



Colonial Village



A place you are proud to call home.



**2075 Rustad Lane
Mounds View, MN
55112**

Office: 763-786-3498

Emergency:

(651) 274-2909

(763) 567-9256

Sales: (651) 274-2909

**Carol Langenfeld
Community Manager**



Recycling Dates:

February 2nd &
February 16th

Text "grey" to
292929 to
receive text mes-
sage reminders
when it's our
week to recycle



Certificate of Rent Paid



Enclosed you will find your Certificate of Rent Paid for 2016. Eligible renters may receive a refund based on property taxes paid and income. The Form M1PR must be completed to determine the amount of your refund. Most residents wait until they receive their Statement of Property Taxes Payable in 2017 (property tax bill) in July to file using the amounts from the Statement and this CRP.

Please keep this document in a safe place so you can find it next summer when you file. Or just give it to your tax preparer.

Questions call the Department of Revenue at 651-296-3781 or check www.taxes.state.mn.us.

Thinking about a NEW HOME? Now is the TIME!

Maybe you've been thinking about it for awhile. Now is the BEST TIME. Upgrade to more room, better windows, lower heat bills, newer appliances, and peace of mind.

Are you expecting a tax refund this year? Use this as your down payment. Shop before the spring rush.

Call Today!
763-786-3498



Mary Ann Senior Center



The MaryAnn Senior Center is close by in Blaine: Hwy 65 and US Hwy 10. They offer an amazing array of activities and services.

Dining at noon Monday-Friday for \$4. A bus is available for rides for \$1.50. Reservations are required.

Lots of activities are offered including cards and games, quilting, tours, movies, outings, woodcarving, and exercise class.

Outreach services are also available including tax assistance, legal assistance, energy assistance, food support, technology instructions and health insurance counseling. Information at www.ci.blaine.mn.us click the "Park and Rec" tab, then click Senior Center or call 763-786-9375 or 763-780-4318

Web site: ColonialVillageCommunity.com

E-mail: Colonialvillagecommunity@comcast.net

Overnight Peaches & Cream French Toast

Your Valentine will love this!

- 1 8oz loaf French bread, sliced
- 8 large eggs
- 2 cups whole milk
- 1/4 cup sugar
- 1 tsp vanilla extract
- 2 15oz cans sliced peaches, drained
- 1/2 cup dark brown sugar
- 1/2 tsp cinnamon
- 1/2 cup heavy cream

Butter 9x13" baking dish. Arrange bread in a tight, flat layer in dish. In a large bowl, whisk eggs with milk, sugar, and vanilla until blended. Pour over bread. Arrange peaches on top and sprinkle with brown sugar and cinnamon. Cover tightly and refrigerated for at least 8 hours. Remove baking dish from refrigerator 30 min. before baking. Preheat oven to 350°. Pour cream into a small pan; bring to a boil over high heat. Cook until reduced by half, about 10 minutes. Drizzle over peaches and bake, uncovered, until casserole is lightly browned on top and just cooked through, 45-55 minutes. Let stand 10 minutes before serving.

Contest winners-Sor Xiong

Sor and Sia have won a \$50 gift certificate for Cub. You can be entered to win too! Just pay your site fees by the 3rd. Next month: \$50 gift certificate for Gas.

Reminder:

Garbage carts must be put away by the end of the day on Thursday. Help keep our neighborhood looking great!



Coffee Social



Join your neighbors on February 1st and 15th for coffee and donuts
Garden Room (next to the Colonial Village office)
10:00am Please join us!

Classified Ads



Will Snow Shovel:

Cameron or Owen: 320-224-1911

If you'd like to place an ad, please call the office or drop a note in the rent box.

Colonial Village does not endorse any service or product.



FREEZING? Don't worry about getting out in the cold and paying your rent. Sign up for the direct payment plan and never worry about missing a payment. Call the office and we'll send you more information.

Community Garden Plots

Reservations



Reservations for the 2017 use of a garden plot will be accepted beginning March 1st.

You plant, maintain, and harvest your garden for the season. Reservations are first come first served basis. Please call 763-786-3498 to reserve. There is no charge.

Ask Mike....

the Colonial Repair Guy!



Q: What do I do if my water freezes?

A. *If your whole home is without water, check to see if your heat tape is plugged in and warm and that the outlet has power. You may have 2 heat tapes. If only one fixture has no water, open the cabinets/access panel in that area and try a blow dryer to blow warm air. If the problem is in the floor, try shutting the floor vents and turning up the furnace to 80 degrees for 1/2 hour. No luck? CALL FOR SERVICE! Don't leave the problem for later. Any mobile/manufactured home service company can help.*