



Quarterly Newsletter

FREE RENT— Friends & Family Promotion

The back page of this Newsletter contains a resident referral form. This form can be copied as needed or additional forms can be obtained from the office. If you recommend a new resident that moves into Tower View you will get one (1) month free rent returned to you in the form of a check on their

one year anniversary of moving into Tower View. The more new residents you recommend that move into Tower View the more FREE RENT you get.

New residents are required to pay a two (2) month security deposit BUT their first two (2) months will be rent free.

IMPORTANT!!!

The friend or family member must present the Referral Form when first contacting Tower View. This offer will be VOID if the new applicant/resident does not immediately present the form at the initial meeting.



Inside this issue:

Six Months In Review	2
Acknowledgements	2
Better Communication	3
Background Checks	3
New Equipment	3
Promotion	4

Upcoming Additions & Changes

Rent:

Effective October 29, 2007, every NEW resident coming into Tower View will be required to place their home on a cement foundation. Also, current residents can choose to have their homes placed on a cement foundation and the rent will be \$325.00.

Existing residents who choose not to have their

homes placed on a cement foundation will continue to pay their current rent of \$225.00.

Effective August 1, 2008 all residents will be individually billed for their own water usage. The rate charged to each resident will be the same amount that the city of Ogilvie charges Tower

View as required by law. All residents will be given two pre-bills prior to the actual billing start date to get a sense of what that will mean in terms of approximate cost for each resident. This way, each resident will be charged only for the water actually used by that resident.

Improved Community Documentation/Communication:

We are in the process of updating the Rental Agreements as well as

the community's Rules and Regulations. When complete, every resident

will be issued a copy. In addition to other supple-

(Continued on page 3)

Special points of interest:

- Community Improvements
- FREE RENT Promotion

Six Months In Review

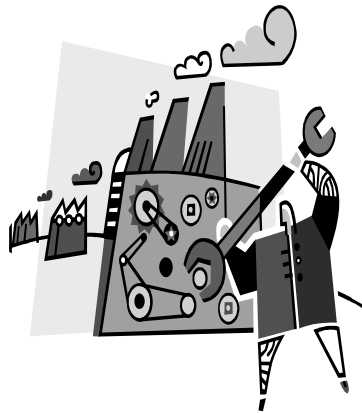
It is hard to believe that more than six months have passed since Tower View changed ownership. Initially our plans were to continue the improvements the O'Connell's started and focus on bringing in new residents. Almost immediately unexpected problems cropped up and we want to thank you all for your patience while we work to fix these problems.

First, our street lights stopped working about the same time the snows came and as a result we could not locate the problem. On Thursday, May 30, 2008 we discovered that U.S. Cable accidentally cut the electrical line going to the lights when they installed the new cable line back in November 2007 for the 200 row of homes. Now that we

have fixed the break we have removed the overhead wire and everything should be back to normal.

Second, while Tower View was provided information on the amount of water the community was supposedly using prior to the purchase we quickly discovered that the information was not accurate and we were experiencing serious water loss. To date, between the water/sewer bills, water meters and outside consultants we have spent thousands of dollars attempting to locate the leak without success. Currently, Tower View

is losing approximately 100,000 gallons of water each month in addition to what every home is using. We will continue to explore every option available to us to resolve the leak as soon as possible. Unfortunately you will all have to be patient as additional water interruptions will occur until the problem is resolved.



Starting on May 15, 2008 we

planned on bringing in more residents, replacing the streets and improve the landscaping. However, we were faced with a third problem in the Spring when the snow melted followed by the rain and we discovered the water was not suffi-

ciently draining away from the property. As a result we had to hire an engineering company to draw up plans so when we bring in new residents, replace the streets and improve the landscape it will be done in such a way that we should drastically reduce the amount of standing water within Tower View. We hope the engineering plans will be finalized in the next couple of weeks so we can begin the work as soon as possible.

Finally, we have gone and continue to go through considerable legal expense to have the O'Connell home removed from Tower View. A Sheriff's Sale is scheduled for July 1, 2008 and by no later than August 1, 2008 the home should be removed from the property.

Acknowledgements

We especially want to thank Phil and Marj Kitterman for their supportive efforts as they have had to do more work than was initially anticipated as a result of these unexpected problems.

Additionally, we would like to thank Al and Larry Blum for stepping in to help out with the snow this past season. Finally, we would like to thank everyone for helping keep Tower View a clean community that anyone would be proud to call home.



Upcoming Additions & Changes

⇒ **Communication:**

(Continued from page 1)

mental documentation there will be a new resident Notice/Request form that will need to be submitted for complaints to be processed and/or before work requests such as building sheds, decks and stairs etc are

approved. Eventually we will have a community board posted outside of the office for community notices.

Tower View's website is currently under construction but it is up and running with a minimal amount of information. In addition to being able

to get information about Tower View, visitors to the website will be able to download forms and documents, get information about the surrounding communities and residents will be able to list their houses for sale with pictures if they ever decide to sell their homes.

Applicant Background Checks:

All NEW tenants that are approved to move into Tower View must meet minimum credit verification and pass a criminal background check. Applicants with criminal

convictions for violence against other people (excluding domestic violence) or drugs in the past ten years or sexual convictions at anytime will NOT be approved to

live in our community. To date we have rejected two applicants and approved two applicants so our acceptance rate is currently 50%.



"A new lawn mower is being delivered to Tower View for the common areas and non-rented homesites. We should have a snow plow on site for next winter season."



TowerView
TowerView
 A MANUFACTURED HOUSING COMMUNITY
 \$325.00 per month
 plus utilities

Benefits Include:

- New owners
- Great in-town location
- On-site manager
- City utilities
- All updated on-site utilities
- Slab-on-grade cement foundations
- Certified storm shelter
- Large 41' x 150' lots

Additional Improvements Coming

- Replacing paved streets
- Property drainage
- Landscape updates

**For Information Please Call
 Phil Kitterman: 320.333.8684**



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We're on the Web!!!

<http://www.towerview.plprop.com>



FREE RENT – Friends & Family Promotion Resident Referral Form

{Tower View—160 N Prospect Ave, Ogilvie, MN 56358 ph: (320) 333-8684}



Tower View Resident Information

Tower View Resident's Name: _____ Lot No.: _____

Tower View Resident's Signature: _____

Friends and/or Family Information

Family/Friend Referral Name: _____

Contact Phone Number: _____

Email Address (Optional): _____

Relationship (Circle One): Family Friend

Age/Year of home: _____

Current Home Size

Length: _____ Width: _____

Target Move Date (Circle One)

Immediately

1-3 Months

4-6 Months

6 Months or longer