

MAY and JUNE 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!

### "KIDDIE POOLS" ARE APPROVED!

Kiddie Pools are approved if they meet the following criteria:

No greater than 20" high, 72" round, & less than 8" of water. Pools must be placed on concrete driveway & emptied daily. Please store in garage or shed when not in use. Eagle Ridge reserves the right to request removal at any time.

### PATIO FURNITURE

Only yard type (patio) furniture & grills will be allowed outside your home. Furniture must be neat in appearance, matching & kept in good condition without rust.

### 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!** Make sure they list you when submitting their application to the office. Call the office for more details.

### GARDENERS IN EAGLE RIDGE

If you are thinking about adding a garden or expanding your flower beds, please notify the office so you are not planting a variety of tree/shrub that is not permitted. Additionally, you should "call before you dig" to avoid hitting utilities.

### DON'T FIND YOURSELF IN A RUT!

If you have ruts on the corners or side of your drive please fill them with dirt & then seed them. **We provide dirt on the lot East of Red Fox Way & grass seed at the office.** Ruts are unsightly & should be taken care of at your earliest.

## 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

## LAWN CARE

### MOWING AND TRIMMING

Grass should be mowed & trimmed once a week. Make sure you are trimming around your entire home, shed, garage, decks, steps, utilities, & landscaping. Do not blow clippings into the street or storm drains. Don't forget to weed your flower beds & yard. We provide a yard waste bin located in the RV area for disposal of clippings.

## SPRING INSPECTIONS

### SPRING INSPECTIONS ARE DONE

Eagle Ridge does an annual inspection so the overall appearance of our community exceeds that of all others.

Spring inspections have been completed and all necessary improvements need to be **completed by June 1<sup>st</sup>.**

If you have any questions or concerns regarding your inspection, please contact the office.

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## EAGLE RIDGE COMMUNITY EVENTS

### DIRECT WITHDRAWAL TO MAKE PAYING RENT EASIER

Are you tired of making a rent payment every month? You can simplify the process **by requesting Direct Withdrawal 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, 19<sup>th</sup> 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 MAY AND JUNE

Mother's Day, May 13<sup>th</sup>, we love you Mom!

Memorial Day, May 28<sup>th</sup>, **the office will be closed.**

Father's Day, June 17<sup>th</sup>, we love you too Dad!

### NEWSLETTERS CHANGES IN EFFECT STARTING MAY!

Newsletters will now be available on our website! Find your community tab, and under the email address, will be the newsletter button, just click to view. If you still want a hard copy version, they may be picked up at the office.

<http://www.brentoncommunities.com/communities/marion-ia-eagle-ridge/>

## 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 **May 7<sup>th</sup> and June 4<sup>th</sup>**

## STORM SHELTER INFORMATION

The season for storms is right around the corner. If you do not have a key for the storm shelters, you may pick one up at the office. We do charge a \$5 deposit fee, with one key per household.

- All pets must be in a pet carrier or kennel
- Shelter doors are to remain CLOSED during inclement weather
- Move into the shelter, away from doors, to allow others to enter
- Please do not allow children to run around or be too noisy
- Allow the elderly or infirmed the provided seating
- Eagle Ridge assumes no liability, and are not responsible for opening the shelter doors

Be safe & respectful of others, thank you.

## 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 AT YOUR OWN DISCRETION.

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## OPTIONAL IMPROVEMENTS

### SOME REMINDERS BEFORE YOU BEGIN PROJECTS

As we come into Summer, you are naturally going to want to do improvements around your yard and home. Please keep these things in mind as you start planning your projects:

- Any proposed improvements to the home site or exterior of the home, must be PRE-APPROVED by Management, in writing, prior to starting said improvement.
- Concrete work to home site, exterior of manufactured homes, or garages must be approved by Management, in writing, prior to improvement.
- If you hire a contractor, they will need to provide our office with a copy of their current liability insurance, prior to beginning the work. (This is required to protect you as the homeowner as well as Eagle Ridge)
- All fireplaces and chimney stacks installed must be in compliance with all State and Local building codes and be pre-approved by Management. (Reminder, firewood must be stored in garage or shed)
- If a permit is required from the City, this must be acquired by the resident, and a copy must be provided to the office, before the work begins.
- "Call before you dig" to avoid hitting utility lines.

Everything you do affects the value of your home & community. If you have any questions, please call the office or stop by during office hours. 377-1400

## RENT INCREASE EFFECTIVE JULY, 1ST

With rent increasing from \$370 to \$385, we want to remind you of all the items that your lot rent includes:

- Water, Sewer, Garbage & Cardboard Recycling, Garbage Dumpsters
- On-Site professional Management
- Enforcement of Guidelines, ensuring a desirable community to be proud of
- Tree Trimming, Fertilization of Lawns & Common Areas
- Landscaping & Care of Common Areas
- Property Taxes
- Snow Removal
- Street Repairs
- Maintenance of Facilities, Recreational Equipment, & Playground areas
- Upkeep of Community Infrastructure (underground utilities, electric meters, sewer & gas lines, etc.)
- 3 Storm Shelters & Cluster Mailboxes

## SKIRTING AVAILABLE, WHITE & GRAY

### NEED SKIRTING? WE HAVE IT!

If you're in need of skirting stop by the office and let us know what you need.

## HOMES FOR SALE IN EAGLE RIDGE, CALL TODAY 319-377-1400

1289 HURON, 2018 CLAYTON, 1280 SF

\$69,800

FOR SALE

Brand New Single, 3BR, 2BA, all appliances included.

1212 DENALI, 1998 HIGHLAND, 2240 SF

\$53,900

FOR SALE

Doublewide, 4BR, 2+ BA, Double garage, 2 family rooms, a large corner lot, & all kitchen appliance stay!

**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.

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BRENTON COMMUNITIES

[WWW.BRENTONCOMMUNITIES.COM](http://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](mailto:kim.hott@brentoncommunities.com)

1212 DENALI

\$53,900



1998 Highland, 28' x 80'

This Doublewide, has 4BR, 2+ BA, Double garage, 2 family rooms with tons of space on a large corner lot, & all kitchen appliance stay. You could call this “home”!

### HOMES SOLD BY EAGLE RIDGE COMMUNITY SALES STAFF

5300 MOHAWK, 1995 MARSHFIELD, 1568 SF \$52,000 SALE PENDING

Doublewide, 3BR, 2BA

1669 HURON, 2016 MHE, 1904 SF \$98,000 SALE PENDING

Doublewide, 3BR, 2BA

1408 OTTAWA, 2017 MHE, 1280 SF \$62,900 SOLD

3BR, 2BA

1584 HURON, 1997 4 SEASONS, 1680 SF \$62,500 SOLD

Doublewide, 4BR, 2BA

1380 RED FOX WAY, 1996 4 SEASONS, 1568 SF \$46,000 SOLD

4 BR, 2BA

1560 RED FOX WAY, 1996 HAHN HIBOY, 1568 SF \$42,000 SOLD

Doublewide, 3BR, 2BA

1534 HURON, 1997 FRIENDSHIP, 1560 SF \$63,000 SOLD

Doublewide, 3BR, 2BA

**IF YOU ARE THINKING OF SELLING YOUR HOME:** PLEASE CONSIDER HAVING ONE OF OUR FRIENDLY STAFF SELL IT FOR YOU! WE WILL PUT EVERY EFFORT INTO GETTING YOU YOUR ASKING PRICE, AND KEEP YOU POSTED EVERY STEP OF THE WAY.

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