

PINEWOOD PATTTER

October, 2017

Pine Needles

The trees are just starting to drop their pine needles. And because of the hail storm in July, it will be a BIG drop this fall (and next spring).

Please **rake** your pine needles into **one or two piles** and place them on the shoulder of the road for pickup. We will pick them up throughout the entire month of **October. Last day October 31st.**

Sewer Rate Increase

The Trempealeau Municipal Utility recently passed a sewer rate increase that will show up on your next water bill.

Sewer rate: .00785

Sewer Base Fee: \$12.42

This increase was necessary to cover the cost of capital improvements and to ensure that the utility is financially solvent.

Village Board Member

Bridgette Turner has been appointed to replace Shirley Heffner as a new Village Board Member. Shirley took a leave from the board to spend time with a sick family member. I believe Bridgette will do a great job, and we are hoping for Shirley's return in the future.

Plowing & Lighting

After two years of chaos, we are in the final stages of switching the plowing and street lighting responsibilities back over to the Village of Trempealeau. YEAH!

There were a few options available, and in the end, the Village decided to accept our roads (previously private) as Village streets. It is the most permanent solution, and one that will guarantee our residents equal village services. The final step is the November board meeting. We are weary and happy.

You may have noticed that the rocks on the corners have been removed. And a new yield or stop sign will be added on the corner of South Forest Drive and Pinewood Road soon. Other than that – most people won't even notice a difference.

Fall Checklist

- * Install a new furnace filter.
- * Have your furnace cleaned.
- * Check your heat tapes.
- * Check your skirting
- * Put away old flowerpots
- * Replace the battery in your smoke detector.
- * Rake your pine needles.

Heat Tape Check

Quality Mobile Home Care will be in Pinewood on Saturday, November 11th for heat tape checks. Last year they spent too much time emptying out a path under homes to the heat tape, and then had to put everything back. If you don't have a clear path, they will not check your heat tape.

Rent Increase 2018

As forecasted, we are going to implement a rent increase in 2018. Thorough analysis of our business calls for a \$40.00 rent increase, but we know that is just not realistic. Likewise, the \$10.00 rent increase we planned for in 2018 is not going to work either. So our "somewhere in the middle" strategy has us implementing a \$20.00 rent increase starting January 1, 2018. We understand you won't be elated, but this is a necessary part of property management.

October Birthdays



Taylor Gallup	3 rd
Derek Braudt	8 th
Anna Madison Cravins	14 th
Robin Bisgaard	30 th



Happy Halloween!

