



March 2023

Dates to Remember

March 2023

- ◆ March 1-5th Rent Due
- ◆ March 6th Late Fees Added (7 day demand for payments go out)
- ◆ March 12th Daylight savings (spring forward)
- ◆ March 17th ST. Patrick's Day
- ◆ **Club House News:**
- ◆ March 4th. Mohr's Auction 5pm-9pm

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

Web Site : www.sterlingestatesadrian.com

Emergency Contacts after hours:

Scott 517- 920-1718 (Property Mgr.)

Paul 517- 605-7652 (Maintenance Mgr.)



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- No more late fees

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In Memory of Mr. Germano Mularoni



Germano Lazzaro Mularoni, age 93, of Redford, Michigan, passed away Saturday, February 18, 2023. His devotion to his wife, Anne, of 66 years was unending, a romance story for the ages. Loving father of John (Anne), Mary (Peter) Collins, Christopher (Marlene), Gabrielle (Pete) Newton, and Margaret (Steve) Burns. Cherished Pappa of Adriana (John Benedetto), Natalia (Ben Covington), Lila, Daniela (Josh VanLeuven), Bianca, Isabel, Alexandra (Sam Oostendorp), Juliette (Dane Peterson), Nicholas, Michael, Edward, Thomas, Anna, Germano, and Anthony "Tony". Dear great-grandfather of Luca, Angelo, Elio, and Montgomery. Brother of Madonna Wright, Richard (Patricia), and Philip (Kathleen). He is also survived by many cousins, nieces, nephews, and other loved ones.

Germano (Jerry) was born September 28, 1929 in Detroit, Michigan to Germano and Pierina Mularoni nee Crudi. He attended elementary school at St. Mary's of Redford and was a proud alumnus of U of D Jesuit High School class of 1947. He completed his Bachelor's degree at the University of Detroit ahead of serving his country in the United States Army, where he was stationed in Germany and enjoyed weekend leave traveling throughout Europe and visiting family in San Marino.

Germano was a devout Catholic his entire life. He and Anne were members of St. Valentine Catholic Church in Redford Township for 53 years where he was actively involved as president of the Men's Club and on numerous committees. Jerry also supported and held leadership positions in many other charitable organizations throughout his life. If he was a member he served the mission.

Jerry embodied the idea of hard work as an entrepreneur. As a young husband he bought Dearborn Tile Company and worked there until his knees could no longer do the job. He then seamlessly transitioned and founded Germano Management Company where he managed an apartment complex as well as developed and expanded manufactured home communities in southern Michigan. He served on the Michigan Manufactured Housing Association Board, and Michigan Manufactured Housing and Recreational Vehicle Executive Board. Just last November, at the age of 93, he retired after over 40 years in the industry.

In 1969 Jerry and Anne moved to a home they built in Redford Township. They were welcomed into "The Neighborhood" and enjoyed sharing everyday life as well as memorable celebrations and trips with the many lifelong friends they and their children developed while living on Graham Road.

Jerry was especially proud of being a Detroit native who held citizenship to the Republic of San Marino, the smallest and oldest republic in the world. He served as treasurer of the Comunità Sammarinese di Detroit and was a long time member of the San Marino Social Club.

Jerry enjoyed hosting his family and friends in his beloved Puerto Vallarta where he played tour guide extraordinaire driving the full size van around mountain roads (whoa!) always discovering adventure in obscure native hotspots or just relaxing with margaritas on the beach. He especially loved having his family with him at the condo in Port Austin, MI. There you would find him taking grandkids on mystery trips, enjoying the pool, or his favorite - watching the holiday parades that honored veterans and was a visual reminder of "what America is all about".

We will dearly miss Jerry's ability to tell stories (never the same way twice) and share memories, his endless repertoire of jokes, his generous nature, his larger than life presence, his living demonstration of the priority of marriage and family, and especially the love he shared when you were with him.

Sterling Estates News

TOPICS to Touch on: Rules and Regulations to address.

- All vehicles need to have current up to date tags and registration, as well as be in good working condition. If you have expired tags or a broken-down car at your homesite, it may be tagged with a 24hr notice to contact the office. Failure to contact the office will result in the car being towed at the homeowner's expense 24hrs after it has been tagged. (Rules and Reg V-1, V-7 on Page 43)(Rules and Regs V-12 on Page 44)
- March 12th is Day Light Savings.... don't forget to turn the clocks ahead.

