

Summer 2018

Sales News



Resale's: What a nice time to be selling your home! It's a seller's market with well priced homes transferring swiftly, however the trick is that homes need to be priced correctly as anyone asking too much money can expect their house to sit on the market. We at Jensen's, feel that we have our "finger on the pulse" and are able to provide you the biggest value for your dollar! Buyer's and

prospects are contacting us daily looking to move into the destination we call River Pines. Call Mike or me and watch us exceed your sales expectations!

New Home? Many of you have noticed that we removed a home at 9 Circlefield Drive and our crews and contractor's are working diligently prepping this home site to accommodate a new home. With this being a very desirable community it didn't take long to find its new owners. Please join me in **welcoming Raymond and Pauline Marquis** who are long time Nashua residents! With still much work to do we anticipate this new addition to our community to arrive sometime in September.

What a great opportunity to take advantage of our Referral Program and have a friend or family member reside close to you and call River Pines their home, as well. If those referred people purchase a home from Jensen's and become new River Pines residents, you will receive one month's community fee on resale homes and two months community fee if they purchase a new home, as our way of saying thanks!

Community News:

Driving Safety is Everyone's Responsibility: This topic can't be stressed enough and continues to need attention. I'm sure you will be noticing that we are being proactive to get motorists to slow down and adhere to our posted speed limits by painting white lines in the roads to broaden the awareness that you must stop. We must continue to work together to remind our family, friends, guests, and delivery people that they must adhere to the posted traffic signs as our roads are narrow and used by walkers, runners, bicyclist, and children. **Also, there is no parking permitted in the street as all vehicles must be parked in your driveway on the asphalt.**



Homesite Maintenance:

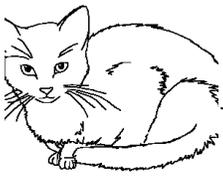
Just a friendly reminder; it is your responsibility to follow your Rental Agreement by performing homesite maintenance and mowing your yards. Many of you have already received a visit from our Inspector and/or received a letter concerning mowing and bagging your grass. This is the growing season and your lawns should be mowed at least once weekly. This includes the **entire lot which goes to the edge of the road.** Also, please do not throw your clippings into the woods or any other concealed spot; discard them in the recyclable yard waste bags for trash collection. If you are not sure where your property line ends, or, if you have any questions, please contact me at the sales office.

Electronic Funds Transfer: Tired of writing out checks to pay bills every month? Jensen's makes it easy with the Electronic Funds Transfer Program. It will save you time, money, and the aggravation of writing out a check each month. Residents on this program have enjoyed the benefits of a postage free payment, no worry about the payment getting lost in the mail, and the convenience of not having to remember to even make the payment because it's automatic. A majority of Jensen's residents use the program. Sign up today!!!! You can pick up a form at the Sales Office



Shrub Trimming: Soon you will hear the sound of trimmers from our crews moving through your area leaving behind nicely shaped shrubs. Our contractors will be on site to tackle this challenge during the 1st week of August. I would like to thank those of you who have returned the notices indicating you want to complete your own trimming. However, we expect you to be completed by the same deadline as our Contractor, prior to Labor Day.

Pool Update: With the warm weather finally here, it's wonderful to see so many of you taking advantage of a refreshing swim in the pool. We would like to emphasize that there are no diapers permitted in the pool nor smoking on the pool deck. Also, food and glass containers may not be brought into the fenced area. We appreciate your compliance and cooperation in adhering to the rules and keeping the area clean!



Pets: This still continues to be a concern as we mention frequently how pets are required to be on a 6' hand-held leash at all times when outdoors. However, this doesn't just pertain to dogs; this also includes cats. Cats must be restrained and not permitted to roam free. Please take care of your pets and don't forget to pick up their droppings as you walk the community.

Jensen's is a Phone Call Away—It's been asked "What is the best way to contact a Jensen representative for after hour emergencies?" Jensen's has a 24/7 answering service you contact by calling the office number (882-7271). They will contact the on-call person or me with your message.

Where's My Property Line? From time to time I get asked this question; our property lines are pretty clearly defined by the shrubs and tree lines to the left, right, and rear of your homes. Facing your home on the left hand side is your shrubbery and the shrubs on the right hand side of your home are your neighbors. If you have any questions please contact me and I'll be happy to stop by.

Heating Cable: I know it's the middle of Summer and I'm talking about your heating cable.....this is because I field calls from time-to-time that when residents turn on their cold water that warm water comes out? This is a easy fix as this is created because of your heating cable. There's a myth that there's a built-in thermostat to control when your heating cable should come on or off.....again; this is a myth.....there is no thermostat. There's always three watts of electricity going thru your heating cable at all times when it is plugged in keeping the pipe warm preventing it from freezing, in other words doing what it's supposed to do. However, on the flip side this time of year when your cold water isn't used for an extended period of time, it heats up the water in the pipe creating warm water when you turn on the cold water. Easiest solution to avoid this is to unplug your heating cable during the warm months and don't forget to plug it back in during the Winter season. If you have any questions feel free to contact me.

Enjoy the warm weather and I look forward to seeing you out walking and working in your yards.

Chuck MacDonald, ACM

Community Manager