

MAY and JUNE 2019

# 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"

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 and grills will be allowed outside your home. Furniture must be neat in appearance, matching and 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 and then seed them. **We provide dirt on the lot East of Red Fox Way and grass seed at the office.** Ruts are unsightly and should be taken care of as soon as possible.

## 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 and trimmed once a week. Make sure you are trimming around your entire home, shed, garage, decks, steps, utilities, and landscaping. Please do not blow clippings into the street or storm drains. Also don't forget to weed your flower beds and 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>**. Second round of inspections will begin shortly after 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.** Stop into the office and complete the form. No more worrying 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 16, 17, 18<sup>th</sup> from 7:00am – 6:00pm.** Eagle Ridge will advertise in the Gazette and 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 12<sup>th</sup>, we love you Mom!

Memorial Day, May 27<sup>th</sup>, **the office will be closed.**

Father's Day, June 16<sup>th</sup>, we love you too Dad!

### NEWSLETTERS ARE AVAILABLE ONLINE

*Newsletters are 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 6<sup>th</sup> and June 3<sup>rd</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

## EAGLEVIEW DRIVE CLOSED

The Eagleview Drive entrance will be closed to vehicle and foot traffic for the month of May. During this time, we will be replacing some concrete north of the bridge. Our hope is that the project will be done by May 31<sup>st</sup>, but if the rain continues, we may need to extend the closure into June.

If you have any questions or concerns about this project, please call the office at (319) 377-1400.

## 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.

## 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, Pella-Sunrise, West Des Moines-West Park 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)

**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.**

1385 SUNDANCE DRIVE \$44,900



*1999 Double Wide Tons of Updates*

*New carpet in 2018, New Furnace and AC in 2017, New Dishwasher and Stove in 2018, Wood Fireplace, lots of storage in this 3 bedroom, 2 bath home. Large Master Bedroom with walk in closet. Awning over the deck. Quick possession is available.*

1450 RED FOX WAY \$42,000



*1996 Double Wide with a Double Garage*

*Hardwood floors throughout, two living rooms, walk in shower in the master bath, large master bedroom. This is a 3 bedroom, 2 bath and the main entrance includes deck and awning for enjoying quite summer evenings. Immediate Possession is available.*

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

1397 DENALI, 2018 CLAYTON, 1280 SF \$69,800 FOR SALE

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

1566 EAGLEVIEW, 2018 CLAYTON, 1280 SF \$72,400 FOR SALE

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

1383 OTTAWA, 2018 CLAYTON, 1792 SF \$97,500 FOR SALE

Brand New Doublewide, 3BR, 2BA, two living rooms, all appliances included.

1450 RED FOX WAY, 1996 MIDWEST MANOR, 1960 SF \$42,000 FOR SALE

Double Wide with a double garage, 3BR, 2BA, two living rooms, all appliances stay.

1680 RED FOX WAY, 1994 MARSHFIELD, 1232 SF \$37,000 FOR SALE

Double Wide, 3BR, 2BA, handy man special, renovations have started, but you still have time to put your own finishing touches on this home.

1385 SUNDANCE, 1999 FRIENDSHIP, 1960 SF \$44,900 FOR SALE

Double Wide, 3BR, 2BA, all appliances stay, tons of updates, wood fireplace.