim.hott@brentoncommunities.com



We can't wait to show you this beautiful 3BR, 2BA, call us today!

HOMES FOR SALE BY EAGLE RIDGE COMMUNITY

SCHEDULE A TIME TO SEE THESE HOMES TODAY 319-377-1400

1408 OTTAWA, 2017 MHE, 1280 SF

\$62,900

This brand-new home has 3BR, 2BA, with a great kitchen, open floor plan, & includes all new appliances.

1584 HURON, 1997 4 SEASONS, 1680 SF

\$62,500

This Doublewide has, 4BR, 2BA, with heated double garage, all appliances included, all systems updated in 2010, and includes a 3 season porch.

1380 RED FOX WAY, 1996 4 SEASONS, 1568 SF

\$46,000

This home has 4 BR, 2BA, new carpet in 2015, eat in kitchen, laminate in master suite, double garage, and all appliances stay with this home.

1560 RED FOX WAY, 1996 HAHN HIBOY, 1568 SF

\$42,000

This Double has 3BR, 2BA, double garage that is insulated with heat and air conditioning, furnace replaced 2016, water heater replaced in 2017, carpet in 2014, & includes all appliances. Quick possession available.

1534 HURON, 1997 FRIENDSHIP, 1560 SF

\$63,000

This double is a 3BR, 2BA, has an island in the kitchen, double garage, new dishwasher and drier, all appliances included.

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