



Community News

March-April, 2025

From the Manager

Spring Greetings, Residents!

Let's embrace the arrival of spring with joy and excitement!

Spring is just around the corner, bringing longer days, blooming flowers, and fresh opportunities to enjoy our community. We're excited for the warmer weather and all the possibilities this season brings!

Here are a few important reminders and updates:

- **Trash Pickup Reminder:** A friendly reminder that trash pickup occurs every Wednesday, Please have out to curb by 6am Wednesday morning.* Please remember to bring your totes back promptly and note that personal totes will not be collected.
- **Pet Policy Reminder:** We love our furry residents! However, all pets must be registered with the office. When outside, pets must always be on a leash, regardless of size or temperament—no exceptions. Additionally, please be diligent about cleaning up after your pets and disposing of waste properly. Failure to do so may result in violations and/or fines.
- **Spring Cleanup:** With the arrival of warm weather, it's time to focus on spring cleaning! Please ensure that your yard is free of debris and that your home's exterior is well-maintained. If repairs such as skirting fixes are needed, now is the perfect time to take care of them!
- **Speed Limit & Stop Signs:** Safety is a top priority. Please be mindful of speed limits and stop signs throughout the community, and always be cautious of pedestrians and bicyclists. Let's work together to keep everyone safe!
- **Parking Guidelines:** Street parking is not permitted, as it can pose a hazard and disrupt community maintenance. Please ensure that all vehicles are parked in your designated driveway. Unauthorized vehicles parked in other areas may be subject to towing at the owner's expense. This is crucial for the safety of all community members, including children.

Beginning March 1, 2025 This will be strictly enforced:

1. All rents are due on or before the first of each month.
2. We have a 5 day grace period for payment without late fee penalty, which ends at 5pm on the 5th of each month.
3. On the 6th of each month, a notice of nonpayment is posted for your account as well as a late fee.
4. At expiration of said notice typically the 9th of each month, you can still pay without further penalty other than late fee.
5. On the 10th of each month we will file in court for eviction and charge you costs.



South Village

4637 SE South Village Parkway, Topeka, KS 66609

Your Staff:

Michael Wright - Community Manager
Lori Robert - Office Coordinator
Gary Bader - PT Maintenance
Bill Burk - PT Maintenance

Contact Us:

Phone: (785) 862-2131
Email: manager@SouthVillageMHC.com
www.SouthVillageMHC.com

Office Hours:

Monday-Friday: 8:00am - 4:30pm



Happy St. Patrick's Day!

May your day be filled with the luck of the Irish and joyous celebrations.

Wishing you all the best on this festive occasion!



We would like to wish a very **Happy Birthday** to all our residents who will be celebrating their special day on **March & April!**



COMMUNITY NEWS

Here are our Upcoming Community Events:

- Popcorn Fridays every Friday in March and April
- March 5th and March 19th Donuts 9am to 10am
- Pot Luck- March 12th 12:00pm to 2:00pm
- Pot Luck - March 26th 6:00pm to 8:00PM
- St. Patrick's Day Monday 17th Cookies at Office 9am to 3PM
- Donut days April 9th 9am to 10am and April 23rd 9am to 10am
- Pot Luck- April 16th 12:00pm to 2:00pm
- Pot Luck- April 30th 6:00pm to 8:00pm
- Easter Egg Hunt at Office April 26th from 12:00pm to 2:00pm

As always, if you have any questions or comments, please feel free to contact me.

As we welcome the fresh start of spring, we also want to take a moment to wish everyone a Happy Easter! Thank you for being such an important part of our community—we appreciate each and every one of you.

Looking forward to seeing you around and making this season a great one together!

Warm regards.

— Michael Wright



COMMUNITY UPDATES



Do you want to continue receiving updates about our community? Follow us on Facebook to stay informed about the latest news! We will be posting articles, upcoming events, specials, and other community information.

Find Us On
FACEBOOK!



Tax Day Is Approaching

Remember, taxes for the year 2024 are due on Tuesday, April 15th, 2025.

Be sure to finalize your filings and submit them on time.



Daylight Saving Time

Daylight Saving Time begins on March 9th!

Don't forget to spring forward and set your clocks one hour ahead before you go to bed.



Military & Veterans Program

Attention Veterans and Active Military Families! Bring a copy of your military paperwork to the office and receive \$25 off your lot rent for 12 months!

*Restrictions apply, see office for details.

Happy Easter!

May your day be filled with the joy of springtime, the warmth of loved ones, and the sweet delights of the season.

Here's to new beginnings, cherished moments, and an abundance of happiness.



Refer a Friend
and receive

ONE MONTH
FREE
LOT RENT!*

*Referral bonus will be issued after the referred residents first month lot rent payment is received. Referral source must be mentioned on first contact. Restrictions apply, see office for details.

