


Home Owners Corner **“Community Building”**

Thank you to all of those who were able to attend our Ladies Gathering last month. While at the gathering we had some great opportunities to discuss many things about the park and share many stories. We had a couple of sign-up sheets for walking partners and a potential park-based, Ladies’ Bible study. If you are interested in either one of these, please email: **Laura Norman** at **lenorman1s@semo.edu**

We would like to offer an opportunity for the guys to join us this month. If you are interested, we will host a bonfire with hotdogs and s’mores at 5 pm on 11/13. 


The bonfire will be located on the large grassy field at the bottom of North Street, past E Street, then to the right.

Everyone needs to bring their own chairs and maybe a snack to share. As it is getting cooler, you may want to bring warm clothes or blankets. Hope to see you there! **Laura Norman**

QUARTERLY NEWSLETTER – HAPPY FALL!

As a family-owned business, we take pride in our ownership. Our desire is to create a warm community that is family oriented, friendly & safe - a place you are proud to call home. Our 2022 goals are to continue the addition of homes, improving roads and creating value to our community.

LEASE RENEWALS will be sent to everyone next week. Please return to me no later than Dec. 15, 2021



ROUTE W VILLAGE....new name

Manufactured Housing is just one aspect of Route W. This name change allows us to expand beyond who we have been for the last 50+ years into what we will become. When writing a check or money order when paying rent, please write-out to: Route W Village.


WEBSITE – routewvillage.com

Our website is informative, functional and works along with our software –here are some of the items available to you & prospects:

Pay lot and storage rent through the website – all you need is your account number. If you don’t already have it, or have problems signing in, give me a call and I’ll be happy to help. **Newsletters** will be posted on the website to keep you informed. **Applications & Leases** may be filled out online. **New and Used Homes FOR SALE** are viewable.

RV Lot availability, Pet Registration Forms & other forms, and of course - **RULES AND REGULATIONS** – are on the website so everyone has access to them at any time.

You are invited 11/13 @ 5 PM
Bonfire, Hot Dogs & S’mores
RSVP to Laura @
lenorman1s@semo.edu



ADDITION OF “RV” ROW on E & F Street

More individuals are working and living remotely in RV's. Housing continues to sky-rocket and RVs seem like the future for many folks – young to retired. We recently upgraded 12 lots – 6 on E Street and 6 on F. Street for long-term RV leases. (1 month or longer) These additions help expand our community & generate revenue to help pay for greatly needed improvements to maintain and enhance the neighborhood. Tell your friends and family RV Lots are move in ready and they can apply online.

NEW HOMES FOR SALE

We have TWO new homes for Sale on A Street! (More photos on website: routewvillage.com) Both are 3 Bedroom 2 Bath, Vinyl flooring throughout, Fiberglass tubs and shower, porcelain sinks, Exterior gutters and OSB exterior wrapped which means it's a sturdy and more energy efficient home.

You have the option of applying for a loan through the website under the “Our Homes” tab. This links with 2st Mortgage. (You may get a loan with whomever, this is just the company we are working with presently.) **Tenant Referral**

Bonus - refer a new tenant who purchases and moves into Route W – referring tenant gets one month's free rent.



Lot #13 – 16 x 68
\$71,000.00



Lot #9 – 16 x 76
\$74,700.00

Check us out on
Facebook –
Route W Village

HOME MAINTENANCE IS A MUST

- **COLD WEATHER IS HERE! – make sure the “heat tape” on your outside water lines is working and the line is well insulated.** Heat tape should run from the ground through your under-skirting and under the unit until it disappears into the undercarriage. The water lines should also be covered with pipe foam insulation this entire span. Anything from where your water hooks into our meter “up” is yours to maintain. As a homeowner, please make sure you have your home and water lines insulated properly for cold winter weather. **Air is the enemy in cold weather.**
- The Rules and Regulations are very clear on washing of homes to remove mildew and stains. All homeowners should wash their home, deck or roof when it needs it. **Tyler Underwood of C & C Pressure Washing** comes highly recommended and is very affordable. If you are unable to tackle the project - **Call or text Tyler: 573-275-6193.** Tyler says that his cleaning method can last up to 2 years and costs less than \$200.00.
- Roofs should be painted or recoated on the older units.
- If your decks are falling in, you must repair or replace them. Rotten wood, leaning decks, steps and rails is part of home maintenance.
- **Sheds - must be stained or painted to match your home or your trim.** Solid Stain on wood sheds is the best for longevity purposes. **Unpainted sheds must be painted...so please get them painted.**

