



Community News

October, 2021

From the Manager:

Fall is here, yards are to be clear of all trash and debris and outside storage removed. There is to be nothing in your yards besides tear free patio furniture, landscaping and a generally well-maintained yard and or decorations. Yards are to be mowed and whipped at least once a week. 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.



We have been having a lot of problems with speeding through the community. The speed limit through the community is 10MPH. Please watch your speed as there are kids out playing, families out for a walk or just enjoying the community. Please let's work together to make this a safe community and everybody watch their speed.

All pools need to be removed and put away on by October 1st. All bikes, mowers, or any other outside storage items need to be in your shed or behind your steps. 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

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Your Staff

Katlin Gay - Manager
 Brittany Chapman - Office Coordinator
 Rob Fox - Maintenance
 Thomas Gaspard - Groundskeeper

Office Hours

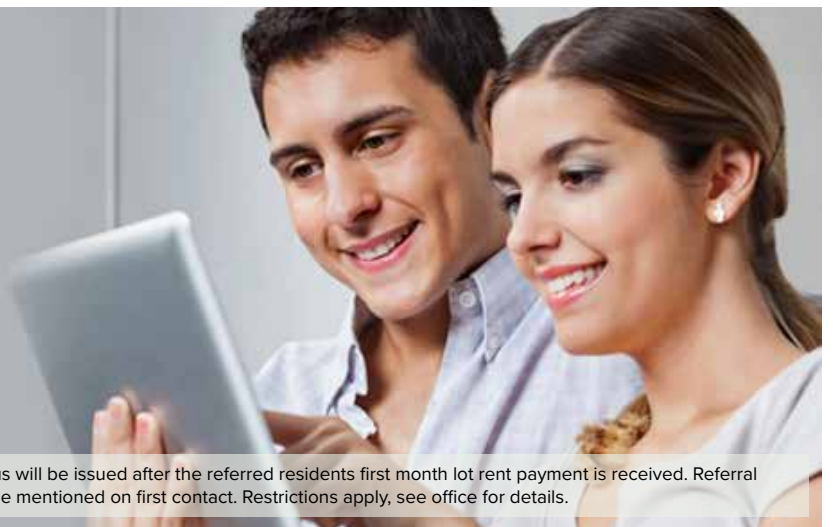
Mon - Fri: 8:30 am – 5:30 pm
 Other hours by appointment

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.

Announcements:

Home Information Please register any changes to your household contact information wise with the office. (Email addresses, phone numbers etc.).

October On Time Rent Incentive Pay your rent with water utility in full \$0 balance or with credit and be entered into a drawing for TBA.

For Halloween this year, the community will be hosting a Trunk and Treat. We will have a competition on the best decorated trunk. Also, we will be having a competition on best decorated yard. I will be sending the forms out soon to let us know if you are participating and what your theme will be. I cant wait to see all the creative ideas.

ALL persons living in Thunderbird Village MHC have to be approved by the Management Team for occupancy in the community, it is a lease and community standards violation to allow anyone to live in your home without proper documentation and background check with approval from management team. 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 and city ordinance. 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. CALHOUN COUNTY IS A LEASE LAW COUNTY- Meaning your dog should be on a leash in your hand anytime it is outside. Tie outs are expressly not allowed per the community rules and the county legislature.

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.

The Sheriffs Dept and Battle Creek Police have been invited from here on out to take their lunch, dinner and field operations breaks in the community. We are entering into a friendship for increased patrols, if you start to notice they are parked at empty homes, by the old office or in the community more in general this is why.

Did you move into a new home in 2020? Contact the office we have a very easy path to switch you from Renter to Owner and save you money in the process.

Tenant Web Access (TWA) Payments

Did you know that each tenant in the home can have access to make payments? Splitting the rent is made easy by everyone having their own TWA access. Call the office today to make sure we have all emails on file so we can send you a link to finalize your Tenant Web Access account.

Resident Homes for Sale

Our community has the legal right to match offers for resident owned homes for sale. Our community must receive proof of the offer in writing before moving forward with the sale of any resident owned home as we retain 1st right of refusal.

Our community also provides a Broker service and can market and sell the home for you if you wish.

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rule violation will be issued, if our staff removes it, you will be charged \$40 per bag or Large Bulk Item.

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!

Military and Veterans Program

Attention Veterans and Active Military Families! Bring a copy of your military paperwork to the office and receive \$25 off your lot rent for 12 months!

*Restrictions apply, see office for details.

Have You Reviewed Us On Google?

We would love for you to give us a 5 STAR review. Your great review will help others find us while they are searching for housing. We want everyone to know how great our community is! If you think we need to fix something before a 5-star rating, we'd love to hear your feedback. Call the business office and let us know!

Simply go to www.google.com enter our community name and city and our community will pop up in the right-side column. Once there, simply click on write a review.



We would like to wish everyone a very safe and happy Halloween.