



Thunderbird Village

Manufactured Home Community



Community News

April, 2021

Reminders from the Manager:

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

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

...Continued on page 2 (reminders)

Your Staff

Lilian Ann Briggs
Manager

Kati Gay
Administrative Assistant/Office Coordinator

George "Buster" Caldwell
Community Maintenance Lead

Office Hours

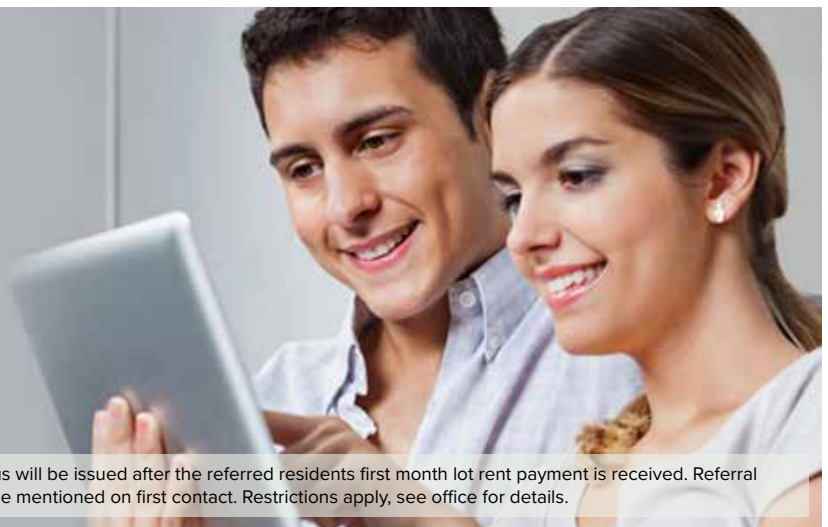
Mon - Fri: 8:30 am – 5:30 pm
Other hours by appointment

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)

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.

Announcements:

Home Information

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



April On Time Rent Incentive

A seed and fertilizer basket for Spring.

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.



April Word Search

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| S | H | O | W | E | R | S | S | R | E | W | O | L | F | N | I |
| I | P | A | A | S | N | D | I | G | B | A | B | I | B | U | L |
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April
Breeze
Prank
Sprout

Baseball
Bunny
Rainbow
Sun

Birds
Cleaning
Rain
Thaw

Bloom
Flowers
Showers
Tulips