



Hello, Neighbors!

Fall is here, and we're excited to share our first community newsletter with you!

On behalf of everyone at Osprey Management, welcome. We know the past few months have brought a lot of change, including a new management team and recent rent adjustments. We don't take that lightly, and we want to be open and consistent in how we communicate with you. This newsletter is one way we plan to do that. Each edition will share what's happening in your community, what's being worked on, and how to reach us.

Our goal is to create communities that are well maintained, welcoming, and enjoyable for everyone who calls them home. We're glad to be your neighbors in this work.

Rent Payment Instructions

To make sure your payment is applied correctly, please use the information for your community.

James Place MHC

Make checks payable to: James Place MHC

Mail to: Golfway Pines MHC & Apartments, 448 Sandtrap Circle, Painesville, OH 44077

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Please include your lot number on your payment. Questions about your account? Contact us at jamesgolfway@osprey-management.com.

Looking Ahead

Our team is reviewing ways to improve common areas, amenities, and the overall resident experience. Current priorities include:

- Evaluating maintenance needs and property improvement opportunities
- Keeping community grounds and shared spaces in good condition
- Reviewing possible amenity enhancements
- Preparing roads, common areas, and maintenance operations for winter

We'll share details as specific projects and schedules are finalized.

Your Voice Matters: Resident Survey

You live here, and you know your community best. We'd like to hear what you think about amenities, common areas, and the improvements that would matter most to you.

The survey is short, takes only a few minutes, and your answers help guide our planning.

[Click here to view the community survey!](#)

Survey results will be shared in a future newsletter so you can see what we heard.

Take the Resident Survey

Fall Cleanup & Winter Preparation

Colder weather is on its way. A few friendly reminders:

- **Outdoor cleanup:** Rake leaves, remove debris, and secure loose furniture and decorations.
- **Protect your plumbing:** Disconnect outdoor hoses and take steps to keep exposed water lines from freezing.
- **Home heating:** Check your furnace, replace filters as recommended, and test smoke and carbon monoxide detectors.
- **Snow removal:** Keep roads and access areas clear, and watch for community notices about plowing and parking.
- **Holiday lighting:** Use only exterior-rated lights and extension cords, and keep cords out of walkways.
- **Stay safe:** Watch for slippery surfaces and changing road conditions, and keep an eye out for children playing outside.

Please report any community maintenance concerns to your management team so we can address them appropriately.

Halloween Fun!

Halloween is almost here! Whether you're decorating, handing out candy, or taking little ones trick-or-treating, we hope everyone has a safe and happy holiday.

Golfway Pines: Trick-or-treating is Saturday, October 31, from 6–8 PM.

James Place: Trick-or-treating details are coming soon. Check local Madison announcements and watch for a notice from the management team.

Please drive slowly and carefully through the community, and watch for families on foot, especially after dark. Check local announcements for official trick-or-treat dates and times.

Stay Tuned for Our Holiday Edition!

Our next newsletter will cover Thanksgiving and Christmas community activities, winter weather communications, additional property updates, and survey highlights.

Thank you for your patience and cooperation as improvements continue. We look forward to a great season ahead!

