



Colonial Village



A place you are proud to call home.

**August
2022**

**2075 Rustad Lane
Mounds View, MN
55112**

Office: 763-786-3498

Emergency:
(651) 274-2909
(763) 710-0743

Sales: 651-274-2909

**Carol Langenfeld
Community Manager**

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Contest winners

**Lisa White &
Al Larter**

They have won a \$50 gift certificate for Cub.

You can be entered to win too. Just pay your site fee by the 3rd of the month.



Night to Unite Ice Cream Social



Join us for ice cream sundaes, root beer floats, and a chance to visit with your neighbors.

All residents welcome, No charge!

We could use some help serving; let us know if your are available.

Tuesday— August 2nd 6-8 pm Colonial Village Garden Room

Night to Unite is America's night out against crime and is designed to encourage awareness of the activities in your neighborhood, watching out for your neighbor, and deterring crime. Although Mounds View is a very safe community, it is always wise to be aware.



Minnesota



Manufactured Home Relocation Trust Fund

The State of Minnesota established a fund to provide relief to manufactured home owners if their community closes and ceases to operate as a manufactured home community. To finance the fund, the Minnesota Legislature requires each manufactured home owner to pay an annual fee into the Fund. The State of Minnesota is requiring that the fee be collected in 2022. The once a year fee is now \$15. This fee will be billed to your account and will be collected with September 1st rent.



Join us for donuts & coffee on the 1st and 3rd Wednesdays of the month at the Garden Room



Recycle dates:

August
11th & 25th



Web site: ColonialVillageCommunity.com

E-mail: Colonialvillagecommunity@comcast.net

Black Bean and Couscous Salad

(almost) no cook

- 1 cup uncooked couscous
- 1 ¼ cups chicken broth
- 3 Tbsp olive oil
- 2 Tbsp fresh lime juice
- 1 tsp red wine vinegar
- ½ tsp ground cumin
- 8 green onions, chopped
- 1 red bell pepper, diced
- 1 can of corn, drained
- 1 can of black beans, rinsed and drained
- ¼ cup chopped, fresh cilantro
- Salt and pepper to taste



In the microwave, bring chicken broth to a boil in a 2 quart dish. Stir in couscous, cover and let stand for 5 minutes. In a large bowl, whisk together olive oil, lime juice, vinegar, and cumin. Add green onions, red pepper, cilantro, corn, and beans. Toss to coat. Fluff the couscous; breaking up any chunks. Add to the bowl and mix well. Season with salt and pepper. Serve at once or refrigerate until ready to serve.

2022 Property Tax Bills Are Out

First half payment is due by August 31, 2022. The second half is due November 15, 2022. You are required by your Lease to pay this bill. If your home loan company requires you pay into an escrow account, you should

NOT pay this bill, as the loan company will pay it. If you are unsure, call your loan provider.

Do you qualify for a property tax refund? Use the property tax bill, your Certificate of Rent Paid Colonial Village sent to you in January, and Form M1PR to calculate your refund or ask your tax professional.

Even if you don't file income taxes you may still qualify for a refund.



Classified Ads

Jumbo Sale: July 28-30th Cross of Glory
(across from The Station)

Will mow: Sheldon 763-777-8639

Colonial Village does not endorse any service or product.



MOUNDS VIEW

FESTIVAL IN THE PARK

Friday, Aug 19th Parade 6:00

followed by Family Fun Splash Party
at the splash pad

Sat., August 20th 8am-10pm

Silver View Park: 5K run, craft fair, petting zoo,
games, bingo, K9 demo, car show, Touch-a-
Truck, dancing, and fireworks!

<https://www.mvfestivalinthepark.org/>



WATCH PARKING ON GARBAGE DAYS

If you or your guests have a vehicle on the street on garbage day you risk missing the garbage truck. The garbage truck needs to be able to reach the carts and can't if there is a vehicle parked too close. This really upsets your neighbor if their cart gets passed by, especially in the summer!

From John....

the Colonial Repair Guy!



Summer Maintenance Tips

- Change your furnace filter
- Run your furnace (heat) for 10 minutes to keep parts moving. This may save you an expensive repair in the fall.
- Peek under your home for any water leaks.
- Use your garden hose and gently spray off the central air unit outside. Spray, down, not into the unit to wash off any fuzz.
- Trim out any small trees that have sprouted around your yard.
- Walk the perimeter of your skirting and seal up any gaps.

John