

RENTAL INCREASES FOR ALL *plus* NOTICE ON FEES FOR BROKEN RULES



Happy Winter, Residents!

I hope and pray everyone has enough blankets and heating for the winter storms coming. Bundle up and stay warm! It's going to get cold!

After much thought and concern for all, I'm making a hard decision to raise rents, so get ready. Not fun but necessary. It's been a while since rents and the park were upgraded. Due to the cost of living and tree maintenance in the

past, we're behind on the **PHASES I – VII IMPROVEMENTS** (<https://guiseppipark.com/phases-ii-ii-iv/#>). So it's time for a RENTAL INCREASE **AND** FEES for some for BREAKING THE RULES. It's one of those things out of my control if we all want to continue living peacefully and comfortably at Guiseppi's Park.

Everyone will get a text stating their February Rent increase amount following this Newsletter. Call me if you need to discuss.

Also, the items listed below need attention and if not followed, a \$10 fine for each photo showing the unresolved issue. It will be added to that month's rent until the issue has been resolved.

1. Either get rid of your possessions or unused items, place them inside your storage units, or store them off my property. If you can't keep your lots uncluttered yourselves, GP will hire someone and send you a bill for services.

See insert from previous newsletter.>>>>>

2. Weed eating in areas around your trailer and vehicles is a must. Each resident is responsible for the appearance of their lot and trailers.

3. No vicious pets are allowed, and no pets are allowed to roam free. Pickup the poop, & keep your pets & the park safe & flea free.

4. Absolutely NO FIRES on the premises. Also, NO FIREARMS are allowed to be used or brandished on or around the park property.



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• OUR SPACES: I've been quiet until now but I have to say something about
• what causes stress to an old lady. Old "unused" vehicles or equipment
• being stored on the property. Some of your 'one day I'll use' treasures
• make the park look terrible, especially when I have to look at them daily
• while trying to run a mobile home park business. Please, either get rid of,
• or use your sheds to store things you can't part with. I've spent a lot of
• money and struggled so hard in the last 10+ years to get this property
• cleaned up. Don't block drive ways, make ruts, and please do your part
• for the good of the whole park. Outdoor family activities are ahead, let's
• enjoy them!
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5. If a person or persons have been told not to enter Guiseppi's Park due to past issues, and they are seen here, they will be removed by the Berwick Police Department. YOU are responsible for the destruction of property or bad actions of your under age children/grandchildren, or any visitors.

6. Please text me at 384-4084 *before you drop off* your rent into my porch mailbox. Theft or rain can invalidate your payment and I'm not responsible if that happens to your payment. Never leave cash!

7. There will be fines for unruly arguments, for loud music, or for bashing Guiseppi's Park on social media!!!

8. Permanent additions to the lot like a shed, etc will need approval by me.

Remember, I've worked hard to bring this park back to life from *terrible situations* in the last 14 years. *I consider myself your landlord, not your slumlord*. You signed an agreement when you moved here so please honor that pledge to Guiseppi's Park. If you have cameras, keep them charged and working for the safety of everyone, especially after last week's excitement. If you see something, say something. If *serious*, call the police first 911, then call me. 384-4084.

The above is a small list of the rules & regulations broken, and the most glaring at the moment. In the past, SERIOUS rule breaking has ended in EVICTIONS. Guiseppi's Park is a business, it's not a charity, and I try hard to make it a peaceful and comfortable place to live for all of us.

Thank you to all of you who *don't* break the rules!

Have fun if it snows but be careful! No broken bones! Happy Winter!

Love to all,

Ms Lea & Nick
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