



Community News

WORSHAM MOBILE HOME PARK

FEBRUARY, 2014

Stormwater Fees are due next month



Notices for the Stormwater Runoff fee have been sent out to all residences in Worsham Mobile Home Park. The residential fee of \$45.00 is due March 1, 2014. This fee is imposed by the City of Richmond every year. If you have questions regarding this fee you may call

646-7000, or email your questions to:
stormwater.utility@richmondgov.com.

What is Stormwater Runoff?

Stormwater runoff is rainfall or snow melt that runs over impervious areas (hard surfaces that do not absorb water) and picks up pollutants as it goes.

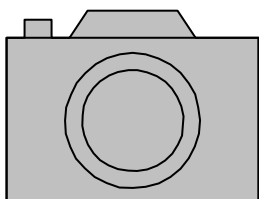
These pollutants, such as oil, pesticides, pet waste and debris, are carried into city drains and can eventually make their way to natural water sources. Urban stormwater runoff is the number one source of surface water pollution in the United States, causing public safety hazards, health risks and environmental pressures.

Get ready for spring clean up Saturday, May 3

Please begin your preparations now for the Annual Spring Clean up. This is your time to de-clutter your home and shed and to clean up your yard. Items may be placed by the road during the week prior to May 3 for pick-up...this includes large and small items. In the coming weeks Shirley, WMHP Park Manager, will be checking each lot and home for exterior matters that need your attention. If you receive a notice from Shirley regarding any issue please take care of it before the clean-up day. See page 3 for more details.

Important Reminder

The WMHP Lease and Rules and Regulations require that you have a **zero** balance before you will be offered a new lease. If you are currently carrying a balance for any reason please take care of this right away or you may be required to move. If you do not understand the reason for your balance please come to the office. It is **IMPERATIVE** that you make arrangements to clear your balance or you **WILL NOT** receive a lease renewal.



Resident Photos Needed

WMHP has recently upgraded our computer software so that your photograph can accompany your residential profile. Please submit a recent photograph so that our records are up-to-date. Group or individual photos may be used—there is space for 3 pictures.

Protect your Pipes!



Each month Worsham Mobile Home Park receives a water bill from the City of Richmond. This bill has increased every month over the past six months...this month the water bill for Worsham Mobile Home Park was almost \$10,000.00!

Two homes have already been identified as having pipe leaks because the pipes were not adequately insulated during the freezing weather. **Please insulate your pipes and put insulation in the area around your water meter.** If you are unsure about this contact our office for further information.

Keep the Lights Glowing

If you notice one or more of the street lights in the park is not coming on at night please report the outage to the office. Worsham Mobile Home Park has invested a lot of money to have operational street lights for the safety of our residents. If they are not on we need to know about it!

The police department has confirmed that one of the greatest ways to deter crime in a neighborhood is to keep it well lit at night. Please keep your own porch light ON at night. Many home improvement centers sell timers for wall switches so that you can set your outside light to come on and go off at specific times, or you can install a motion sensitive light. Either way, help your community by leaving your outside lights ON at night!

Don't forget to check out the Worsham Mobile Home park website at www.wmhp.com. Your comments are welcome.



Washing Cars is PROHIBITED

The Rules and Regulations clearly state that residents are not permitted to wash cars or to perform any maintenance on the vehicle in the park.



BEWARE OF ANTIFREEZE It is POISON

Antifreeze is **POISON** to domestic animals. Please make sure your vehicle is not dripping antifreeze on the street and **DO NOT** put antifreeze in your car while parked in WMHP as any spills may be deadly. The sweet taste is irresistible to pets.

Outside solicitors are not permitted in this park

This includes door-to-door salesmen as well as individuals representing their Church or religious organization. If you have someone come to your door please tell them that solicitors are not permitted and you will call the police...do not encourage them to continue to talk to you. Once they are gone call the non-emergency number at the police department. Call 804-646-5100.

Disposing of appliances, old grills or furniture

Do not leave items in your yard, especially old furniture or appliances. If you purchase replacement furniture or appliances have the delivery person haul away your old items. If you leave them in your yard they will be disposed of by management and you will be charged for the labor and dump fees. Worsham Mobile Home Park has a reputation of being clean and well maintained. This is a desirable place to live and we would all like to keep it that way!

