



The Village News

New Health Clinic Offered

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Dakota County Public Health Nursing is offering a new Public Health Clinic once a month. This will be a FREE service to residents of all ages to have their blood pressure taken and health questions answered. The nurse will have health and resource information available. We look forward to seeing you at our first clinic on July 23 at 1:00 p. m. and are asking that you sign

up in the office ahead of time. The office is small so this will help in keeping a quieter and more private environment. You may schedule a time by calling the office, 651-454-8128, or stop in and put your name on the list.



Free blood pressure screening for residents on July 23 at 1:00 p.m.

Reminders:

- No boats, campers or trailers are to be parked on the street at any time. They are to be in the driveways for no more than 12 hours at a time, just to load or unload.
- Window signs are not to exceed 12x16 inches in size, and only one is allowed.

National Night Out

National Night Out will be held on Tuesday, August 5th. We will have an Ice Cream Social from 7:00 until 8:00 p.m. in our playground area again this year. If you would like to help serve, set-up or

clean up, please contact the community office. This is a good time to get out and meet your neighbors, and thank the police officers and emergency personnel that help keep EHV safe.



Time to clean up!

Management Team Aim

The aim of our management team is to insure that this community is a fine place to live. This includes sound construction of home sites, attractive lots, homes, sheds and decks all superbly maintained, with resident treatment of one another in a highly respectable manner. A peaceful and pleasant community is the desire of every homeowner.

Only with your help can this goal be achieved. Please take the time to look at the exterior of your home and lot. Then refer to the Standards of Appearances that were published in the March newsletter. How does your home compare to the requirements? Now is the time to make sure that you are in compliance.

Under-home Inspections Completed!

Our crew has completed inspecting underneath the homes in Emerald Hills Village. We will be mailing the results of our inspection to those people whose homes are missing or have incorrect anchors, blocking, hitches, tires, axles, or HUD labels. The Minnesota State Health Dept. and our Lease re-

quire that the wheels, axles, and hitch remain with the home. Selling these items voids your lease, and may delay the sale of your home. Please contact the office if you have questions or need more information about this issue.

Lawn Mowing Issues



Don't forget to trim!

It has come to my attention that while most of you are mowing your lawns in a timely fashion, many of you are failing to trim around your homes, utility posts, trees, shrubbery and other landscaped areas. This is a violation of

our Rules, and demonstrates a lack of pride of ownership. Gas or electric trimmers are not expensive to purchase or difficult to operate. If the EHV maintenance staff trims your grass, there is a minimum charge of \$30.00

Extended Pool Hours!

The hours that the swimming pool will be open have been extended. We will now have the pool open from 11:00 a.m. to 4:00 p.m., and from 5:00 p.m. to 9:00 p.m., weather permitting. You may pick up a Resident or Visitor pass at the pool anytime that it is open. Children under 10 years of age must have someone over 16 with them

while they are at the pool. No inflatable toys or floats are allowed in the pool, with the exception of government approved life jackets. A complete list of rules for the pool is posted on site, published in your Community Rule Book, or available from the pool attendant. The pool will be open through the Labor Day weekend.

Access Panel Skirting Available

All homes must have skirting access panels that match the skirting installed on the home. We have a limited supply of horizontally ridged aluminum skirting available through our Community office. We will be selling this by the foot

for \$3.00 per foot. Please give me 48 hours notice to have your piece cut and ready for you to pick up. Remember that access openings must be a minimum of 30 inches wide and be held on with spring clips for ease of removal.

Secure skirting prevents animals from getting under your home and causing damage to your insulation.

SAFE STREETS and KIDS

Parents—Children and cars do not mix well. Please remind your children that they are not to play in the streets at any time. They should be in their yards (not their neighbors), or at our beautiful new playground. **All Residents**-Our

speed limit is 10 MPH, and we have stop signs throughout the Community. Failure to abide by these signs, or to drive the posted limit may result in your lease being canceled—or the death of a child.



Keep our kids safe!

Emerald Hills

Emerald Hills Village
8555 Bacardi Avenue
Inver Grove Heights, MN 55077
Phone: 651-454-8128
Sales: 651-454-8135
Emergency #: 651-274-2780

FYI

*Did you know that most of our mail box clusters have a box in the upper left corner with a slot in it for outgoing mail? The blue box for outgoing mail will be relocated to the clusters on U. 85th St. for the people whose clusters do not have an outgoing mail slot. **Remember, it is a violation of Park Rules to drive or park against the flow of traffic to get mail, drop off rent at the office or for any other reason.***

Sales in Emerald Hills Village

This has been an interesting year for sales in the manufactured housing industry. There have been a number of changes that relate to lending and how homes are valued that have had a direct affect on sales of manufactured homes. There are fewer lenders to work with manufactured home buyers, criteria for loan approval for the buyers has become more stringent, and there are more limits on the age of homes that lenders will finance. If your home is much older than mid 1980's, you will probably need a cash buyer. Lenders are no longer accepting a NADA book appraisal to determine the amount they will fi-

nance. They are now requiring an appraisal done by a certified housing appraiser. Lenders are currently using a company called Datacomp Appraisal Services. You can reach them at 1-800-365-1415 for information on their services, and fees charged. Remember to contact the office and request an exterior presale inspection before you place a "For Sale" sign in your window. We allow one sign no larger than 12"x16", unless you are on a corner. Homes on the corner may have one sign on each side facing the street. No yard signs are allowed.