Site inspections will be starting again soon. Please think and plan ahead to get your home and homesite back into shape as soon as spring hits. Budgeting for paint and other necessities (i.e.: Power washing, fixing skirting/siding, etc.), will make it easier to get these tasks completed.

Violation Reminders:

- We are still having a huge problem with people not cleaning up after their pet. You need to remember to clean up after your dog when they use the bathroom. We will be paying attention to that during site inspections and as we see fit. There may be a \$10.00-\$40.00 violation fee added to your account for animal feces in your yard. The amount charged depends on severity and frequency of the issue. (Rules and Regs P-1 & P-5 on Page 38)

All dogs must be on a lead or a leash when outside. They are allowed to be outside on a lead for 30 min, every hour and a half.

We hear a lot of dogs crying, barking and scratching at doors because it is still cold outside, that want back in. Please if you hear your dog crying or barking to get in, let them in! (Rules and Regs P-6 on Page 38)

Please SLOW DOWN, STOP AT STOP SIGNS. The speed limit in the community is 15MPH. We have stop signs for safety reasons as well. If you are seen speeding or running a stop sign, you will receive a violation notice. If you are a repeat offender, this may be grounds for a Just Cause Eviction. We take the safety of our residents very seriously. (Rules and Regulations P-10 on Page 43)

DID YOU KNOW:

- *We send out a notice to EVERYONE who has a balance owed, even if it's \$1.00.
- *We charge a \$40.00 Late Charge if you pay your rent after the 5th. This is not optional. This will remain on your account until paid.
- *We charge a \$45.00 NSF Fee (Non-Sufficient Funds), for a bounced check. This is not optional. The charge will remain on your account until paid.
- *With Income Tax Season upon us, this is an excellent time to get your back balances cleared up and start fresh with a zero balance.
- *Your water bill is considered part of your rent. Not paying your water bill and having it shut off due to Non-Payment, this includes leaving it off for long periods of time, may be cause for Non-Payment Eviction.

On Page 5 in the Rules and Regulations, it states:

-Your Land Lease Agreement is broken down into 2 segments:

- 1. The Home Site Rent.**
- 2. Specific rent for water and sewage usage.**

-The Home Site Rent is to be paid at the On-Site Office or via the Online Resident Portal. The specific rent fee for water and sewer usage is billed by and paid to Infinity Billing Enterprises, our Administrative Agent for this service.

Spring is in the air!!

- Please check your skirting, deck, steps, siding and roof for damage that may have occurred during the winter months.
- Start those to do lists. Make a plan or budget.
- Call Mobile Home Services if you need help 517-270-3211.

Attn: LTB Residents

In section 9 of your LTB lease it states all updates you do to the home (including sheds) are the property of Sterling Homes until the home is paid off. That includes if you transfer the lease to someone else.

SERVICE FOR A FEE

Mobile Home Services 517-270-3211

Service First 517-263-9194

Mr. Rooter 517-219-9386

Citizens Gas 517-265-2144

Consumers Energy 1-800-477-5050

Comcast 1-800-xfinity

Restoration Cars/Antiques Bobby Luna 517-392-2323

Color Street Nails Julia Zeluff 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

RNR Remodeling, Steve Nortley 517-918-8937

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

Seamstress, Karen Kinsell 517-263-4424

The above are residents that live in our community.

Roasted Cabbage and Onions:

1 medium head cabbage (about 2 lbs.) , coarsely chopped

2 large Onions, chopped

1/4 cup Olive oil

3/4 tsp. Salt

3/4 tsp. Pepper

3Tbsp. Minced fresh Chives

3 Tbsp. minced fresh Tarragon

Dressing:

2 Tbsp. white balsamic vinegar or white wine vinegar

2 Tbsp. Olive Oil

2 Tbsp. Dijon Mustard

1 Tbsp. Lemon Juice

1/2 tsp. salt

1/2 tsp. pepper

Preheat Oven to 450 degrees, place the cabbage and onions in a large bowl. Drizzle with Olive Oil; sprinkle with salt and pepper and toss to coat. Transfer to a shallow roasting pan, spread evenly. Roast until vegetables are tender and lightly brown, stirring half way, 30-35 minutes.

Transfer cabbage mixture to large bowl. Add chives and tarragon; toss to combine.

In a small bowl, whisk dressing ingredients until blended. Drizzle over cabbage mixture; toss to coat. Let stand about 10 minutes to allow flavors to blend. Serve warm or at room temperature.



Pay rent online

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:

ATTN: Please remember to change the amount to pay for the increase.

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.