

Troy Villa
Community

2025 FALL NEWSLETTER



Winter Preparation

Hey Homeowners!!! Now is the perfect time to check your heat tape, heat tape plugs, pipe insulation and secure all skirting before the frigid winter weather hits. If you rent your home, Management will be completing this for you. If you need assistance in locating replacement parts, feel free to contact the Troy Villa Office 419-837-6929.

All patio furniture, kids toys, window air conditioners, garden hoses, Halloween decorations and yard waste must be removed or stored by November 10, 2025

ANNUAL EMPTY LOT WINTERIZING

STARTING OCTOBER TROY VILLA MAINTENANCE STAFF WILL BE COMPLETING OUR ANNUAL WINTERIZATION OF THE EMPTY LOTS IN THE COMMUNITY AT THE END OF OCTOBER. YOU MAY EXPERIENCE AIR IN YOUR HOMES WATERLINES AS A RESULT. THIS AIR SIMPLY NEEDS TO BE BLED OUT FROM THE LINES BY TURNING ON THE FAUCETS. DUE TO THE AMOUNT OF EMPTY LOTS, THIS PROCESS OF WINTERIZING MAY TAKE A FEW DAYS TO COMPLETE.

Yard Waste

As always, yard waste will continue to be picked up curbside as long as it is placed in brown paper yard waste bags. Black trash bags will NOT be picked up. Large sticks and branches that do not fit in these bags are permitted to be disposed of in the dumpster, they will NOT be picked up at the roadside. Dumping of yard waste on empty lots or piling on your home site will be cause for violation and subject to fines. Residents are responsible for leaf clean up in the fall season.

ANNUAL VALVE TESTS & SERVICE INTERRUPTION

On 10/3/2025 Troy Villa will be conducting our annual testing of our service valves. This means that on the date of our test, the water will be turned off for a period of time. We will send out texts moments before the water is going to be turned off to all residents who have opted in to receive them. Assuring our infrastructure is in good working condition annually is vital to keeping our water utility services and operating as they should.

TRICK OR TREAT

Sat- 11/01
6:30-7:30PM

FOOD TRUCKS

From 4pm-7pm @ The
Playground!!

Old Dads Tacos
Dueces Dogs

**Remember! You
can pay your
rent online at
www.TroyVillaCommunity.net**

HAPPY HALLOWEEN

DUMPSTER DAYS

OCTOBER 16
(NO NOV. DUMPSTER)

YARD WASTE ONLY
IS NOVEMBER 8

Speed 10mph

Residents, please make sure you and your guests visiting you are following all posted signs including speed, to insure courtesy to your neighbors and safety for all residents.



Children playing in the roadway has become a large issue for drivers in the community and further a large safety issue for residents. Children are NOT permitted to play in the roadway with the exception of riding bikes on the shoulder ONLY. Vehicles have the right of way and pedestrians need to yield to traffic

Helpful Hints For residents

Need Heat Tape? Now is the Time to Check!!!

Marks Mobile Home (419)-666-2063

- Heat Tape Installation
- Skirting Repairs
- Waterline repairs

Knechts Mobile Home Service (419)-833-8818

- Heat Tape Installation
- Frozen Pipe Thawing
- Skirting Repairs
- Waterline repairs

Alternative Plumbing (419)-727-8777

- Waterline repairs



Need Lawn Bags?

Paper (remember they must be paper) Lawn waste bags can be found at any big box store such as Home Depot, Menards, Lowes ect.

Home Depot Price: 5 for \$2.45

Menards Price: 5 for \$2.24

Lowes Price: 5 for \$2.48



Mold Or Mildew?

Do you have mold or mildew build up on your deck, skirting or siding? Try the no scrubbing application of Wet & Forget Outdoor. This product is safe for many applications and makes quick work of this common issue.



Ants, Spiders and Other Pests?

Try Ortho Home Defense! Safe to spray inside and outside on homes skirting, siding, window sills, decks and doorways. Ortho also has products for lawn treatment for pests that works great!

Visit TroyVillaCommunity.net under Resident Resources for Rules & Regulations, Waste Solutions, Resident Forms Ect.