



OUTLOOK

SPRING 2012 EDITION

YOUR INFORMATION SOURCE

CHILDS LAKE YARD SALE

Clean out your closets, cupboards, drawers and sheds. Turn your castoffs into someone else's treasure and get ready for the Community Yard Sale.



It will be held **Friday, Saturday & Sunday**, June 1st, 2nd, & 3rd.

Permits are required and available at the office. The cost is \$3.00. During the sale, the permits should be displayed in a window facing the street. The sale will be advertised in the local papers and on craigslist.

Let's hope for sunny days and lots of shoppers.

ANNUAL EASTER EGG HUNT

The Easter Egg Hunt was a LOT of fun. Thanks to all the residents who participated and thank you Easter Bunny for your visit with us. A BIG thank you goes to all the volunteers who helped stuff the eggs. Check out the pictures on facebook.

IT'S THAT TIME OF YEAR

With spring come the dandelions. As a reminder, each Resident is responsible for lawn mowing weekly and edging driveways and walks monthly. This also includes cleaning grass and weeds out of the cracks of sidewalks, patios and parking areas. Grass is to be trimmed around all four sides of the home and sheds. Residents are to regularly maintain any trees, shrubs and flowerbeds on

their site. A fertilizer containing weed and crabgrass control must be applied to each lawn no less than three times during the growing season. Seeding and proper watering to maintain a healthy lawn is the Resident's responsibility. It is prohibited to throw leaves, grass clippings, garbage or any other objects into streets, ditches, over fences, or the wooded areas surrounding the community.



Dandelion eradication and lawn fertilization is the first order of the season. Please do not forget the area behind your home (opposite the street).

TruGreen is caring for the fertilization and weed control for the Childs Lake Estates commons areas this year. They are offering a package discount of four applications for \$80.00 to residents that prepay for the entire summer. If you would like additional information, please call Heath @ TruGreen: 248-379-9005.



Mark your calendars. The annual Childs Lake Estates Picnic has been scheduled for **AUGUST 11, 2012.**

This year if you plan to attend you must register your family and provide us with the ages of your children.

THINKING ABOUT SELLING YOUR HOME? CALL US.

When you decide to sell your home please remember the following:



- A. You need to order a Resale Inspection. The cost is \$35 and it is good for 90 days. You will need to complete any items noted in the report.
- B. One sign with the contact information is allowed in the window.
- C. Before you sell, the buyer(s) must apply to CLE for a credit check and criminal background check before being accepted as residence.
- D. You are responsible for your lot rent for the length of the lease or month to month if your lease has expired, even if you don't occupy the dwelling. The new owner will sign a new lease accepting responsibility for the lease once you transfer the property.

We would encourage you to talk to our sales staff @ Little Valley. Please call Mel at 248-685-7770 to see if he can help you. There are many factors affecting the sale and he can help you with understanding them. If you are thinking of removing the home, talk to the Manager Tom Woodbury before signing any documents.

LANDSCAPE CONTEST



Once again, we will be holding our annual landscape contest.

If you would like to enter, please register at the community office by June 30, 2012. We will take before and after pictures.

This year's community-wide first place winner will receive \$100 off their site rent. Sign up and keep Childs Lake *lookin' good* this summer.

'LIKE US' ON FACEBOOK

In our last newsletter we announced that after we received 50 likes, we would hold a drawing for a special prize. As of publication time, we need only 4 more likes on our facebook page for the drawing. The winner will be notified by phone and announced in the next newsletter.

We are continually updating information and adding photos and events to our facebook page. Check out the new pictures of the Easter Egg Hunt.

The Childs Lake Estates web site has been updated. Have you visited us recently? If not, go to www.childslake.com and let us know what you think.



Comments, questions, or concerns? Please feel free to email us at Childslake@comcast.net.

A CLEAN COMMUNITY



Please help us keep our community a place we're all proud to come home to.

