



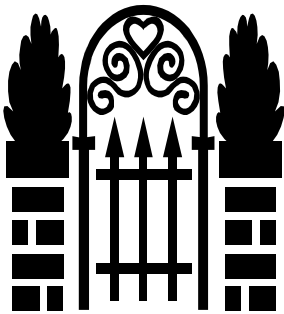
# Park Living at Furlong Mobile Home Parks

Fall 2008

### IT'S A GIRL!



• Congratulations to Sylvia on the birth of her baby girl, Mia Gabriella. We wish her the best in her new life as a mother.



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## New Faces at Furdi's

We would like to welcome our new manager, Jodi. Jodi will be working alongside Meredith whom many of you already know. Jodi and Meredith will be your main contact in regards to your rental property. They will be collecting rents and serving our tenants needs. Any issues you have, please call either Meredith or Jodi at 593-2270.

## Pay your rent on time & save money!

Remember, when you pay your rent on or before the 1st of the month, you receive a discount of \$15.00! Please do your best to pay on or before the 1st.

## Making Your Community A Great Place to Live

Here at Furdi's we are striving to make your mobile home park a family-friendly community. One way you can do your part in helping us reach that goal is to be a good neighbor by being respectful of other tenants and watching out for your neighbors.

## Parking

We provide parking for no more than 2 vehicles in your driveway. Please keep those vehicles parked in the driveway and not on the grass. Thank you for your cooperation.

## Garbage Pick Up

For those mobile home parks who do not currently receive garbage pick up, we will be assessing the needs for this service. If you are interested in garbage pick up service for a small fee, please call our office at 593-2270 with your feedback. If there is a high demand from our tenants for this need, we will consider starting this service.

## Pets

No dogs are allowed in our mobile home parks, except for tenants who were already living in the park prior to our ownership. If you are one of those prior tenants who has a dog, please do not tie up your dog outside. Please keep your dog inside and do not let it wander into other yards. Excessive barking will not be tolerated. Cats are allowed, but spaying or neutering is required. Check with your local SPCA for coupon offers toward spaying & neutering.

## Weekly Mobile Home Park Inspections

We continue to perform our weekly mobile home inspections. If we find an issue upon inspection that needs to be taken care of, you will receive either a phone call, a post card or possibly both. When you receive a notice for issues that need to be corrected,

please take care of them as soon as possible. If you are in the process of taking care of your issues but for some reason are unable to complete it immediately, please call our office and let us know that you are working on it. Once your first notice

is issued (by phone or post-card), you will be given 7 days to complete the correction. If it goes unresolved, we will send our servicemen out to take care of it, and you will be billed a minimum charge of \$35.00 (more depending on type of work).

# We're now on the web!

## www.FurlongMobileHomeParks.com

### EARN CREDIT TOWARD YOUR RENT!

For any qualified tenant you refer to us who is approved for tenancy and becomes a successful tenant in one of our mobile home communities, we will credit you \$50.00 off your next month's rent!

### SPEED LIMIT REMINDER:

Your mobile home park Speed limit is 5 MPH. For the safety of our tenants and the children in your park, please comply with this rule.

### EMERGENCIES

In the case of an emergency after normal office hours of 9am-5pm, please call our office at (315) 593-2270, and follow the instructions on our voice mail system. Always call 911 as well. Please only call for a true emergency, which includes: No water, no power, sewer back up or problems with your outside disconnect stub pole.

### Avoid unnecessary late payment and eviction notices

Please pay your rent on or before the 1st of each month. If you cannot pay your rent on time, call our office and speak with Meredith or Jodi to set up a detailed payment plan, including amounts you can pay and dates you will be in to make payments. Communication is the key to avoiding unnecessary legal proceedings.

### NOISE ORDINANCE

Please be aware that there is a noise ordinance in effect in your mobile home community. Please be courteous to your neighbor and keep the noise level down at all times, especially in the evenings.

**Please sign up for our electronic mailing list. Just visit our web site and provide your e-mail address for regular updates.**

## Kids Care Packages

With winter and the holidays right around the corner, for those individuals finding themselves going through difficult times financially, Furd's is happy to announce we will be offering kids' care packages available at our office at 23 Furlong Dr. The package will contain assorted hygiene necessities like shampoo, soap, a toothbrush and toothpaste. When you come in to pay your rent, just request a Kids' Care Package at the front counter.

## Writing Your Rent Check

Please be sure you are making your check out properly when paying your rent. Please follow the guidelines below:

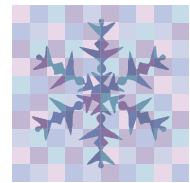
Tenants of the following parks should make their checks payable to **Lee Furlong**:

Furlong Drive	Crestview
Eason's	Locust Grove
North Hannibal	Retreat
Wildwood	

Tenants of the following parks should make their checks payable to **Greg Furlong**:

Kerfien's	Phinney Road
L&H (Co. Rt. 29)	Green Acres

## Winter's Coming!



It's that time again. Winter is on its way.

Please start preparing your mobile home for winter. Be sure skirting is in place to avoid cold drafts & be sure your pipes are wrapped with heat tape & insulation to avoid frozen pipes.

We are offering our tenants 15% off skirting, pipe heat tape & insulation purchased through our store through the end of the Fall.