



February 2023

## Dates to Remember

- ◆ Feb. 1st.-5th. Rent Due
- ◆ Feb. 2nd Ground Hog day
- ◆ Feb. 6th late fees added
- ◆ Feb. 12th Lincoln's Birthday
- ◆ Feb. 14th Valentine's day
- ◆ Feb 20th. Presidents day
- ◆ Feb 21st. Mardi Gras
- ◆ Feb 21st. Fat Tuesday
- ◆ Feb 22nd. Washington's Birth-day
- ◆ Feb 22nd. Ash Wednesday
- ◆ Feb 28th. Eastern Orthodox Lent begins



**Emergency Numbers for your Convenience!!**

**Clip and Save!**



## Office Information

### Office Hours:

Monday thru Friday: 9:00 to 5:30

Lunch from: 12:30 to 2:00

Saturday: 9:00 to Noon

Phone Number: 517-263-8380

Email: [sterling.estates@yahoo.com](mailto:sterling.estates@yahoo.com)

Web Site : [www.sterlingestatesadrian.com](http://www.sterlingestatesadrian.com)

### Emergency Contacts after hours:

Scott 517- 920-1718 (Property Mgr.)

Paul 517- 605-7652 (Maintenance Mgr.)

## Let Flex get the bill



Split your rent into smaller stress-free payments

- No more overdrafts
- No more hidden charges
- No more late fees

To sign up visit [GetFlex.com](http://GetFlex.com)

**flex.**



# Sterling Estates News

## Updating our records

Here at Sterling Estates we pride ourselves in our community. With that being said we have found some of our records need to be updated. If we have an emergency, **we can not call our residents if we do not have their correct number.**

Please stop by the office and let Alice or Scott know if your phone number has changed. If you have someone new living at your home (even for a short stay). We also need your vehicle license plate number and the make and the model. If you got a family pet for the holidays we need that information as well, as a photo and vet records shots are up to date. We will also be updating the "Fee For Service" in the news letter. **Updated information is needed to keep your name on the list, Please call Scott/Alice at 517-263-8380 or scott@germanomgt.com , alic@germanomgt.com.**



## Selling Your Home



If you are a home owner you have to come to the office and **Speak to Scott or Alice to get the process started.**

Some things to remember:

1. Germano Mgt has the first right of refusal. And will pay **\$500** more than any written offer and we can get you closed quickly.
2. 60 day notice in writing on Sterling Estates form.
3. Are you selling personally or professionally?
4. All for sale signs need to approved by management
5. Must give a forwarding address for any deposits to be returned
6. If you have a signed lease the home must stay in the community and the new owner must sign a new lease so you will not get penalties.
7. Utilities need to be in your name and then in the new owners' name it can not be in the community's name.

If you are a LTB:

1. you can not sell your home you do not own it.
2. You can be released from your LTB in 3 ways, 1: 1. find some one that can be approved by management to take over your LTB, 2. walk away and receive penalties of 1 year lot rent and 1 year home, all damages and Court/Attorney fees.
3. Or ' option 3 pay off the home then you can sell it and recoup some of the money you paid in.



## Respect Goes Both Ways!

Residents Please be advised, we will no longer be allowing anyone to come into the office and disrespect the staff. You can not use foul language, obscene gestures, or threats against the staff. You will be given a violation and be banned from the office for a period to be determined by the severity of your actions. Depending on the severity you may also face eviction. You do not have to like the rules but everyone has to follow them.

G-19 Residents are responsible for their conduct and the conduct of their children, guests, and pets. This includes any damage caused to the Community property, buildings, mailboxes, signs, lights, shrubs, etc., as well as other Resident's property caused by themselves, their children, guests, and/or pets. **Further abusive language, jesters, threats, actions toward Inverness Community staff will not be tolerated and may be cause for termination of residency.**

G-31 Continued violations of the Terms of the Lease and/or the Rules and Regulations is deemed a breach of Contract, and "just cause" for eviction proceedings. The Resident will be sent Notice of Violation and in most cases given an opportunity to cure. **However, continued violations, physical abuse, verbal abuse, threats, noncompliance to the Rules and Regulations by the Resident, their children, or their guests will result in cause for eviction proceedings.**

### **Examples:**

\*\* Coming into the office using foul language and slamming the doors so hard you almost break windows. **Violation**

\*\* Coming into the office and jester a gun and saying we are dead. **Violation** This threat is cause for eviction & police involvement.

