

NEWSLETTER for *Guiseppi's Park*

December 21, 2024

MERRY CHRISTMAS & HAPPY NEW YEAR!

www.GuiseppisPark.com



WOW! It's beginning to look a lot like Christmas!
Happy Birthday, Jesus, the Reason for the Season!
And it looks like the economy will be flipping to the good side, and the road ahead is more promising in the new year 2025, thank God!

Still bumpy but more promising. I'm praying daily for our new President, for Peace all over the World, and nice increases in everyone's income. Please pray with me for a wonderful Christmas for everyone. 🙏




I'm especially excited since I have a new GREAT grandbaby girl born in November. Meet our sweet Gwendalyn Ratcliff, and we are ecstatic over her! There, I said it, and it's going to be better! 🧡🍼



My vision for 2024 was to also bring in new life into Guiseppi's Park but unfortunately, a bad economy and a hurricane among other factors, did a number on the park leaving limited funds for Phase VI improvements. I'm very grateful for the people who came from Oklahoma to help. Unfortunately they were called back home before the work was completed. And it never helps when the park's major expenses are always due after hurricane season and before Christmas. I still have debris to be removed and trees to cut going into next year!

I don't like raising rents but I have no choice. I was patient until after the election. Beginning February 1st, rents will

increase. Please bear with me as I pray we won't have to increase more mid-year. 🙏

I appreciate all of you who take pride in keeping your spaces nice. We've all worked hard since 2010 at preserving Guiseppi's Park, respecting our neighbors, and turning it into something nice is a plus! ! See excerpt below from the website regarding phases of completion from 2012 to 2024. See improvement phases at [UPGRADE PROJECTS in PHASES I - VII • Guiseppi's Park, LLC](#) 

In 2024 **Phase VI**, we are resuming concentration on getting several lots ready for occupancy. With additional Residents, we will be able to afford more river sand, purchase some sod to grow more grass, and possibly limestone driveways for everyone! A push for mobile home skirting and maintenance by Residents will be in the mix, although with money being tight for everyone, we'll try to encourage a cleaner, fresher look in the spring by offering cleaning supplies as needed. Washing mildewed trailers will be a start. I'd love to welcome a few more nice families into Guiseppi's Park!

In 2025 **Phase VII** will be a concentration on the pond areas, to bring out the natural beauty of the park with common areas everyone can enjoy. I look forward to having more fun and activities for the kids too.

And a BIG 'THANK YOU' TO MY LOYAL RESIDENTS WHO UNDERSTAND AND FOLLOW THE RULES! Call if you have any questions or concerns 384-4084.

Walmart gift card  enclosed! Wish it was more!!

Wishing everyone a very Merry Christmas and a prosperous New Year!!!



Love,

Lea & Nick 

P.S. PLEASE READ, INITIALIZE, & RETURN TO ME your updated Rules and Regulations attached BEFORE DECEMBER 31, 2024. Breaking these Rules & Regulations will result in appropriate fees added to that month's rent.