



Thunderbird Village

Manufactured Home Community



Community News

January, 2021

Reminders from the Manager:

All Owners please check your heat tape is working it's going to be a long winter... Be Prepared, we can help you, please call the office and we will do a courtesy check.



There is to be nothing in your yards besides tear free patio furniture, landscaping and a generally well-maintained yard and or decorations. Violations will be issued weekly to all residents not in compliance. Decks are to be free of clutter and trash at all times. Decorations for the Holidays are 100% acceptable of course. All political signs from the recent election need to be removed per the community rules and regulations. Bikes need to be put away; toys put away, construction materials etc.

Trash cans need to be behind your home's steps if able and out of sight for community appearance standards. Cans shouldn't be visible from the road if possible... at all.

Also, Republic has asked to remind you that if it doesn't go in the can, they will not pick it up. You are responsible for removing furniture and anything outside the can from the community immediately and if it sits on the curb a community rule violation will be issued.

ALL persons living in Thunderbird Village MHC have to be approved by the Management Team for occupancy in the community, it is lease and community standards violation to allow anyone to live in your home without proper documentation and background check with approval from management team.

...Continued on page 2 (reminders)

Your Staff

Lilian Ann Briggs
Manager

Kati Gay
Administrative Assistant/Office Coordinator

Office Hours

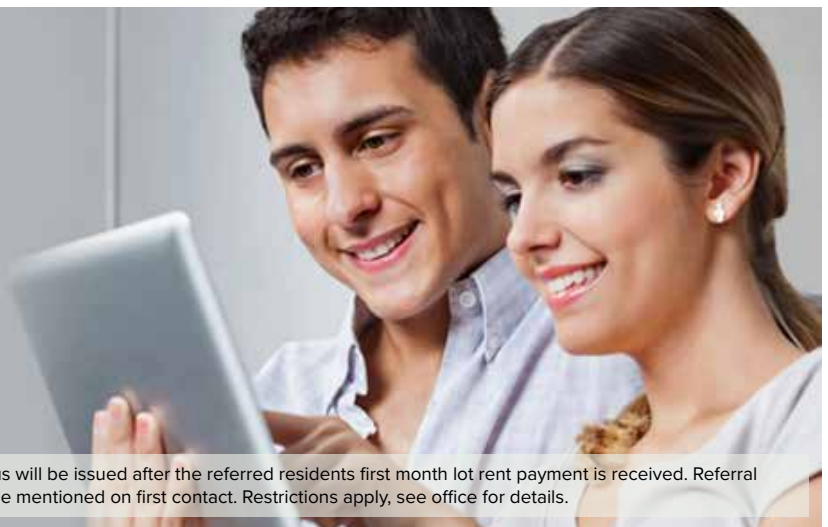
Mon - Fri: 8:30 am – 5:30 pm
Other hours by appointment

Contact Us

Phone: (269) 965-3530
Located in Lot 95
Email: manager@thunderbirdvillagemhc.com
www.thunderbirdvillagemhc.com

Refer a Friend
and receive
ONE MONTH
FREE
LOT RENT!*

*Referral bonus will be issued after the referred residents first month lot rent payment is received. Referral source must be mentioned on first contact. Restrictions apply, see office for details.



...Continued from page 2 (reminders)

All dogs in the community must be registered with the community office, on their leash at all times and never left on a tie out as tie outs are against the community rules and regulations. We do not allow outside kennels of any kind, no fencing of any kind is allowed either, unless your home is grandfathered in (you moved in before 2019) and it already exists and is stylish and well maintained.

No parking on the roads (except residents with homes on COHO), parking is for residents only, and guests can park in drives of unoccupied homes or by the old office by the mailboxes only. All others will be towed at the owner's expense.

Reminder that all drug activity and or criminal activity conducted in the park is immediate grounds for just cause eviction. We receive updates from the Sheriff's office weekly.

Yearly Household Update Forms are Due Back to the Office February 5, 2021.

These will be delivered and put on your door, if you did not receive please contact the office.

The Purpose: Updating Names in Household for accuracy, updating phone numbers and email addresses etc., youth count for Battle Creek School taxes etc.

Selling Your Home?

Let the office help you! We have the experience and expertise to get top dollar for your home. Call the office for details!



HAPPY NEW YEAR 2021

WE HOPE YOU HAVE AN AMAZING
NEW YEAR AND WE ARE SO GLAD
TO HAVE YOU HERE!!

Announcements:

Community Referral Program:

Free Lot Rent (1 month) when someone moves in and puts you as the referring them on the application and guest card, restrictions apply see office for details.

New Incentives and Contests

will Be Announced in the February 2021 Newsletter

- Paying Rent on Time Drawing (Monthly) : TBA
- Best Yard: TBA

Thank you to the dozens of residents that have sent holiday cards and Happy New Year cards they are lovely.

New Year Word Search

C	S	L	L	X	N	O	I	T	U	L	O	S	E	R
A	Z	N	A	G	A	V	A	R	T	X	E	I	Q	I
G	G	A	T	H	E	R	I	N	G	W	Z	N	P	N
A	F	O	T	S	W	O	S	D	R	W	L	O	L	V
D	I	D	R	O	Z	T	H	G	I	N	D	I	M	I
H	R	T	A	H	F	Y	T	R	A	P	W	S	E	T
F	E	B	D	F	B	I	N	H	M	G	Y	E	U	A
N	W	Q	I	Q	A	Z	F	G	D	C	G	M	S	T
N	O	I	T	A	R	B	E	L	E	C	Q	A	J	I
L	R	M	I	Y	R	A	U	N	A	J	L	K	H	O
K	K	H	O	C	V	W	T	R	D	A	Q	E	J	N
I	S	K	N	X	V	J	O	I	B	U	E	R	Z	N
Y	Z	P	H	C	O	U	N	T	D	O	W	N	S	M
H	W	W	J	M	U	H	N	U	X	X	O	U	Q	R
L	F	A	A	H	S	E	Q	S	I	O	C	O	F	G

Celebration
Fireworks
January
Party

Countdown
Gathering
Midnight
Resolution

Extravaganza
Invitation
Noisemaker
Tradition