

Manor Messenger



Sept., Oct. & Nov. 2011

Volume 65

A Rudgate Community

You're Invited...



Please come out and join us on Saturday, October 29th from 6:00-8:00pm for our 1st community Trunk or Treat event in the Clubhouse parking lot. We will have residents that want to participate, come up and park in a parking space and we will have kids go car to car and "Trunk or Treat". If you are going to participate, please bring candy to pass out. We will have a sign up sheet available the first week of October at the office. You can come in or call to sign up for the event. This is our first time doing this event, so lets make this a fun time for everyone!!

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Special offer to Rudgate Residents . . .

Do you know someone who would love living in a Rudgate manufactured home community just as much as you do? For any friend who moves their existing manufactured home into a Rudgate community . . .you'll receive **\$1,000 in cash or 3 months of FREE rent*** and we'll move your friend's home for **FREE!** For any friend who buys a home already in a Rudgate community . . .you'll receive **\$250 in cash!***

Tell them about Rudgate's first rate amenities, spacious home site, affordable site rent, convenient locations with great school districts, homes available for every lifestyle and budget.

**Some restrictions apply. Home must meet community standards and fill a vacant site.*

Hunters Crossing
150 Hunters Crossing Blvd.
Capac, MI 48014
810-395-8606

Rudgate East
57400 Bedford Blvd.
Washington, MI 48094
586-781-2300

Rudgate West
7040 Shawnee Dr.
Romulus, MI 48174
734-728-6444

Rudgate Clinton
20475 Foster Dr.
Clinton Twp., MI 48036
586-463-7460

Rudgate Manor
5150 Rudgate Blvd.
Sterling Hts., MI 48310
586-939-2090

Silver Springs
43600 Park Drive West
Clinton Twp., MI 48036
586-783-3474

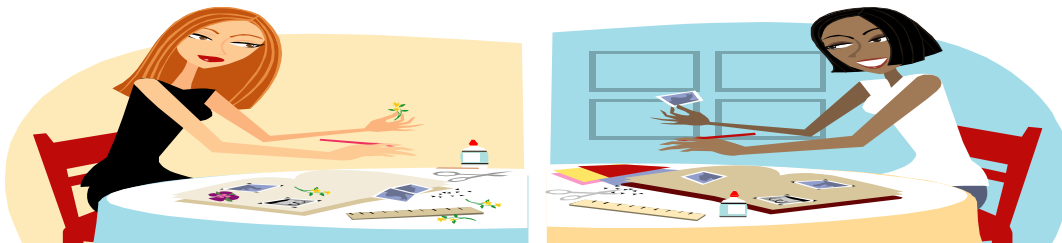
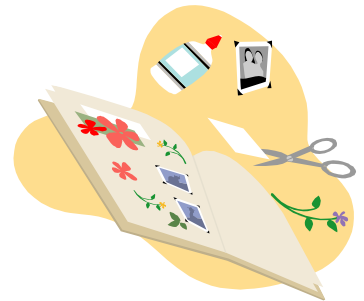
Attention all crafty people . . .

The Craft Show will be held on
Saturday, November 12, 2011 from 9:00am—4:00pm.
If you are interested in reserving space, please call the office at
(586)939-2090 to reserve a table.

It is first come, first serve and only one table per person.

Reminder:

- *Only handmade items may be sold.
- *Crafters should check in at 8:00am to set up their tables.
- *The Community Building will be open Friday night,
November 11, 2011 from 6:00-8:00pm for early set up.
- *We will advertise the show in local newspapers.



Take advantage of the Home Maintenance Program before it ends September 30th!!

It's back and better than ever!

The Rudgate Home Maintenance Program* is back and paying **YOU** for the maintenance of your home. If you've been holding off on a home repair or upgrade, wait no longer. Beautify your home and receive these cash rebates:

\$75

- Major skirting repair (minimum 14 panels)
- Paint entire shed
- Screen Replacement (minimum 6 windows)
- Blind Replacement (minimum 6 windows)

\$150

- New storm door
- Treated wood steps
- Replace shutters on entire home
- Vinyl siding on entire shed
- New gutters on entire home

You won't find any other program like this in the industry!

