



# 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) 710-0743

**Sales:** (651) 274-2909

**Carol Langenfeld  
Community Manager**



**Recycling Dates:**

January 27th  
February 10th &  
February 24th

Please do not put the cart way out in the street and put the cart away by the end of the day on Thursday. This is especially important if we need to plow on or the day after garbage day.

## 2021 Certificate of Rent Paid



Enclosed is your Certificate of Rent Paid for 2021. (CRP'S) Married couples now each receive a CRP showing they each paid an equal portion of rent. If you have questions about the CRP information, please call Carol at the office. (763-786-3498).

Please put the CRP in a safe place so you can locate it this summer when it's time to file for the property tax refund. The Form M1PR must be completed to determine the amount of your refund. Most residents wait to file until they receive their *Statement of Property Taxes Payable* in 2022 (property tax bill) in July. The M1PR form requires amounts from that 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](http://www.taxes.state.mn.us).

## ***Water Main Maintenance & Emergency Water Main Repairs***

*Occasionally it may be necessary to temporarily shut off the water supply to Colonial Village while water mains are maintained or repaired. Here's what you need to know:*

- 1. We will post signs at the entrance if there is a possibility of water shut off. This will allow you time to plan. Usually the water is off for a short time. Of course if there is an emergency, advance notice will not be possible and work could take longer.*
- 2. Homeowners with ELECTRIC water heaters may need to take additional steps to protect the heater should the water drain out. Install a check valve on your main water line. This can be completed by a plumber. This will keep the water from emptying out of your water heater and possibly damaging the elements. If you do not have a check valve and the water will be off, turn the breaker off for your water heater (in your electric panel). Flip the breaker back on once water pressure is restored.*
- 3. Homeowners with GAS water heaters should turn the heater to PILOT while the water is off.*
- 4. Once there is water at your tap again, the work is completed. You may then turn the breaker back on. The water may be discolored for awhile. If so, avoid washing clothes until it clears up.*

**Web site:** [ColonialVillageCommunity.com](http://ColonialVillageCommunity.com)

**E-mail:** [Colonialvillagecommunity@comcast.net](mailto:Colonialvillagecommunity@comcast.net)

## Valentine's Day Cake Mix Cookies

Something special for those you love



- 1 strawberry cake mix
- 2 eggs
- 1/3 cup oil
- 1 cup white chocolate chips

Preheat the oven to 350°. Mix the cake mix, eggs, and oil together in a large bowl. (Batter will be thick) Then stir in the white chocolate chips. Use a cookie scoop to scoop out the cookies and place on cookie sheets, leaving about 2 inches between each cookie. Bake for 8-10 minutes until cookies brown SLIGHTLY on the edges. Allow to cool completely and then serve.

## Classified Ads

**Snow removal:** Sheldon 763-777-8639 or 612-414-3260

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.



## Attention Good Cooks



We would like you to share your favorite recipes in our newsletter. Your neighbors would love to make your tried and true recipes.

We have space limitations so only short recipes please. Just drop them off in the rent box at the office or email to us at: [colonialvillagecommunity@comcast.net](mailto:colonialvillagecommunity@comcast.net)

From John....

*the Colonial Repair Guy!*

**Help us by being a WATER WATCH DOG!**

Do you see standing water where there shouldn't be? Do you hear the sound of spraying water coming from under your home? Do you have a mushy area in your lawn or unexplained snow melting? Please report any water leaks to the Community office as soon as you notice one. We will check it out and try to determine the cause. Water is expensive so we want to get it fixed as soon as possible. If it's a Colonial owned pipe leaking, we will take care of it. It has been frustrating in the past when we've had major water leaks and someone has known about it for days and hasn't taken the time to report it. It's also more expensive and a greater inconvenience to our residents to complete these repairs late in the day or on a weekend. The sooner we know the better. If it's a homeowner's line, you will want to fix it before more damage can occur. Our office number is 763-786-3498. There are emergency numbers on the answering machine and posted on the door of the office. Thank you for your assistance.

## Fun Facts about Manufactured Housing in the US



- 22 million people live in MH's
- There are over 43,000 MH communities
- 94,390 MH homes were built in 2020
- Average price per square foot:
  - Site built home: \$119
  - Manufactured home: \$57

## Contest winners-Mike McGowan

Mike has won a \$50 gift certificate for Cub. You can be entered to win too! Just pay your site fees by the 3rd.