



Community News

January – February, 2025

From the Manager

Attention Residents of Bon Air,

We wish you a fantastic start to the new year and sincerely thank you for being part of our community. As we step into the new year let's begin by reviewing some important items and reminders.

Payments

- **Rental Payments:** Rent is due in full on the 1st of each month. Payments not received by the 5th will incur a late fee and result in a 10-day notice being served. If payment is not made by the date on the notice, legal action will be initiated, and additional legal fees will apply. No partial payments are accepted.
- **Online Payments:** To streamline payments, all residents are encouraged to use online payment options. Please note, a \$10 administrative fee will be charged for in-person payments at the office.
- **Cash Pay Option:** For a more affordable alternative, you can pay your rent at Walmart using our Cash Pay program for a fee of only \$4.00.
- **Payment Arrangements:** Any payment arrangements must be requested and submitted to the Manager before the 8th of the month. Arrangements made after the 10-day notice period will not be accepted. Requests must be approved by both the Manager and the Regional Manager prior to the late payment deadline. Late fees will still apply, and in some cases, legal proceedings may continue.

Parking

- Each site has parking pads for two vehicles. Parking in yards is prohibited and will result in a fine.
- Additional vehicles must park along the roadside at the front of the community.
- All vehicles must be in working order and have current registration plates. Inspections by the health department occur three times a year, and violations will require immediate correction.
- Permit Forms: If you have not yet submitted your parking permit form, please do so. The deadline is February 1st.

Ideas and Suggestions for the Newsletter

- Do you have ideas for improving our newsletter? Suggestions such as favorite recipes, upcoming events, or community yard sales are welcome! Feel free to call or stop by the office to share your thoughts.

Change in Emergency Number for the Office

- Our new after-hours emergency phone number is 765-437-9936. This number is for emergencies only. We are excited to introduce our new maintenance technician, Pedro, who will be assisting with after-hours calls.



COMMUNITY UPDATES



Bon Air

2501 N. Apperson Way, Kokomo, IN 46901

Your Staff

Ina L. Chorpenning - Manager
Pedro Montoya - Maintenance

Office Hours

Mon - Fri: 9:00 am – 5:30 pm
Saturday/Sunday by appointment

Contact Us

Phone: (765) 252-3388
After Hours Emergency: 765-437-9936
Email: manager@holidaystateskokomo.com
www.bonairmhc.com

Happy New Year!

May the coming year be adorned with joy and an abundance of shared happiness.

Thank you for being an essential part of our community!



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



Yards

- During inspections, we've noticed many pet owners are not cleaning up after their pets. This is unacceptable and against community rules. Failure to comply may result in violations and, if neglected further, removal of the pet.
- Please ensure yards are maintained properly to avoid issues.

Notice to Vacate

- If you plan to vacate your home, a 30-day notice and forwarding address are required. Simply texting your intent to move is insufficient. Rent for the 30-day notice period is still your responsibility unless the home is rented sooner.

Snow Plowing

- Our plow truck will clear roads if snowfall reaches 2 inches or more, and salt will be applied throughout the community. Please be prepared to shovel out your vehicle, as plowing is limited to main streets.

Cold Weather Reminder

- To prevent pipes from freezing during extreme cold, leave your faucets dripping. If you own your home, you are responsible for thawing frozen pipes. If needed, contact the manager for vendor recommendations (at your expense).

Thank you for your attention to these important updates, and we appreciate your cooperation in keeping our community a great place to live!



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!



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.

Have You Reviewed Us On Google?

We would love for you to give us a 5 STAR review. Your great review will help others find us while they are searching for housing. We want everyone to know how great our community is! If you think we need to fix something before a 5-star rating, we'd love to hear your feedback. Call the business office and let us know!

Simply go to www.google.com enter our community name and city and our community will pop up in the right-side column.

Once there, simply click on write a review.



Google

Happy Valentine's Day!

We want to wish each and every one of you a Happy Valentine's Day!

May your day be filled with love, joy, and treasured moments. Thank you for being part of our community.



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.

