

THE OAKS COMMUNITY

February 2014



Happy New Year!

We hope that your New Year has been off to a great start and you will enjoy much success and happiness in the



coming year as a continued resident of The Oaks Mobile Home Community! Let's make The

Oaks the nicest community with the nicest homes and nicest people in the area!

Home Site Maintenance

We all want our homes and community to be attractive, well maintained and no hassle. In order to make this happen we all need to work together as a community to keep our yards free of clutter and well manicured, our homes kept up and pleasant. Our sewer lines are older so we need to do our part to take care of and maintain them. Our objective is to avoid costly repairs or replacement.



These additional costs would result in rent increases for residents. Please use common sense and be sure to keep these things out of the toilet and sink:

- Cigarette butts
- Baby and Adult wipes
- Cooking grease

Let's all do what we can to take care of our water and sewer lines and keep this Community great!

Welcome your new neighbors!

Say hello and give a warm welcome to The Oaks' newest residents: Samantha and Amber at Lot #35!

Homes For Sale:

- ◆ **Lot #3** 2 bed, 1 bath Waterfront; Needs Work \$1,200 cash only, \$305/month lot rent
- ◆ **Lot #5** 3 bed, 1 bath \$8,900 cash only, \$305/month lot rent
- ◆ **Lot #30** 2 bed, 1 bath \$1,500 cash only, \$305/month lot rent

****\$500 Referral****

Earn \$500 cash when you personally refer someone to buy a community owned home at The Oaks MHP!

You must provide us the name of your referral before they purchase one of our community owned homes. (Doesn't apply to new renters –buyers only)

Please make sure your heat tape is plugged in and working! It should **NEVER** be unplugged!



We will help you sell your home for **FREE!**



We hope that none of our residents ever move. However, if you need to move and sell your home, we will help you!

At The Oaks Mobile Home Community we offer our residents a FREE listing service to help you get your home sold. We are advertising for the community on an ongoing basis in print, on Craigslist, through fliers and residents and soon on our website.

Why should you take advantage of this service?

- It's completely **FREE** to you
- We help you show the home
- We pay for advertising
- We do screening of interested buyers
- We provide a professional residential For Sale sign
- We provide brochures and brochure boxes to be displayed
- We do the work for you!

If despite all of these efforts we can't find a buyer, The Oaks may purchase the home from you. Keep in mind: The person who will pay top dollar will be the person living in the home.

Let us help you!

We prefer you do not put a sign in your window. Yard signs look more professional and residential.

