



WHAT'S NEW?

PLOVER PINE VILLAGE & PLOVER MEADOWS

SPRING 2023

From the Desk of Cindy:

This April, Mike and I celebrate our 11th year with Plover Pine Village and Osprey Management. Throughout our time here, we have watched Plover Pine Village grow and added other communities to our portfolio. As regional managers for Wisconsin, we have properties in Omro, Stratford, Grafton, and Manitowac as well as our two in Plover. And as many of you know, we are growing again! This time, we will be adding storage units in the area on the corner of Lincoln and Forest Drive where we recently cleared all the trees. If you or someone you know are interested in a storage unit, please let us know so we can add your contact information to our waiting list!

In addition to the storage facility, we are also planning to add a Wisconsin branch office for Osprey Lending so that we can offer financing on both new and used homes. In fact, expect to see some new, 2023 homes rolling in in the next couple of months from Clayton Homes as well as pre-owned homes! Our goal is to fill ALL of our vacant lots by the end of the year! If you know someone who would like to move their home into the community or who has a home to sell that we could move, please let us know! And don't forget – we are still offering our resident referral program (see below).

I would also like to thank each and every one of you for your patience throughout the years. Your continued support of us and your community hasn't gone unnoticed. As managers, it's easy to get so focused on collections, violations and the "rule breakers" in general, that we forget that the majority of our residents do take pride in their homes and the community. So, to all you outstanding residents, and you know who you are, let me just say, "thank you".

**We see your awesomeness,
and we appreciate you!**

★ **THANK YOU** ★
TO DIANE ZEILINSKI
FOR YOUR MANY YEARS OF POSTING
STATEMENTS & NOTICES!

Cindy Loyd – Regional Property Manager
Mike Loyd – Regional Maintenance Manager

OFFICE OPEN:

MONDAY -FRIDAY

PLEASE CALL AHEAD

715-341-0764

After Hours Emergency Number:

(715) 498-0724 – Cindy's Cell

COMMUNITY CONCERNS:

- 1. Rent is due on the 1st and is considered late after the 5th! PLEASE PAY ONLINE OR BY CHECK OR MONEY ORDER ONLY. CASH IS NOT ACCEPTED!**
- 2. ALL PAYMENTS WILL BE APPLIED TO DELINQUENT BALANCES FIRST, followed by any fees such as monthly water and sewer fees, parking fees, late fees, pet fees and storage fees. Payments will only be applied to current rent after all other balances have been paid.**
ALL DELINQUENT RENTAL BALANCES WILL INCUR LATE FEES BEGINNING ON THE 6TH.
- 3. PETS MUST BE REGISTERED WITH THE OFFICE.**
- 4. Dogs must be leashed and attended when outside.**
- 5. COMMUNITY QUIET HOURS ARE 10:00pm to 8:00am**
- 6. Unregistered or inoperable vehicles are not allowed to be parked/stored in the community and are subject to towing AT OWNER'S EXPENSE.**
- 7. Management will begin Spring Inspections as soon as the weather permits. PLEASE REFER TO THE SPRING INSPECTION CHECKLIST IN THIS NEWSLETTER FOR FURTHER INFORMATION.**
- 8. Please keep management informed of changes in your phone number, email address, insurance carrier, etc. There is a Resident Update form included in this newsletter!**
- 9. Bulk Item Pick-ups may be arranged with the Village of Plover. There is a fee charged and items are picked up on the 2nd Tuesday of each month. Please call the Village at 715-345-5250 for further information.**

HOME SALES UPDATE

Brand new, single and double-wide, homes are on their way and can also be ordered custom built from Redman and Champion Homes!

Pre-owned homes may be on the way, soon!



WE CONSIDER ALL TRADE-INS!

**RESIDENT REFERRAL
PROGRAM**

ATTENTION RESIDENTS:

**REFER SOMEONE TO OUR COMMUNITY TODAY AND RECEIVE
THREE MONTH'S FREE LOT RENT!***

***New residents must PURCHASE a home from PLOVER PINE VILLAGE OR PLOVER
MEADOWS & move in within 90 days from initial visit.**

*We love our residents and hope you will allow us to help you or
someone you know find the perfect home!*



TO POST OR NOT TO POST...

It is our policy to hand deliver or post all forms of communication on residents' doors, whenever possible. One of our long-time residents spends hours trekking through rain or snow and climbing steps to post notices on every door when in fact, it would probably be less costly and certainly much easier to stuff the notices in an envelope, attach a stamp and send them on their way. In March, statements were mailed because of the extreme weather conditions at the time. However, we do not plan to mail statements in the future. Please note, if you provide your email address, you will receive your statement via email a bit sooner than your posted statement!

