

JULY and AUG 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!

FIREWORKS

NO fireworks shall be allowed at any time, regardless of laws permitting such, with exception of "snakes" or "sparklers".

A snake is a type of firework that, after being lit, it begins to smoke and spew out ash resembling a snake. Snakes stay on the ground, and do not emit sparks, flares, sound, or any form of projectile.

A sparkler is a type of hand held firework that after being lit it burns slowly while emitting colored flames, sparks and other similar effect.

If you have any questions about fireworks, please feel free to call the office at 377-1400. We appreciate your cooperation.

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.

SPARE KEY

If you would like to bring a spare key up to the office, we will keep it for you in a safe place, in the event you are ever accidentally locked out!

AUTOMATIC RENT PAYMENTS AVAILABLE!

You can simplify the process by requesting **Direct Withdrawal & your rent will be paid, automatically, each month on the 5th.** It's a quick and easy process, talk to a manager today!

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

Also, a warm welcome to our new assistant managers, **Jeff & Carmella Davis and Justin & Jenna McFarland.** Please give them a friendly wave as you see them driving the Eagle Ridge truck.

YOUR FURRY FRIENDS ARE WELCOME!

REMINDERS ABOUT PETS

We are happy to allow pets into Eagle Ridge as long as they meet our community standards.

- Up to 3 pets, not exceeding 25 lbs. each, 2 of which can be dogs.
- Please approve all pets, prior to adoption, with the office.
- Vaccination records are required.
- Pets **MUST** be on a leash at all times when outside and should be accompanied by the owner.
- Pet waste must be picked up daily.
- When walking your pet, **DO NOT** allow your pet to do it's "duty" on resident yards, empty lots, or open fields surrounding the community.
- When your pet does it's "duty", be ready to pick up the "duty" immediately.

Your cooperation is greatly appreciated!

OFFICE PHONE: 319-377-1400 OFFICE HOURS: 8AM – 5PM MONDAY – FRIDAY, 9AM – 12PM SATURDAY, SUNDAY CLOSED

EAGLE RIDGE COMMUNITY EVENTS

COMMUNITY ROOM

Are you hosting a party or having family and friends over for a special occasion? Don't forget that we have a wonderful community room, available to rent!

Call the office to reserve your dates, 319-377-1400

COMMUNITY WIDE GARAGE SALES

The annual FALL garage sale will be held on **September 13th, 14th, & 15th from 7:00am – 6:00pm**. Eagle Ridge will advertise in the Gazette & Penny Saver. Signs will be posted at the public entrances. Rain date will be the following weekend.

Call the office if you have questions. 319-377-1400

NEWSLETTERS CHANGES IN EFFECT!

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. Also, cash prizes will be given & snacks provided! The next dates are **August 6th & September 10th**.

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 is 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.

OFFICE PHONE: 319-377-1400 OFFICE HOURS: 8AM – 5PM MONDAY – FRIDAY, 9AM – 12PM SATURDAY, SUNDAY CLOSED

HOME IMPROVEMENTS

SOME REMINDERS BEFORE YOU BEGIN PROJECTS

Please remember 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. Bring a drawing & description of the improvement **BEFORE ANY** work begins. 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

SWIMMING POOL GUIDELINES

“KIDDIE POOLS” ARE APPROVED!

Just a reminder that NO swimming pools are allowed at Eagle Ridge, however “Kiddie Pools” are allowed.

- A Kiddie Pool is defined as a very small, plastic wading pool, no greater than 20” high, 72” round, & no more than 8” of water.
- Pools must be placed on concrete driveway & emptied daily.
- Please store in garage or shed when not in use.
- Residents are responsible for the safety and security of the children using the pool.

Management reserves the right to request a resident to remove a “Kiddie Pool” at any time that we deem necessary.

LET’S TALK TRASH

THE DO’S AND DO’S OF TRASH DISPOSAL

- Just a reminder that the dumpsters are for **normal** household trash.
- **DO NOT** dispose of appliances, toilets, tires lumber, paint, oil cans or other toxic materials.
- **NO liquids** are to be placed in the dumpsters.
- We DO provide a dumpster located in the RV area for disposal of corrugated cardboard. The boxes need to be emptied of all contents and flattened before placing in the dumpster.
- We DO provide a yard waste dumpster in the RV area for yard waste only.
- DO NOT throw any kind of trash in the yard waste dumpster.
- If you notice ANY dumpster is full or overflowing, please take your trash to a less full location.

SKIRTING AVAILABLE, WHITE & GRAY

NEED SKIRTING? WE HAVE IT!

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

HOMES COMING SOON TO EAGLE RIDGE

1383 OTTAWA DR, 2018 CLAYTON, 1792 SF

COMING SOON

Doublewide, 3BR, 2BA, 2 family rooms, with an island in the kitchen and walk in pantry, all appliances incl.

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.

OFFICE PHONE: 319-377-1400 OFFICE HOURS: 8AM – 5PM MONDAY – FRIDAY, 9AM – 12PM SATURDAY, SUNDAY CLOSED

BRENTON COMMUNITIES

1397 DENALI DR

\$69,800

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



Brand NEW 2018

This Single Wide, has 3BR, 2BA, you could be the first to call this "home"!

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

1397 DENALI DR, 2018 CLAYTON, 1280 SF

\$69,800

FOR SALE

Brand New Single, 3BR, 2BA, all appliances included. If you would like an open floor plan that includes an eat in kitchen and pantry, this is for you! Drywall throughout and black appliances make this home feel clean and contemporary.

1693 OTTAWA DR, 1996 LAKESIDE, 1280 SF

\$18,000

FOR SALE

Singlewide 3 bed 2 bath, with at New Roof in 2013, New Steps in 2016, All Appliances Stay Including Front Load Washer and Dryer, Quick Possession available, this home won't last long!

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

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.

OFFICE PHONE: 319-377-1400 OFFICE HOURS: 8AM – 5PM MONDAY – FRIDAY, 9AM – 12PM SATURDAY, SUNDAY CLOSED