



# Colonial Village



*A place you are proud to call home.*

**August  
2024**

**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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**Recycle dates:**

August 8th &  
22nd



**Contest winner  
Araceli Carrillo**  
She has won a \$50 gift certificate for Cub. You can be entered to win too. Just pay your site fees by the 3rd.

**August**



## 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!

**Tuesday— August 6th 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.



## NO Manufactured Home Relocation Trust Fund fee this year



The Trust Fund provides relief to manufactured home owners to help to defray the cost of relocating a home if their community closes and ceases to operate as a manufactured home community. If the Fund has a balance of at least \$2 million, there is no collection that year.

**The once a year fee of \$15 will not be charged this year**

## 2024 Property Tax Bills Are Out

First half payment is due by September 3, 2024. The second half is due November 15, 2024. 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.

***Don't file IRS taxes? You may qualify for a property tax refund. These refunds are substantial; don't miss out!***

**Web site: ColonialVillageCommunity.com**

**E-mail: Colonialvillagecommunity@comcast.net**

## Cucumber Tomato Salad

- 3 cups peeled and sliced cucumbers
- 3 Roma Tomatoes, sliced into chunks
- 1/3 cup chopped red onion
- 1/4 cup olive oil
- 3/4 cup apple cider vinegar
- 1/2 tsp dill weed
- 1 tsp sugar
- 1/4 tsp each of salt and pepper



Place salad ingredients in a large bowl and toss. Mix dressing ingredients in small bowl; stir to combine well and drizzle over salad.

## Manufactured Homes

### America's Affordable Housing

#### Site-Built Homes -

Average cost of a site-built home: \$413,160  
 Average cost per square foot of a site-built home: \$167.87 (not including the land)

#### Manufactured Homes-

Average cost of a manufactured home: \$127,250  
 Average cost of a single-section manufactured home: \$86,100  
 Average cost of a multi-section manufactured home: \$158,633  
 Average cost per square foot of a manufactured home: \$85

\*\*\*\*\*  
 \* **Remember Summer Maintenance** \*  
 \* -Run your furnace (heat) for 5-10 minutes \*  
 \* to keep motor parts loose \*  
 \* -Spray your A/C unit off to clear off lint \*  
 \* and help it run cooler. Spray down, not \*  
 \* into the unit to wash debris off. \*  
 \* -Use Round Up spray to kills weeds in \*  
 \* your sidewalk and driveway cracks. \*  
 \* Don't use it in your lawns or near plants! \*  
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## Classified Ads

### Powered lawn equipment for sale

Call or text 763-370-0429

### Pressure Washing

Whole home exterior washing and window cleaning. Starting at \$99, free estimates. Joe: 763-301-1189

### Rite-Way Mobile Home Service:

Re-levels, skirting, decks, 763-717-9321

### Mowing by responsible teenager in

### Colonial Village

Please text Calvin: 651-252-8223

### Mowing:

Sheldon 763-777-8639 or 612-414-3260

Do you want to be added to the list of lawn mowers? Please call the office 763-786-3498

*Colonial Village does not endorse any service or product.*



## From John....

*the Colonial Repair Guy!*

#### Green Treated lumber facts:

- Green treated lumber is not a "forever" wood. It must be protected or it will split and rot
- We've seen decks split and rot and need replacement in as little as 15 years.
- Replacement costs for a small deck and steps is now over \$1,700

Staining your deck and steps makes sense and it looks great. We recommend using a

### **SEMI-TRANSPARENT WOOD STAIN**

We have a handout at the office on how to do it. Here's a before and after photo. Protect your investment and freshen up the look of your home.

