

Leaf Collection

Our Leaf Collection season here in Kosmo will end January 31st. Until that time, all tenants are encouraged to rake their leaves (free of rocks, sticks, debris, and animal feces) to the road's edge for our maintenance staff to collect. After January 31st, all tenants will be required to bag and dispose of their leaves on their own. So, if you have not already done so, please take advantage of the free collection service we provide! Maintenance will collect the leaves several times a week (weather permitting) through the 31st. There is no need to call the office to schedule a pick-up. However, if you have questions with regard to the service, please do not hesitate to contact the office at 798-6689.



Management Memo

New Year's Resolutions

Are you one of the millions of Americans who reflect on the past year and resolve to make changes in your life? New Year is the time to work on making the changes we want (or really need) to make in our lives. Here's a list of the top 5 New Years resolutions:

1. **Spend More Time With Family & Friends:** With more than 50% of Americans vowing to appreciate loved ones and spend more time with family and friends, why not make plans to meet up for an evening of fun? You can even keep it simple—plan an evening in. Game Night with everyone bringing their favorite dish to share is a great (and inexpensive) way to spend time together.
2. **Lose Weight & Get Fit:** Recent statistics show that over 66% of American adults are considered overweight. Setting reasonable goals, staying focused and exercising with a friend can help you be successful in your efforts to tame the bulge. Watch for gym membership specials this time of year to help the squeeze on your wallet. Don't forget—if you are interested in joining Weight Watchers, contact the office at 798-6689 for more details about a group program that can be conducted at our office if we get enough participants together.
3. **Learn Something New:** If you've vowed to make this the year you learn something new, start with a public library membership. It doesn't cost you anything and allows you access to a wealth of information, books, periodicals, videos, and reference materials. If you're looking to learn a new skill, consider taking a class through the Hanover Parks & Recreation Department who offer everything from arts to fitness to square dancing and everything in between for everyone from preschool to senior citizen!

News You Can Use

Newspapers: In an effort to help keep our community clean, those tenants who have newspapers delivered curbside are reminded to please pick up their newspapers in a timely fashion. Those left on the ground for more than 3 days will be disposed of. In addition, all tenants are reminded to check the newspaper boxes located directly under their mailbox frequently. Here you will find monthly newsletters, newspapers, menus, etc. Items that are left in these boxes for an extended period of time will be disposed of.

Dumpsters: Once again, we would like to take this opportunity to point out to our tenants that there are 8 dumpsters located throughout the park. If the dumpster you regularly use is full, please take your trash to the next available dumpster. **DO NOT LEAVE TRASH OUTSIDE OF OR ON TOP OF THE DUMPSTER.** Large items or household goods that you no longer want are never to be placed alongside the dumpster. If the item is too large to fit into the dumpster, you must dispose of this item by taking it to the Lewistown Road transfer station. Items you wish to give away, should be appropriately donated to the various charity organizations in our area such as Ashland Christian Emergency Services (798-2784), Goodwill (in Ashland 798-381), and Salvation Army (in Richmond 359-5534).

Sticks/Branches: As we near the end of the leaf collection season, tenants are reminded that sticks need to be placed in the dumpster. Do not include them with or alongside your leaf piles. Branches longer than 4 feet may be left roadside for collection. Those smaller than 4 feet need to be placed in the dumpster.

Christmas Decorations: A friendly reminder to all of those who helped brighten this Christmas season with their festive decorations: All holiday decorations must be taken down within 30 days of the holiday. For those who have live Christmas trees, please note that Hanover County will once again be recycling those trees dropped off at all waste convenience centers and the 301 Transfer Station. The closest convenience center to Kosmo Village is located on Lewistown Road (take a left at the light and follow to end).

Thought For The Month: *“Never look down on anybody unless you're helping him up.”*

~Jesse Jackson

Community Classifieds

FOR SALE: Brand new 2007 Maynardville 14x56, 2 bedroom, 2 bath. \$49,995. Financing available for qualified buyers. Too many amenities to list. Visit www.kosmovillage.com/ForSale.htm or call 798-6689 for details.

FOR SALE: 2006 Maynardville Blue Ridge. 2 bedrooms, 2 baths. All appliances convey. Shingle roof, vinyl siding, Thermopane windows, front & back porch. \$40,000. Call Corey at 627-3044.

FOR SALE: 2002 Clayton 32x72 double wide. 3 bedrooms, 2 baths, large den with fireplace. \$73,000. Call Bob Lucas at 798-3206.

FOR SALE: 1998 Oakwood mobile home for sale. 3 bedrooms, 1 bath. \$13,500. Call 519-5820 or 262-6079.

SERVICES: Leaf removal services offered. Please leave message 798-1275.

SERVICES: Lawn services provided to mobile home park residents. Call Ron Smith at 402-3562 for more information.

SERVICES: Handyman/plumbing services with local neighborhood references available. Free, honest estimates. Call Ken Parady at 798-7223 or 400-3221.

SERVICES: Painting services offered. Call Robert Spence at 253-3900 or 798-4046.

SERVICES: Notary services by appointment. Call Sonja after 5 PM weekdays and anytime weekends. 798-4046.

Human Services Numbers



Below you will find contact numbers for several Human Services organizations in our local area:

- Adult/Child Protective Services.....752-4100
- Adult Career Development Ctr.....328-4095
- Alcoholics Anonymous.....355-1212
- Ashland Christian Emergency Services.....798-2784
- Child Support Enforcement.....1-800-468-8894
- Cooperative Ext. Office.....752-4310
- Counseling Services.....752-4275
- Crisis Intervention.....365-4200
- Crisis Pregnancy Ctr.....673-2020
- Employment Commission559-3133
- Financial Counseling.....752-4310
- Hanover ARC.....798-2400
- Hanover Public Schools.....752-3465
- Health Department.....365-4313
- Meals on Wheels.....673-5035
- Medical Transportation.....261-7388
- Parenting.....752-4310
- YMCA.....798-0057



Early Bird Contest

In place of the Yard of the Month Contest for February, we will be holding our Early Bird Contest. For those who are unfamiliar with this contest, it is a drawing we hold several times a year. Each time you pay your rent early, your name is automatically entered. The more often you pay your rent early, the more chances you have to win!!! The winner receives \$30 off their lot rent and will be announced in February's Kosmo Community Courier Newsletter. GOOD LUCK!!!



If it didn't bring you joy
just leave it behind
Let's ring in the new year
with good things in mind

Let's forget past mistakes
making amends for this year
Send out glad greetings
To bring you hope and cheer!

~Anonymous

Yard of the Month

This month's Yard of the Month Contest for the "Best Holiday Decorations" was a difficult one. We had so many nicely decorated yards to choose from! This month's winner receives \$30 off their next lot rent.



10475 Comanche Lane