

# Croys

EASTOWNE ESTATES  
MOBILE HOME PARK

1480 SHORE RD., SUITE B  
FINDLAY, OHIO 45840  
www.croyrentals.com  
Phone: (419) 423-2950  
Fax: (419) 422-4153

HILTON APARTMENTS  
CRESTWOOD APARTMENTS

March 11, 2021

Dear Eastowne Tenants,

**Rent Increase** – We had planned a rent increase for Eastowne last year, but deferred it because of the impact of COVID-19. Effective **July 1, 2021**, or your rent date in July, lot rent in Eastowne will increase to **\$280.00 per month**.

**Sanitary Wipes** – Several times this year we have removed a blockage from our sewer lines caused by disposable wipes. Toilet tissue is the only material which should be flushed down your toilet - paper towels, wipes, baby wipes or any other “disposable” material are not allowed as they will clog the sewer lines. While they may claim to be disposable, they are not compatible with our sewer system. **If you clog the sewer line by using one of these products you will be charged for its removal.**

**Pond & Pool** – The pond and pool were both closed last summer due to COVID-19 restrictions. We hope to reopen both this year, provided we are able to do so safely and within the State’s regulations

**Spring Inspections:** Our office, like much of the country, was shut down last spring. As a result, we were unable to perform our yearly inspection. We will be walking around every mobile home this spring. We have noticed many of our common inspection items were not kept up last year. With that in mind, below are the items most commonly found on our inspections. Please make sure you look at these in the coming weeks:

- Skirting & weed guard straight and not damaged
- Leaking faucets
- Sheds – roofs, rotten wood & peeling paint
- Gutters clogged
- Items stored outside on patios, behind sheds or steps
- Chipping or fading paint on steps/decks
- Landscaping – weeds, mulch and bushes needing trimmed

**Pets:** Recently we’ve noticed that many of you have not been abiding by our rules and cleaning up after your pets. Please be sure that your pet is on a leash every time it goes outside, and that you clean up after your pet each and every time they go outside. **If you are unable to follow these rules, we will be forced to remove your pets from Eastowne.**

**ASK FIRST:** The following events must be approved **BEFORE** they take place:

1. Additional Residents coming to live with you
2. Homes listed for Sale
3. Exterior Improvements

If you have a question about these procedures, or need an appropriate form, please contact the office.

**Afterhours Emergency Repairs** – If you have an afterhours emergency that requires a repair, call the office at 419-423-2950 and leave a message in the emergency maintenance mailbox. It will be forwarded to our staff.

Sincerely,  
Croys: T.C. & Son