Our maintenance staff works very hard to keep the grounds and common areas clean and litter free.

Help us by picking up litter including water bottles, and throwing it away or using the trash baskets throughout the community.

LorMar Agencies, Inc.

Are you paying too much for Insurance? Give us a try! We insure manufactured homes.

- Owner occupied homes
- Vacant homes
- Rental homes

Call Michele Dixon at 248-349-2500 ext 210

PLANNING SPRING PROJECTS

Spring is the time to plant, paint, and fix up. Before you start any projects remember to check with community management prior to altering your home or site (e.g. trees, decks, sheds, painting, etc.)

Plans for improvements must be submitted in writing and approved by the community manager. If you are going to be doing any digging, please call Miss Dig @ 800-482-7171.



Now is the time to walk around your home and yard and begin cleaning up what winter has left behind. Please pay special attention to:

1. Your **skirting**. Secure it tightly as this a time that the wild animals are looking for a place to have their babies.
2. **Ruts** along your driveway need to be repaired. Are you parking on an empty sight? Have you made ruts there? Please repair them or stop parking on those sites.
3. **Pet owners!** Have you kept up with dog droppings? If not, now is the time.

TRASH CANS & OUTSIDE STORAGE



As stated in the guidelines, **trash cans must be kept inside the home, shed or approved trash can holder. They may not be stored on your porch, deck, patio, sidewalk or anywhere else on your lot.** Be pro-active and make a difference for yourselves and the entire community.

No outside storage is allowed. Lawn furniture, barbeque grills and tended seasonal flower pots are allowed.

Please properly store ALL other articles including trash cans, rakes and lawn mower, either in your home or your shed.

Sand boxes, playhouses, and wading pools are permitted from May 1st to October 1st only and must be placed on the concrete patio or side drive and not on the lawn.

TORNADO SEASON

Spring is tornado season. Most tornados occur during the months of April through August in the late afternoon and evening hours, but can occur at any time. An average of 18 tornadoes occurs in Michigan each year.

Don't forget that tornado siren testing is on the first Saturday of every month at 1P.M.

In the event of a tornado you should leave and go find a substantial structure before the storm arrives. The clubhouse is NOT a place to go to for shelter. If there is no shelter nearby, lie flat in the nearest ditch, ravine, or culvert with your hands shielding your head.



LAKE AND BEACH AREA

The lake and beach area will open on May 25th for Memorial Day weekend and stay open through Labor Day. Please do not leave your children unattended at the beach, as there is **NO LIFEGUARD ON DUTY**. Remember the area closes at 9:00 PM every evening.



Please, pets are not allowed on the beach or in other areas where people congregate.



REFERRAL

Refer a friend to Little Valley Homes Sales Center and receive a \$100.00 rent credit.

After they purchase a new or pre-owned home and have been in good standing for 90 days, you will receive your credit.

Contact the Childs Lake Estates office or the Little Valley office for details.

DATES TO REMEMBER

APRIL

- 1 Rent Due
- 3 Line Flushing
- 7 Late Fee Posted 5PM
- 17 Line Flushing

MAY

- 1 Rent Due / Line Flushing
- 7 Late Fee Posted 5PM
- 10 Mothers Day Card Making 5:30
- 13 Mothers Day
- 15 Line Flushing
- 17 Coupon Meeting 5:30
- 25 Beach Opens

JUNE

- 1 Rent Due
- 1-3 Yard Sale
- 5 Line Flushing
- 7 Late Fee Posted 5PM
- 14 Fathers Day Card Making 5:30
- 17 Fathers Day
- 19 Line Flushing
- 20 First Day of Summer

JULY

- 1 Rent Due
- 3 Line Flushing
- 4 Independence Day – Office Closed
- 7 Late Fee Posted 5PM
- 17 Line Flushing



CHILD'S LAKE ESTATES 4377 Old Plank Road, Milford, MI 48381

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US POSTAGE PAID
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RESIDENT