



Colonial Village



A place you are proud to call home.



**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**



Recycling Dates:

February 8th &
February 22nd

Please put the carts away by the end of the day on Thursday.

This is especially important if we need to plow on garbage day or the day after.



“What do I do if my water freezes?”

Call a service company: If you just don't want to deal with the problem there are mobile-manufactured home service companies that will complete whatever service needs to be done. Everyone should have a few names on hand in case something happens.

There are a few things to try that may save you the cost of a service call:

>Check the heat tape & outlet: If you don't have water any where in your home check to make sure the heat tape is plugged in and check to see that there is power to the outlet. Sometimes these outlets are controlled by a special switch, usually in the laundry room, that may have accidentally been turned off. Some are controlled by a GFI switch in a bathroom or kitchen. If that GFI switch is blown it will shut off the outlet under the home. Running an extension cord from another outlet will power your heat tape until you can deal with the outlet problem. If there is a breaker switch on the heat tape itself, try resetting that.

>Check the water line: It should be strapped up off the ground and the top of the riser hole capped with insulation. Check for a hole/tear in the underbelly.

>If you have only hot OR cold water try forcing warm air into the floor. Close the floor vents and turn up your heat to 76°-78° for one hour. Turn on your faucets and open up your cupboard doors. If only one fixture is frozen try to increase circulation around that area by opening cupboards or plumbing access panels.

>Don't turn your heat down too far in very cold weather: Service personal recommend that 70° is about as low as you should go, especially in older homes.

>If your heat tape needs replacing and you choose to replace it yourself, please purchase a heat tape at a mobile/manufactured home parts store. Some heat tapes sold at home improvement stores are not code for our homes and can be a fire hazard.

Certificate of Rent Paid



Enclosed you will find your Certificate of Rent Paid for 2023. The Form M1PR must be completed to determine the amount of your refund. Most residents wait to file until they receive their *Statement of Property Taxes Payable* in 2024 (property tax bill) in July. The form requires amounts from that Statement and this CRP.

Please keep this document in a safe place so you can find it next summer when you file. Or just give it to your tax preparer.

Questions call the Department of Revenue at 651-296-3781 or check www.taxes.state.mn.us.

Web site: ColonialVillageCommunity.com

E-mail: Colonialvillagecommunity@comcast.net

Pigskins in a Blanket

For the Super Bowl



- 2 cans (8 oz each) Pillsbury™ refrigerated crescent dinner rolls
- 48 cocktail-size smoked link sausages or hot dogs (from two 14-oz packages)
- Yellow mustard, from a squeeze bottle

Heat oven to 375°F. Unroll both cans of dough; separate into 16 triangles. Cut each triangle lengthwise into 3 narrow triangles. Place 1 sausage on thin point of each triangle. Roll up, starting at point and rolling to opposite short side of triangle. Place seam side down on 2 ungreased cookie sheets. Bake 11 to 14 minutes or until golden brown, switching position of cookie sheets halfway through baking. Immediately remove from cookie sheets to serving tray. Cool 2 minutes. Squeeze 1 line of mustard crosswise and 3 lines lengthwise to make laces of football. Repeat with remaining crescent dogs.

Classified Ads

Snow removal:

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

Driveway Snow Plow:

Rusty 763-777-2525

Handyman: Plumbing, skirting, heat tapes, re-level, misc. repair work.

Bob 651-274-2379

We will be making a list of people offering snow shoveling services. Call the office if you'd like your name handed out.

Colonial Village does not endorse any service /product.



From John....

the Colonial Repair Guy!

New homeowner maintenance videos available on our website:

ColonialVillageCommunity.com

Click the Homeowners Info button.

Videos available include:

- I Have no water-what can I check***
- Furnace is out!***
- Heat tape information***

Mid-winter check ups:

- ***Change your furnace filter***
- ***Check your smoke and CO alarm batteries. If the detector is 10 years old it's time to replace it.***
- ***Take a quick trip around your home to make sure your skirting is sealed.***
- ***Report any water showing up in an unusual place outside.***

Community Garden Plots



Reservations

Reservations for the 2024 use of a garden plot will be accepted beginning March 1st.

You plant, maintain, and harvest your garden for the season. Reservations are first come first served basis. Please call 763-786-3498 to reserve. There is no charge.

Contest winners-

Heather & Jon Tschida

They have won a \$50 gift certificate for Cub. You can be entered to win too! Just pay your site fees by the 3rd.