\$250

- New front door combination
- Deck (minimum 10' x 10')
- Painting entire exterior of home
- Entire skirting replacement**
 - New wood shed
 - New awning (minimum 100 sq. ft)

\$500

- Vinyl side entire exterior of home
- New windows (minimum of 6, maximum of 10. \$50 per window)
- New shingled roof
- Carport

Contact the office for a list of reputable licensed companies.

*Home improvements must be PRE-APPROVED by the office and before and after photos will be taken to be eligible. You receive your rebate (reimbursement from Rudgate) once you pay the contractor in full, and the project is completed and approved by management. Rebates will take approximately 30 days. Not all repairs are applicable in all communities. Applies to lease holders only. Management has the right to cancel promotion at any time. Offer expires 9/30/11.

**Rebate paid directly to M&H Construction for skirting replacement. If another contractor is used, rebate is paid to leaseholder.



The best in community living
Rudgate.com

Hunters Crossing 150 Hunters Crossing Blvd. Capac, MI 48014 810-395-8606	Rudgate Clinton 20475 Foster Dr. Clinton Twp., MI 48036 586-463-7460	Rudgate East 57400 Bedford Blvd. Washington, MI 48094 586-781-2300
Rudgate Manor 5150 Rudgate Blvd. Sterling Heights, MI 48310 586-939-2090	Rudgate West 7040 Shawnee Dr. Romulus, MI 48174 734-728-6444	Silver Springs 43600 Park Drive West Clinton Twp., MI 48036 586-783-3474

We had a great Rudgate Picnic even with all the rain!!!









Knitting/ Crocheting/ Other Fiber Arts
Join our Knitting Group here at the Club House! We meet every Thursday from 1:00-4:00pm Free lessons, get-together, chit chat while knitting. Meet people who like to knit or crochet just like you! Our group is growing!!

Back to School



Just a reminder, school is back in session. Please drive safely!



Just a reminder that our Santa Night will be on Thursday, December 8, 2011 from 6:00-8:00pm. More details to follow in the next Newsletter!



Just a reminder that refuse is to be placed at curbside on Tuesday mornings or late Monday evenings. Please do not set trash out on Sunday's. Please bag up trash or put in container so it won't blow around. If you have any garbage removal concerns, please call Rizzo Services at 866-772-8900 Thank you!

HELP THE POLICE KEEP STERLING HEIGHTS SAFE!

tip411 • Text to 847411 (TIP411)
• Type in "SHPolice"
• Type in your tip

AT ALL TIMES YOU REMAIN ANONYMOUS

Even if the police text back for more information you will REMAIN ANONYMOUS to them.



TIP 411 is NOT a replacement for the current 911 emergency system. FOR EMERGENCIES, YOU SHOULD CALL 911.

Check out the information on the 411 card to the left. In working with The Neighborhood Watch Program and the Sterling Heights Police, it's even easier now to communicate with the police department. For a 411 business card, stop in the community clubhouse and see Jackie.

**Rudgate Village Company
5150 Rudgate Blvd.
Sterling Heights, MI 48310**

**Presorted
Standard
U.S. Postage Paid
Sterling Heights, MI 48310
Permit No. 343**

**Thinking of selling your home?
Call the Pro's at J. Rossman & Associates!!**

Listing & Selling Homes in Rudgate Manor
Located in Rudgate Clubhouse
Call Teri @ (248)844-8829

2010 was a record year for sales. We sell all year long, don't be afraid to list your home now!



Experience counts, 14 years selling at Rudgate Manor

**We'll take the
hassle out of
selling your home!**

- **Walk-Ins are the heart of our business**
- **Advertisements in:**
www.rudgate.com
- **We cover all the details like:**
Showings, Closings, Financing, Insurance and More

**Old or new,
we will sell
it for you!**