\*\*Coming into the office and calling staff Bi\*\*\*, or C\*\*\*. **Violation**

While we understand your frustration on the rent increase, we expect you to come with questions and be respectful to the staff and we will try to answer the questions to the best of our ability.

All Complaints must be in writing and will be forwarded to the Owners/Management Company.

**In the Manufactured and Mobile Home Industry the rent increase is yearly and this years average increase based on CPI was 7.1%.**

### **Average lot Rent Increases:**

Hidden River North: Base Lot Rent \$575 increased \$36.00/6.5%

Hidden River South: Base Lot Rent : \$550.00 increased 6.5%

Friendly Village: Base Lot Rent:\$415.00 increased \$20.00 / 5%

Sterling Estates: Base Lot Rent: \$450.00 increased 25.00/ 6%

### **Compare Sterling Estates to Current Rent in Lenawee County:**

Average 1 bedroom rental \$946

Average 3 bedroom house rental \$1574

### **Compare Purchasing a home to Purchasing a new home from Sterling Estates:**

Average cost to purchase a 3 bedroom house is \$184,633

Average cost to purchase a pre loved 3 bed 2 bath home in Sterling estates \$89,000

Average cost to purchase a new 3 bedroom 2 bathroom home in Sterling Estates \$ 117,500



## From The Desk of Paul Stewart: Maintenance Manager

- **I would like to remind our Sterling Estates residents to perform semi-annual maintenance checks for the following:**
- Change filter on your furnace
- Change batteries in smoke detectors
- Shovel and Salt your sidewalks in front of your homes & driveways
- Recently a resident had a large water bill due to a running toilet please be aware of little fixes that could save you money



## SERVICE FOR A FEE

Pampered Chef [www.pamperedchef.com/pws/acomfort](http://www.pamperedchef.com/pws/acomfort)

Computer repair Vance Parker 517-438-2757

Restoration Cars/Antiques Bobby Luna 517-392-2323

Color Street Nails Julia Zeluff [www.colorstreet.com/JuliaZeluff](http://www.colorstreet.com/JuliaZeluff)

Color Street Nails Holly Roach 517-577-6131

Massage Therapist (licensed) Samantha Staley 517-215-2912

Cazares Rentals, Tables, Tents and Chairs 517-366-1341

Cazares Bounce House Rentals 517-902-5896

Floor Coverings & Installations, Steven Russell 517-215-3968

RNR Remodeling, Steve Nortley 517-918-8937

A & P Residential and Commercial Cleaning 517-902-5896

House Cleaning Elsie Garcia 517-215-3658

Lawn Care, Bobby Taylor Underwood's 517-403-0987

Lawn care & Snow removal Benny Alvarez 517-442-7944

Power Washing, Dylan Mersch 517-918-0344

Seamstress, Karen Kinsell 517-263-4424

**The above are residents that live in our community.**

## From the Desk of Scott...

I'm in Love: Blush Fruit slush

4 cups warm water

3 cups sugar

4 bananas mashed

1 6 oz can frozen orange juice concentrate

1 can frozen lemonade concentrate

1 cup orange instant breakfast drink

1 46oz. Can pineapple juice

7 up / ginger ale

Large container combine sugar and warm water till dissolved add all other ingredients freeze

Take out 30 minutes before serving.

Use strawberries and cherries for garnish

For Adult version add Vodka to taste



We are pleased to offer Tenant Web Access, where you can access your account and make payments online. To create your account, go to <https://germano.twa.rentmanager.com> and follow these steps:

1. On the Login screen, click **sign up**
2. Enter your account number: You must get this from the office
3. Enter your email address (this will be your Username)
4. Click **sign up**
5. Go to your email account for the account finalization email
6. Click the **finalize** link in the email
7. Create a Password
8. Confirm the Password
9. Click **verify**

Enter your Username and Password to login

While logged into Tenant Web Access, click the tabs at the top of the page to:

View your open charges and your transaction history

Make a one time payment or schedule automatic payments

Pay by ACH for free

You can pay with Credit Card (3.23% fee) or Debit Card (\$5.32 fee)

Partial Payments are not allowed in the Resident Portal. You can pay your balance or more than the balance due.

Opt into our Free Resident "Rent Reporting" to build your credit score!

Create a service ticket to report a non-emergency issue (for emergencies, please call our office)

Manage payment information

If you have any questions about Tenant Web Access, please contact our office at Sterling Estates 1203 Division St. Adrian MI. 49221 (517)263-8380 or Sterling.estates@Yahoo.com.