

WESTERN HILLS MHC

970-242-0472 FOR OFFICE ~ OR CALL ~ 970-773-1014 FOR AFTER-HOURS EMERGENCIES

APRIL 2025 NEWSLETTER



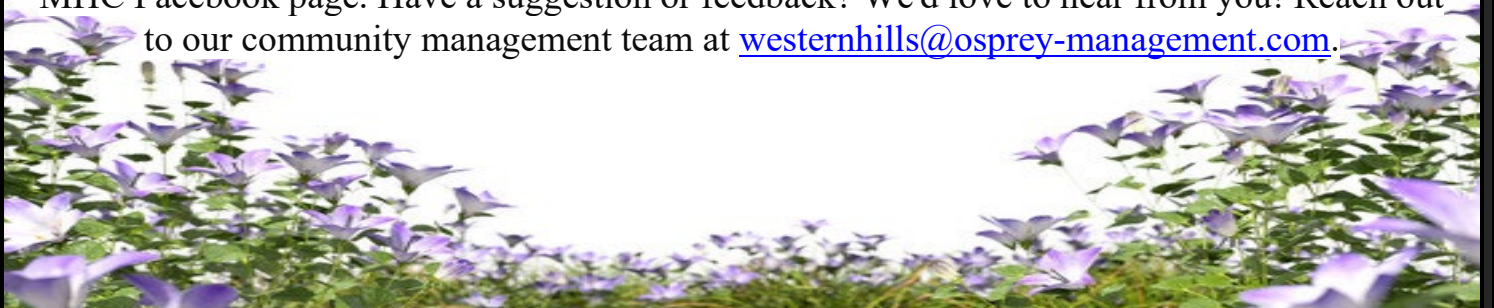
Welcome to the Spring edition of our community newsletter. As spring blossoms around us, we are excited to share the latest updates and upcoming events in our community.

Updates from Property Management:

We are happy to share some updates from the property management team:

- We are still working on our community tree trimming and removal project. Be prepared to move your vehicles, if need be, when asked by our maintenance staff.
- If you haven't noticed already, we have added several brand new homes to our community with more on the way!! **Homes Available:** If you have friends or family interested in joining our community, we currently have several mobile homes for sale and **YOU** can earn a free months lot rent for your referral! Our inventory is always changing, so please contact the office for the most up-to-date information or view current listings on our website: [Western Hills MHC](https://www.westernhillsmhc.com)
- We are thrilled to announce the installation of a brand-new playground will be taking place soon; providing a fun and safe space for children to enjoy! This addition reflects our commitment to fostering a family-friendly environment!
- Our community pantry, located here in the office, has been a wonderful help for many! Unfortunately, the pantry is no longer available. A big **THANK YOU** to those who helped out by donating food. Thank you!
- **Lawn Mowers and Rakes** – Are no longer available to be checked out.

For the latest updates and announcements, be sure to like us and follow us on our Western Hills MHC Facebook page. Have a suggestion or feedback? We'd love to hear from you! Reach out to our community management team at westernhills@osprey-management.com.





Tenant Appreciation - Yard of the Month:

We'll shine a spotlight on two yards of our fantastic residents. Each month, we will select two outstanding yards for special recognition. The winners will receive a prize for their exceptional efforts in maintaining their yards and/or decorating their yards for holidays. It's our way of showing appreciation for your hard work in keeping our community looking its best.

Please submit your pictures to the office for your chance to win!!

westernhills@osprey-management.com

Upcoming Events:

Spring Clean-up – Started March 30th – April 12th

Just put your unwanted items outside your yard and we'll have curbside pickup!



Unacceptable items for Spring Clean-up are:

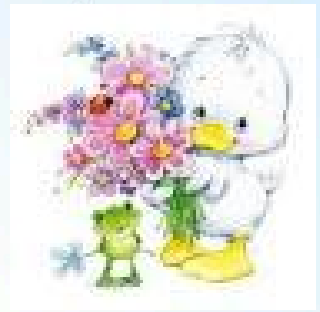
- Liquids – including motor oil, gasoline or wet paint
- Electronics – including TVs, computer monitors or anything with a screen larger than 4 inches
- Items that Contain Freon – including refrigerators, air conditioning units, dehumidifiers or water coolers
- Hazardous Materials – check the box or container for proper disposal
 - Tires and Mattresses

Community BBQ – Mark your calendars for our Summer BBQ on Thursday, July 3rd from 12-2! Join us for an afternoon filled with delicious food, refreshing drinks, and great company. It's the perfect opportunity to catch up with neighbors and make new friends. **Please RSVP to the office by Monday, June 30th if you will be attending!**

***Please contact the office if you have any maintenance requests or concerns**

Reminders:

Dogs – Dog owners MUST pick up their dogs' waste. If the Park identifies a dog owner that does not pick up their dogs' waste from a common area or neighbor's yard, they will be charged \$100 on their next rent statement. Please keep your dogs from barking during our Community's quiet time hours from **10pm~7am.**



Cat feeding – Feeding cats outside your home is **NOT** permitted. Feeding outside also feeds the raccoons, skunks and mice. Cats loose in the community can be taken to a shelter. If you want a listing of shelters that are accepting cats and kittens, it will be available in the office.

Quiet Time – As we embark on spring cleaning adventures, let's remember to respect our neighbors and keep noise levels to a minimum, especially during early mornings and late evenings.

Speed Limit – The speed limit is **5 mph** through-out the community.

Safety First – With warmer weather on the horizon, it's essential to keep our community safe from fire hazards. Please exercise caution when using outdoor grills and always dispose of ashes properly



Community Rules and Regulations – Don't forget to review our community guidelines to ensure we all continue to enjoy a peaceful and harmonious living environment. If you haven't already, please come into the office to get your current copy! Thank you!!

Red Fridays:

Please join our staff by wearing red every Friday to show that you respect and support our troops and veterans. Throw your politics out the door for a moment. The selfless acts of our military personnel have protected our rights and freedoms since the birth of this great nation.

Inspirations:

We would like to share **Henry David Thoreau** (1817-1862) on Elms with you to inspire you this spring, submitted by one of our very own residents:

“When I see their remarkable domes, miles away in the horizon, over intervening valleys and forests, they support a village, a community there...They look from township to township. A fragment of their bark is worth all the politicians in the union...They battle with the tempests of a century. See what scars they bear, what limbs they lost before we were born! Their conservative heartwood, in which no sap longer flows, does not impoverish this growth, but is a firm column to support it; and when their trunks no longer require it, it utterly decays. Half a century after they are dead at the core, they are preserved...their radical and growing part survives...While the old dominions decay, [they] become the habitations of bears and owls and coons.”

Sincerely,

Western Hills Mobile Home Community Team