PARKING LOT USE

Do not park vehicles in the business area at the front of the mobile home park without a WMHP parking permit. If an unidentified car is parked in this area our staff will assume that it is an abandoned vehicle and treat it accordingly. The lot is reserved for overflow parking for vehicles with a permit and temporary use by the businesses. No vehicle may be parked overnight without a permit.



If you feed it.....

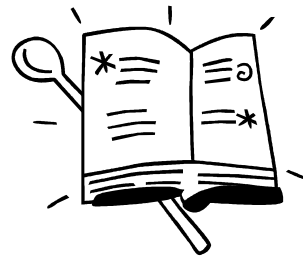
**It belongs to
YOU!**

If you feed a cat or dog at your mobile home the animal is YOURS. You are responsible for the animal plus the \$10.00 per month pet charge. DO NOT call the office to have the animal removed...YOU will need to take it to the animal shelter if you do not want to be responsible for the care of the animal. The Richmond shelter takes kittens and cats on Thursdays and Fridays.

Annual Spring Clean up procedure

Beginning almost immediately our park manager, Shirley, will begin inspecting each lot for anything that may need your attention prior to the May 3 clean up truck. Your help in following through with her suggestions will be appreciated. **ALL LOTS AND THE INTERIOR OF SHEDS ARE INSPECTED.** This procedure is what keeps our park looking good. Here are some of the items Shirley will be looking for that will require your attention:

- Over-grown flower borders
- Furniture not intended for outside
- Oil leaks under tanks or in the road
- Broken steps or porches in need of repair
- Dirty siding on your home



Cheeseburger Pie

Ingredients

- 1 can crescent rolls
- 1 pound ground beef
- 1/4 cup finely chopped onion, OR 1 teaspoon onion powder
- 1/3 cup chopped dill pickle slices
- 2 tablespoons ketchup
- 1 teaspoon prepared mustard
- 2 tablespoons flour
- 2 tablespoons dill pickle juice
- 2 tablespoons milk
- 2 cups shredded American cheese, divided

Directions

1. Preheat oven to 375°.
2. Unroll crescent rolls and press into the bottom and up the sides of an 8 inch pie pan.
3. Cook ground beef in a skillet until browned. Drain well.
4. Stir in onion, chopped pickle, ketchup and mustard.
5. Sprinkle with flour and add pickle juice and milk. Cook and stir until thickened and bubbly.
6. Remove from heat and add 1 cup of shredded cheese.
7. Pour into the prepared crust and bake for 15 minutes, or until edges of crust are golden brown.
8. Remove from oven and top with remaining cup of cheese. Let stand until cheese melts. Garnish with extra ketchup, mustard and pickle slices.

- No exterior light
- Junk or broken items in the yard
- Vehicles without a parking sticker
- Dirty windows or broken interior shades
- Window air conditioners improperly braced
- Satellite dishes improperly mounted
- Shed in need of repair, cleaning or painting
- Porch that is cluttered and/or unsightly



Important Numbers to Know

Help us put together a comprehensive list of helpers. If you know of REPUTABLE individuals or companies that you recommend please place the service and number in the mail slot so that we can include them in our list.

EMERGENCY

911

To Report a Crime:

Second Precinct, Sector 212

646-8093 or
646-5100

To Report a Power Outage:

Dominion Power

1-888-667-3000

Mowing:

Lamonte Burroughs

245-0872

Plumbing

Mike Renshaw

712-1679

Financial Issues:

ElderHomes Corporation

233-2827

Insurance companies that will insure older mobile homes:

Foremost Insurance	748-5617
Allstate Insurance	746-2068
VA Property Insurance Assoc	358-0416

Numbers to Know in Emergencies:

WRIR FM 97.3	864-9450
WRVA AM 1140	474-0000
WVNZ (Hispanic) AM 1320	648-9000
American Red Cross	780-2250

City Of Richmond Services:

Call Assistance	311
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Do you have an email address that you would share with us? Worsham Mobile Home Park would like to have the ability to communicate with you through email. Send us an email to wmhp1@yahoo.com and we will put you in our address book.



Worsham Mobile Home Park

5315 Hull Street Road
Richmond, Virginia 23224
804-232-5538
Office Hours: M, W, F 10:00 AM—4:00 PM

To Our Neighbor at
5349 Hull Street Road Lot _____
Richmond, Virginia 23224