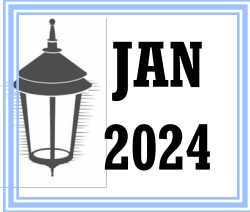




Colonial Village



A place you are proud to call home.



**2075 Rustad Lane
Mounds View, MN
55112**

Office: 763-786-3498

Emergency:

(651) 274-2909

(763) 710-0743

Sales: 651-274-2909

**Carol Langenfeld
Community Manager**

**Certificates of
Rent Paid**

(CRP's)

will be mailed out to
at the end of
January. Use this
form to file for a
property tax refund.



Recycle on
Thurs. 1/11
& 1/25

Trust Fund Fees Refunded

The Relocation Trust Fund was established to provide relief to manufactured home owners if their community closes and ceases to operate as a manufactured home community. The Fund would help defray the cost of relocating their home to another community. If the balance of the fund falls below \$2 million by June 30th of the year, a collection is required that year.

Last July, the State of Minnesota notified all manufactured home communities that the fees would be collected. However, in December communities were notified that the State of Minnesota incorrectly calculated the balance in the fund and the fees should not have been collected. The State has now directed the communities to refund the \$15 fee to those who paid.

If you paid the Trust Fund Fee, your Colonial Village rental account has been credited \$15.00. Please deduct this from your next rent payment. Residents on the Direct Payment Plan did pay the fee in September and were refunded the fee on the January rent payment. If you did not pay the fee, there is no change in your rent account. If you are unsure of your balance, please call the office 763-786-3498 or text Carol at 651-274-2909 before your February rent payment.

Do we have your updated emergency contacts on file?

Recently two separate residents were locked out of their home and car. They came to the office to use the phone but because they didn't have their phone, they didn't have access to any of their contact's information. We keep 1-2 emergency numbers on file here. If something happened at your home and we couldn't reach you, we would try to contact them. Please make sure these phone numbers are current. Call the office, text Carol, or put a note on your next rent payment to update that information.

Web site: ColonialVillageCommunity.com

E-mail: Colonialvillagecommunity@comcast.net

Double Tomato Bruschetta

- 6 Roma tomatoes, chopped
- ¼ cup fresh basil, stems removed
- ½ cup sun-dried tomatoes, packed in oil
- 3 cloves minced garlic
- ¼ cup olive oil
- 2 Tbsp balsamic vinegar
- ¼ tsp salt
- ¼ tsp black pepper
- 1 French baguette
- 2 cups shredded mozzarella cheese



Preheat the oven on broiler setting. In a large bowl, combine the roma tomatoes, sun-dried tomatoes, garlic, olive oil, vinegar, basil, salt, and pepper. Allow the mixture to sit for 10 minutes. Cut the baguette into ½-¾ inch slices. On a baking sheet, arrange the baguette slices in a single layer. Broil 1 to 2 minutes, until slightly brown. Divide the tomato mixture evenly over the baguette slices. Top with the mozzarella cheese. Broil for 5 minutes, or until the cheese is melted.

Classified Ads

Snow removal:

Sheldon 763-777-8639 or 612-414-3260

Driveway Snow Plow:

Rusty 763-777-2525

Handyman: Plumbing, skirting, heat tapes, re-level, misc. repair work.

Bob 651-274-2379

We will be making a list of people offering snow shoveling services. Call the office if you'd like your name handed out.

Colonial Village does not endorse any service /product.

Coffee Hour



Join us on
Wednesday, January 17th
10:00 am at the Garden Room.
We meet on the first and third
Wednesdays of the month.
Everyone welcome!

Happy New Year!



Contest winner—

Donald Carle

Donald has won a \$50 gift certificate for Cub.

You can be entered to win too! Just pay your site fee by the 3rd.

From John....

the Colonial Repair Guy!



When we rehab a home one area we frequently see neglected is the caulk in the kitchen and bath. This line of caulk along the back of your counter tops and along the floor at the base of your tub is meant to keep splashed water from penetrating the wood, flooring and sub-surfaces. If the caulk is cracked, loose, or missing, water gets in, mold forms, and rot begins.

Take the time to check and replace the caulk. Caulk is relatively inexpensive. You can put tape above and below the line to caulk. Be careful not to put too big of a bead of caulk down or you will have a mess. Have plenty of paper towels to wipe off excess as you go. After you have smoothed out the caulk, remove the tape and you will have a clean line. Silicone caulk is easier to remove the next time you want to replace it.

2024 Recycling calendar is enclosed

