

Community News

WORSHAM MOBILE HOME PARK

AUGUST, 2013

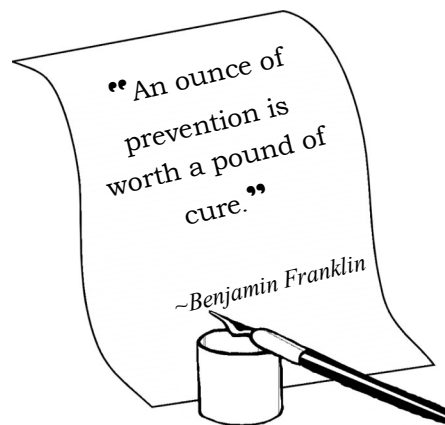
Prevention is the key with plumbing

The office staff at Worsham Mobile Home Park understands the frustrations associated with clogged pipes and poor drainage. For that reason all of the MAIN LINES of the property were thoroughly cleaned with a mechanical auger. Following this procedure the pipes were viewed through a camera and determined to be clear of tree roots and any other debris associated with the age of the pipes.

In order to keep the main lines and your own lines clear it is IMPERATIVE that all homeowners take preventative steps. Remember, the sewage line from your home to the main line is YOUR responsibility...even if it is underground.

There are many commercial products available locally and online. The most popular include [Zep Root Kill](#), [Roebic Foaming Root Killer](#), both available at Lowe's or Home Depot and [RootX](#). [RootX](#) is not

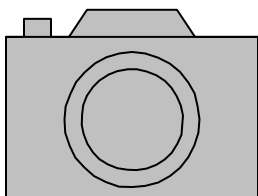
available in retail stores but can be found on ebay or may be purchased from local plumbers...check their website (www.rootx.com)



There are also home remedies that are recommended for regular maintenance. Baking soda and vinegar mixed together can be flushed down the system. Mix two parts vinegar with one part baking soda and flush the solution down the toilet. Another suggestion is to dissolve a box of ice cream salt (rock salt) in a bucket of hot water

and slowly pour it into the toilet bowl. Don't flush the toilet, but let the mixture remain in the bowl for several hours (overnight for example).

Whether you use a commercial product or try a homemade version it is important that prevention become a routine activity in the maintenance of your home...doing so can save you money and inconvenience if you don't.



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.



Support your neighborhood watch team

Keep a watchful eye out for any suspicious intruders in the park. If you suspect someone is trespassing please let Chris Chalkley, lot 31, know. His cell number is **651-4733**. As the head of the Neighborhood Watch he can take down any information and follow up if necessary.

In emergency situations do not hesitate to **CALL THE POLICE (911)**.

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!



*Try this recipe!
A Summer Treat!!*

Pineapple Orange Ambrosia Salad

- 2 15oz cans chunk pineapple, drained
- 3 11oz orange segments, well drained
- 1 6oz jar maraschino cherries, drained and cut in half
- 1 ¹/₂ cups mini marshmallows
- 1 cup shredded coconut
- 1 16 oz container sour cream (low fat)

Place drained fruit in a large bowl. Fold half of the sour cream into the fruit mixture.

Add dry ingredients, then fold other half of sour cream.

Refrigerate for 2 hours before serving.
Can garnish with walnuts

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.

The ice cream truck is also not permitted to circulate on Worsham Mobile Home Park roads.

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

Lease Addendum is in Effect

Please be aware that carrying an unpaid balance can jeopardize the renewal of your yearly lease. The following addendum to your Lease and your Park Rules and Regulations is now in effect. The new information is **bold**.

Addendum to Worsham Mobile Home Park Lease

Page 2:

3. Termination/Renewal. Unless terminated in writing by either party at least sixty (60) days prior to the end of any term **[insert: or unless there is an unpaid balance owed at the time of renewal]** this lease shall be continued on the same terms and rent for successive renewal terms of 12 months each. A new lease reflecting changes in the Rules and Regulations is mailed or otherwise given each year to all tenants. **[insert: Tenants with an outstanding balance on the property at the time of renewal WILL NOT be offered a new lease and the terms of the current lease terminate at the conclusion of the lease period.]** Failure to return the lease does not excuse the tenant from following all rules and regulations set forth in the new lease. See #6 below. Before the mobile home is sold or removed from the lot, the Park management must sign an inspection of premises form. Please see "Inspection of Premises/Release Form" for clarification.

Addendum to Worsham Mobile Home Park Rules and Regulations

Page 1-2:

Homeowner Responsibilities

A. Lease Agreement

14. Lease renewals will be offered each year at the discretion of the management with consideration of the credit history and violation record of the homeowner. Tenants who owe back rents, late fees or fines for violations should not expect their lease to be renewed upon renewal date. **[insert: Tenants with an outstanding balance on the property at the time of renewal will NOT be offered a new lease and the terms of the current lease terminate at the conclusion of the lease period.]**



Good Job!

Thank you for keeping your lots looking neat, clean and improved:

Lot 58 — Santos Lemus & Mirana Martinez
Lot 80 — David and Faye Doss
Lot 98 — Vivian Monteflores
Lot 100 — Maria Porcayo

The extra effort of these folks makes the neighborhood look good for everyone.



Having problems with critters? Do NOT call the office!

Do not put out food scraps, keep your skirting secure and call animal control if you are experiencing critter problems. The office staff cannot help you with controlling wild animals...please do not call us to trap them or remove them from your lot.

Stray domestic animals should also be reported to animal control. City Code requires all dogs to be kept on a leash. If you own a dog please keep your dog leashed while you are walking them. Clean up solid waste; do not allow your pet to use the bathroom on someone else's yard.



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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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