SELLING YOUR HOME

Prospective tenants call me all the time looking for a used mobile home to purchase. If you are planning to move and sell your mobile home anytime soon, call management FIRST! We can help you value your home based on the NADA value and condition of the home. We've helped many people purchase a good home for a very fair price and helped others sell a home for much more than they ever thought they could get. Don't undervalue your home. Remember, the value is based on the condition of the home, so maintain your home.

VALUE OF YOUR HOME

Covid and inflation has caused a huge spike in the value of Mobile Homes. In addition, there is a shortage of new homes as a result of plant shut-downs, labor & material shortages and cost of materials. New homes and used homes are more expensive than they ever have been in the past. **The VALUE of your home is truly based on the CONDITION of your home.** Our goal is to have all homes well maintained and not an eyesore to your neighbor or the community. IF your home is an older home with metal siding – you need to paint it if you have not done so. For those of you not maintaining your home – this is fair warning.... you have some work to do on your home for it to remain in the community.



YES (A-FRAME with 1/2 side coverage OR No sides at all)



YES, depending on manufacturer & materials.



NO, NEVER this roof line
NO, Never FULL SIDES

CARPORTS

All carports must be approved by management before purchasing.

- Please submit a copy of your homeowners liability insurance.
- Submit a picture and the color of the carport you are wanting to purchase - it should match or blend with your home.
- The carports must be anchored well into the concrete by qualified installers) These are the guidelines for carports. Don't forget the approval process to avoid a costly mistake.

AWNINGS

All awnings must be approved by management before purchasing. Don't forget the approval process and please avoid a costly mistake. (Hint: Standard white looks best with most homes.)



**Contact: Lincoln and McBride
For a quote
573-243-3514**

Joe Erlbacher

“Maintenance & Grounds Manager”

Joe has been with us for 34+ years! He knows the property better than anyone & takes care of it beautifully. Joe is an incredibly hard worker who is very reliable, and we are so thankful to have him!



The animal population at Route W Village

DO NOT FEED THE SQUIRRELS unless your goal is to catch, trap and dispose. Squirrels continue to do damage to cars, wiring, homes, sheds and the like. Our “official squirrel patrol” has caught many in hopes of bringing their numbers back down to an acceptable level. **We have no problem with tenants trying to control the population of squirrels in their yard. (Do not use guns)**

DOGS— TOP #1 problem. I get more calls on dogs than anything else.

The Rules for dogs have not changed. You are breaking your lease if you are not following these rules.

We have added fines, and we will fine you. See Rules and Regulations on the website for fines.

- **TWO** dog (2 animal) maximum per mobile home.
- All dogs must be registered with us and must include shot record (Form can be found on the website – under Forms)
- **Pick up “your” dog’s “Poo” in your yard or anyone else’s yard. You will be fined if you don’t pick up the poo.**
- No dogs over 16” (measuring from the floor to the top of his back).
- **No AGGRESSIVE BREED TYPE DOGS -EVER.** Our liability insurance will not cover us if they are in the community. If we have no insurance, you have no community in which to live.
- **NO dogs may run free.** All dogs must be on a leash.
- **NO tethering of dogs is allowed.**

Based on what people tell me, it appears we STILL have multiple tenants who are breaking these rules. Others see the large dogs and think they can have one too. (Sorry, No, you can’t.) Just know, you need to get rid of the dog. Fines are high. See Rules and Regulations on the website. (People have had to move and others have been evicted for breaking those rules...this is still the case)

CATS - **We have a 2 animal limit.** If you are cat lover, you can have a max of 2 cats.

- **Cats are to be INDOOR cats.**
- **NO cat may wander the neighborhood.**
- **Please DO NOT feed stray cats!**



The Blattner Family

L – R: Rick Blattner, Jayne Ervin, Joyce Blattner, Julie Straus & Sara Kramer
(Owners of Route W Village)

*Happy Thanksgiving,
Merry Christmas
and
Happy New Year!*

*Route W Village, Management
Contact: 573-803-1166 or 706.289.1901*