Our reasoning behind the posting policy is that posting guarantees we will visit each address at least once every month, allowing us to notice when lawns need to be cleaned, vehicles have been abandoned, pets are left outside and unattended, etc. Posting notices may also alert us to clues that a resident is hurt or even trapped inside their home – clues such as trash that hasn't been taken to the curb, a lack of footprints in the snow, or prior notices that have not been removed from the door. Keeping the community clean and safe for everyone is our priority. We hope you will agree that posting notices provides an opportunity for us to do our job well!

TIPS FOR HOMEOWNERS:

REPLACE DIRTY FURNACE FILTERS.

TEST SMOKE DETECTORS AND REPLACE BATTERIES.

MAKE SURE YOU HAVE A CHARGED FIRE EXTINGUISHER IN THE KITCHEN AND NEAR YOUR FURNACE.

MAKE SURE ALL DOORS AND WINDOWS HAVE WORKING LOCKS.

REPLACE/REPAIR MISSING SKIRTING TO PREVENT WILD ANIMALS FROM DAMAGING YOUR HOME.

REVIEW YOUR INSURANCE POLICY AND MAKE SURE YOUR POSSESSIONS, PETS AND YOUR HOME ARE COVERED!

**P.S: PLEASE BE SURE TO READ THE INFORMATION ON THE
BOTTOM OF YOUR STATEMENT EACH MONTH!**

PLEASE DON'T WAIT...

Unfortunately, it often takes a disaster, such as a fire or a natural disaster, to remind us that we need to make sure our valuables and our homes are protected. ***Please don't wait!*** I encourage you to make sure your home owner's or renter's insurance policy is up to date and covers your property and valuables such as jewelry, watches and collectibles. Consider storing important documents and valuables in fire proof safes or store extra copies in a separate location. Knowing your valuables are protected helps you focus on getting your family to safety in the event of a disaster. Also, in an emergency situation, it is helpful to first responders if you have a sign in your window that lets them know if there may be pets or children inside the home or if there is oxygen in use. The address numbers on the outside of your home should be easy to see at night as well as during the day. Discussing a plan of evacuation and a place to reunite outside the home with children and other family members can often help keep everyone safe and calm in an emergency.

House fires can occur at any time, day or night and often the first alert comes from a smoke detector. Please make sure you install several smoke detectors, at least one in the kitchen and one in each bedroom. Test smoke detectors regularly and replace batteries as needed. Fire extinguishers need to be tested and charged or replaced at least yearly. Make sure you know how and when to operate a fire extinguisher. Smoke inhalation is the primary cause of death for victims of fires, so evacuation is usually the best choice. Your personal belongings can be replaced, but the safety of you and your family is always top priority.

HELPFUL INFORMATION

PORTAGE COUNTY RENTAL ASSISTANCE PROGRAMS

Need help with rent, mortgage, and bills in Portage County?

The Portage County Community Action Agency is CAP Services, Inc. They are located at 5499 Highway 10 East, Stevens Point, WI 54482, and the phone number is 715-343-7500.

Other Portage County agencies that may provide financial assistance

Energy Services Inc. They administer the energy assistance program for residents of Portage County. Contact Energy services at 715-344-5999 to learn more or apply for aid.

Operation Bootstrap. Operation Bootstrap may provide emergency assistance for individuals/households in a crisis situation if the need is demonstrated via a referring agency, and help is not available elsewhere. Contact Operation Bootstrap at 715-344-9950. operation.bootstrap@gmail.com

American Red Cross - East Central Wisconsin Chapter – Runs the Bridges Emergency Assistance Program. Call (888) 231-3590

Stevens Point Salvation Army – When funding is available, the Salvation Army may offer prescription vouchers, rent assistance, utility bill assistance and school supplies. **Angela Cook** Housing Case Manager Angela.Cook@usc.salvationarmy.org. The Salvation Army Stevens Point Hope Center -1600 Briggs Street Stevens Point, WI 54481 (715) 341-2437.

"The greatness of a community is most accurately measured by the compassionate actions of its members."

