



Northwood Estates

Manufactured Home Community



Community News

November, 2019



Thanksgiving is November 28th remember to take this time and be thankful for what you have and let your loved ones and close friends know this. As a reminder our office will be closed and will open the following day.

Winter Is Coming Make Sure Your Heat Tape Is Working!

We also can get you better pricing on most things needed to make your home sparkle and shine from: skirting, awnings, doors, windows you name it we can get you a deal, call or stop into the office for more information.



We are more than happy to help ensure you LOVE WHERE YOU LIVE!!



Office Information:

Lilian Briggs, Manager
Samuel Salazar, Maintenance

Phone: 419-964-6639
Email: northwoodmhp@maill.com
www.northwoodestatesmhc.com

Office Hours:
Monday - Friday 9am- 4pm
Saturday 12pm- 4pm
Sunday- Closed

Community Reminders:

ALL Month to Month tenants will be required to sign a new lease by November 1, 2019.

Rent increases will be 3% per year moving forward.

Failure to sign new lease will be considered a lease violation.

No resident moving forward will be allowed to not have a valid minimum 1 year lease.

Please see Lilian Briggs Property Manager to sign new lease, email call or text office to set up time to sign new leases. 419-964-6639 northwoodmhp@maill.com



Like us on Facebook!

Northwood Estates is now on Facebook! Visit for community information, interesting stories and more.

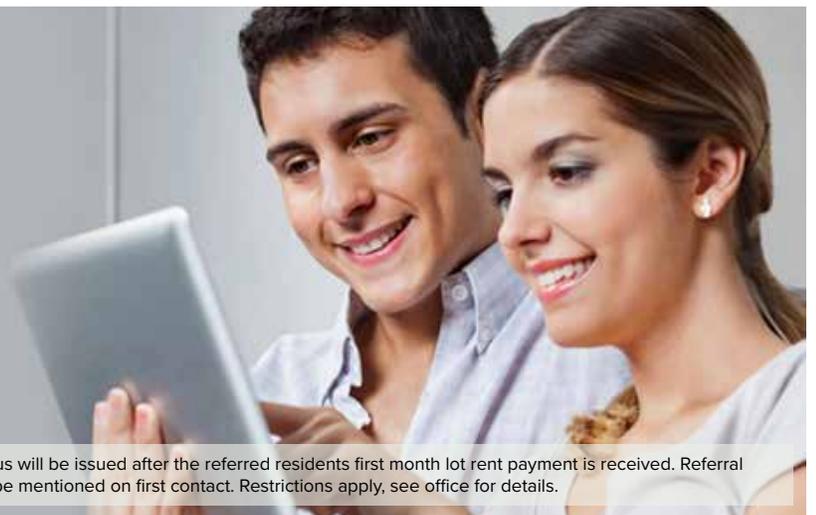
Search Northwood Estates MHC and look for our logo.



Refer a Friend

and receive

**ONE MONTH
FREE
LOT RENT!***



*Referral bonus will be issued after the referred residents first month lot rent payment is received. Referral source must be mentioned on first contact. Restrictions apply, see office for details.

Children

All residents children are to be in their homes by 10:00 pm 7 days a week, 365 days a year.

There is no exception to this part of the community rules.

Please ensure your children are being: nice to other children, not littering (this is a constant problem and will result in violations), not throwing the playground mulch at each other, not damaging property (you will be charged), throwing things on the roof of the office, dumping trash and shoes etc down sewer drains.



Leases



All residents must have significant others who are not on the lease screened through the office in accordance with your lease and community rules there are no exceptions. It is \$25 in a money order to run a criminal check.

Failure to comply will result in a lease violation and possible request to vacate the community.

All residents are required to update the office about phone number and email changes in real time..... you get a new number you let the office know ASAP.

Resources:

Dial 211 - United Way of Greater Toledo (food, clothing, referrals for programs, mental health)

Catholic Charities (potential rent help, day care options, after school programs) (419) 244-6711

Suntopia (child care, utility help, clothing, rent help, emergency housing assistance) www.suntopia.org/northwood/oh/

Wood County Veterans Services (419) 354-9147

Lease to Own Program



See office about NEW LEASE TO OWN PROGRAM for select homes on website and homes coming soon to the website, that qualify for the resident referral bonus.

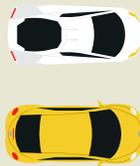
Property Upkeep

You are required to maintain the entirety of the property your home sits on. You are required to have regulation approved skirting free of gaps and large holes.

You are required to have your home, your porch your awnings and shed in working presentable condition at all times. There are no exceptions and if you have any questions please call the office.

Vehicles

All disabled vehicles will receive a tow tag, after they have been tagged you will have 7 days to move the vehicle or it will be towed at your expense.



Dogs

Residents are no longer allowed to use tie-outs for their animals or post beware of dog signs.



All dogs per Ohio Law are to be leashed when outside and the law makes no exceptions.

Rules

Rules exist to keep everyone safe and enjoying their homes if you have questions please call or stop into the office.



Events:

For local events around our community visit www.ci.northwood.oh.us/residents/what_s_happening_around_town.php

Happy Birthday!

Happy Birthday to all our residents celebrating their big day in October! We hope you have a wonderful day!



Selling Your Home?

Let the office help you! We have the experience and expertise to get top dollar for your home. Call the office for details!



Promedica Ebid Center Finance and Life Coaching, Community Classes and more www.promedica.org/socialdeterminants/pages/ebeid-promise/ebeid-institute.aspx

Habitat for Humanity - Home Repair Help Application <https://www.wchabitat.org/home-repair-program/>

Equality Toledo- equalitytoledo.org

Brown Bag Food Project - (419) 960-5345, <https://www.brownbagfoodproject.org/>

Seagate Food Bank of Northwest Ohio- 419-244-6996