



Colonial Village



A place you are proud to call home.

**OCT
2017**



**COLONIAL
VILLAGE**

**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**

**Contest winners
Ricardo Cruz &
Elizabeth Garcia**

They have won a \$50 gift certificate for gas. You can be entered to win too! Just pay your site fee by the 3rd.



It's Time to Rake the Leaves Ramsey County Compost Site Information



We are lucky here at Colonial Village to have the compost site so close! The compost site is located at Arden Park. *Directions:* Take Hillview Rd. west to Long Lake Road, turn right and head north on Long Lake 2 blocks; it is on the right just past Arden Ave.

Hours are Monday, Wednesday, and Friday 11am-7pm, Saturday 9-5 and Sunday 11-5. It is closed Tuesdays and Thursdays. No charge.

Please remember that bags of garbage (which includes compost) may not sit out on your yard or patio. Please dispose of the compost right away. Branches can be brought to the pile behind the storm shelter but NO grass or leaves may be put there.

If you are interested in offering a raking or hauling leaves service for other residents, please call the office. We will also be making a list of people offering snow shoveling services.

HALLOWEEN FUN!

Here are a few reminders for Halloween

Families: Please go with your children, carry a light, use care when crossing the street, wear reflective clothing or tape, be respectful of our neighbors, and have fun! We enjoy seeing the kids in costume and safe.

Homeowners: If you are participating in trick or treating please turn your yard light on and make sure there are no objects in your yard that could be a tripping hazard. Secure your pets inside. Practice care if using candles in your pumpkins. Please remove all Halloween decorations by Nov. 15th.



Just a Reminder...

There is no parking on the street overnight in Colonial Village. Your vehicles should be in the driveway. Overnight guests should park in the guest parking lot behind the office. Please no resident vehicles in this lot.

Thank you!

Recycling Dates:

**Thursday, October
12th and 26th.**

Web site: ColonialVillageCommunity.com

E-mail: Colonialvillagecommunity@comcast.net

Autumn is a second spring when every leaf is a flower. Albert Camus

Check List for Preparing Your Home for Winter

We publish this list each winter because it offers good advice that can save you money and headaches. Mobile home service companies can assist you with any repairs you don't want to complete yourself.

___ Heat tape: Make sure your heat tape is plugged in and operating. Check both ends. A short in the middle can cause the far end to be cold. Some homes with long water lines have two heat tapes. If it is not working, in an old home it may be a GFI in the bathroom that needs resetting. On a newer heat tape, the GFI on the heat tape may need to be reset (even if the indicator light is on) If the outlet goes bad under the home, it will need to be replaced with a GFI (installed by an electrician).

A properly installed heat tape is covered with insulation and waterproof wrap. The heat tape is wrapped around the shut off valve and extends down into the riser hole at least 12 to 18". The riser hole is capped with insulation, not stuffed down the riser hole.

___ Water line: Are there any water leaks? Is there water in the riser hole? The water line from the shut off valve to the home is the property of the homeowner and should be strapped off the ground. Any leaks must be repaired right away to prevent water damage, water waste, and further problems when the weather turns cold. Call a licensed mobile home repair service for any repairs you don't want to fix yourself. The shut off valve and underground lines belong to the Community. Please report water in the riser hole immediately to the Office. If you neglect your responsibility and our lines freeze you will be responsible for charges incurred for thawing/repair/replacement of the plumbing.

___ While under your home, make sure your sewer line is not sagging. Sagging lines will freeze. Make sure the airtight seal is in place as this prevents sewer gas from entering your home.

___ Check the underside of your home for any holes in the belly covering. Holes will let in wind and cause cold interior floors or frozen water pipes. On multi-sectioned homes, make sure the crossover pipe is installed to both halves of the home and is in good working condition. (Note: there should be no holes and no water in this pipe.)

___ Check the dryer vent to make sure it is vented to the outside and not under your home. Venting a dryer underneath will result in severe moisture problems.

___ Make sure the access panel of your skirting is held tight with proper snaps, adding snaps if necessary. Keep the access openings free and clear of any yard equipment etc. Check your skirting for gaps or sags where rodents or other wild animals could gain entrance. Skirting should have vents to provide proper ventilation and prevent moisture problems.

___ Disconnect your garden hose, drain it and store it away. Hoses left connected will freeze and break the faucet.

___ Put away any items left on your patio. Remember only your garbage cans (tucked out of sight), a grill and lawn furniture are allowed to be stored outside. Put away or dispose of anything else in your yard, patio or near your shed. Please do not stack and tarp items behind your shed.

___ Windows: Please remember that the Community rules prohibit the use of plastic window coverings on the exterior of your windows. This rule further prohibits the stuffing of insulation between the panes of glass in the window. Interior plastic is much more effective.

___ Check all sinks and tubs for drippy faucets. Test toilets for leaks: Flush the toilet. While it is filling up add some food coloring to the tank. Wait about 10 minutes. If there's color in the bowl you have a leaky toilet that needs repair. Both drippy faucets and leaky toilets can cause your sewer line to freeze. Do not leave a small stream of water running from a faucet for the same reason.

___ Check your water heater compartment. Any leaks or a weak floor under the water heater is a serious problem and should be serviced.

___ Clean or replace your furnace filters every month. Have your furnace inspected and serviced annually. Watch for ice or snow buildup around your furnace or water heater roof caps. It is important to keep this area open to provide for the proper operation. Check your smoke and carbon monoxide detectors and fire extinguishers.

A few chores completed now can decrease your risk of costly problems later. With a little planning and preparation we can all make it through the challenges of winter.