– Coretta Scott King

RESIDENT INFORMATION UPDATE

PLOVER PINE VILLAGE/PLOVER MEADOWS

ADDRESS: _____

EMAIL ADDRESS: _____

NAME(S) OF RENTER OR HOME OWNER:

DATE OF BIRTH:

PHONE #:

CURRENT EMPLOYER:

NAME(S) OF ALL OTHER OCCUPANTS:

DATE OF BIRTH:

EMERGENCY CONTACT INFORMATON:

NAME: _____ PHONE # _____

NAME: _____ PHONE # _____

VEHICLES:

MAKE/MODEL _____ YEAR _____ LICENSE # _____ COLOR _____

MAKE/MODEL _____ YEAR _____ LICENSE # _____ COLOR _____

PET INFORMATION:

BREED &
DESCRIPTION _____

BREED &
DESCRIPTION _____

PLEASE NOTE:

ALL PETS MUST BE VACCINATED AND
LICENSED - PLEASE PROVIDE PROOF TO
MANAGEMENT OFFICE.

HOME OWNER'S OR RENTER'S INSURANCE INFORMATION:

NAME OF INSURANCE COMPANY _____

POLICY# _____

*****PLEASE RETURN RESIDENT UPDATE FORM BY APRIL 30, 2023. THANK YOU FOR YOUR COOPERATION.*****

SPRING INSPECTION CHECKLIST:

BELOW IS A LIST OF SOME OF THE THINGS WE WILL BE CHECKING DURING OUR ANNUAL SPRING INSPECTION. IF YOUR HOME IS CITED FOR ANY OF THE ITEMS ON THE LIST, YOU WILL BE GIVEN 30 DAYS TO CORRECT THE SITUATION UNLESS THERE IS A SAFETY OR HEALTH ISSUE AND IMMEDIATE ATTENTION IS NECESSARY!

I. CONDITION OF EXTERIOR OF HOME – ARE REPAIRS/ RPLACEMENT OR PAINT NEEDED?

- A. SIDING, TRIM AND SKIRTING
- B. WINDOWS AND SHUTTERS
- C. EXTERIOR DOORS

II. CONDITION OF IMPROVEMENTS ON SITE – ARE REPAIRS/REPLACEMENT OR PAINT NEEDED?

- A. DECKS, STEPS AND RAILINGS
- B. SHEDS
- C. FENCES

III. CONDITION OF SITE

- A. GARBAGE STORED IN PROPER CONTAINERS WITH LIDS
- B. NO OUTSIDE STORAGE ITEMS SUCH AS MATTRESSES, TIRES, APPLIANCES, OR FURNITURE
- C. YARD MOWED, WEEDED AND TRIMMED
- D. YARD CLEAR OF PET WASTE

IV. BUILDING PROJECTS AND HOME REPAIR WORK

- A. UNFINISHED BUILDING PROJECTS SUCH AS NEW SHEDS AND DECKS MUST HAVE A BUILDING PERMIT ON FILE.
- B. UNFINISHED BUILDING PROJECTS, SIDING AND SKIRTING REPLACEMENT, ETC. WILL BE REQUIRED TO BE COMPLETED WITHIN 30 DAYS

V. VEHICLES

- A. VEHICLES MUST BE PARKED ONLY IN DRIVEWAYS, NOT BEHIND HOMES OR ON VACANT LOTS
- B. **VEHICLES MUST BE OPERABLE WITH VALID LICENSE PLATES (NO FLAT TIRES OR VEHICLES ON JACKS)**

VI. PETS

- A. NO PETS LEFT LOOSE OR TIED UP AND UNATTENDED OUTSIDE
- B. NO PET FECES IN YARD

MANAGEMENT WILL BEGIN SPRING INSPECTIONS AS SOON AS THE WEATHER PERMITS.

****IF THE CONDITION OF YOUR SITE AND/OR HOME EXTERIOR VIOLATES THE LEASE OR THE RULES OF THE COMMUNITY PAST THE DATE REQUIRED FOR COMPLIANCE ON ANY 1ST REQUEST NOTICE ISSUED, A 5-DAY NOTICE WILL BE ISSUED. A 5 DAY NOTICE REQUIRES A RESIDENT IN BREACH OF THEIR LEASE/RULES TO **VACATE THE PREMISES OR REMEDY THE DEFAULT.** CONTINUED NON-COMPLIANCE WILL RESULT IN A 14-DAY NOTICE WITHOUT THE OPTION TO REMEDY, AND EVICTION.**

*****THIS IS OUR COMPANY POLICY AND THERE ARE NO EXCEPTIONS.***

We believe this procedure for issuing violation notices provides more than enough time for residents to remedy any unsightly conditions so that we may all enjoy a clean community.

**SOME PEOPLE LOOK FOR A BEAUTIFUL PLACE,
OTHERS MAKE A PLACE *Beautiful.***

–Hazrat Inayat Khan