

Bluffs Acres

July 2011

River Update ~ Indian Creek Down

We continue to pump ground water out of Bluffs Acres, over the levee; and back into the Indian Creek 24 hours a day, keeping Bluffs Acres from flooding. The water has been receding and is now down 30 Ft along the bike path next to the Indian Creek. The water from the recent rains has been successfully pumped out.

PRAYER THURSDAY NIGHT...

Are you anxious? ...

We are planning to meet for prayer in the new Clubhouse
Thursday, July 14th and Thursday, July 28th from 7 - 8 p.m.
Please join us to continue to Pray that God protects Bluffs Acres
and gives strength to all those who have been affected by the flood..



Daily Nonpareil Paper Online Flood Information - Under Flood Tab (Top-Left)
http://www.southwestiowanews.com/council_bluffs/front/



Yard of the Month

Congratulations

Cyril &/or Sharon Meister

Cyril &/or Sharon at 3022 Onawa Ave. have won
June's Yard of the Month! They have done a fantastic
job landscaping around their home. Congrats!

New Homes Moving In

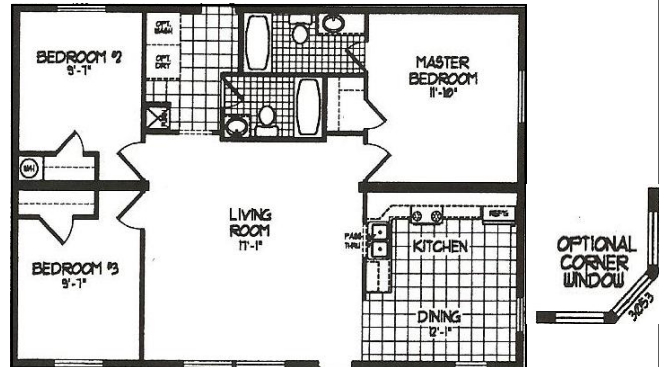
Besides keeping our community dry, we have been moving new homes into Bluffs Acres in the last few weeks and we are very excited! Please let family and friends know that we currently have 5 new homes that have recently been moved in, along with other used homes and all are for sale. So don't forget refer a friend and get free lot rent!





Featured Home: 3009 Onawa

- 2000 Champion
- 1066 Sq. Ft.
- 3 Bed / 2 Bath
- Kitchen Corner Window
- Open Floor Plan
- Vinyl Siding
- Deck & Shed



Call (402) 733-8900 / (712) 366-8900

or www.bluffsacres.com

for more information.

**Own For
\$32,000.00**

Bluffs Acres residents will be charged **\$10.00 a month** to pick up and remove grass clippings. It will be added to your monthly lot rent statement. To avoid these charges "Go Green" and mulch your grass.



Also, picking up old chairs, mattresses, couches or any other thing that will not be picked up by Papillion Sanitation will be charged a minimum of \$10.00 each time we have to pick an item up. These charges will be placed on your monthly lot rent statement as well.

REMEMBER...

When putting up a home for sale, that all **prospective buyers must be approved** by community management before committing to the purchase of your home.

Land contracts are acceptable, as long there is a legal purchase agreement drawn up by an attorney, and management gets a copy of the agreement.

Remember, there are no rentals allowed in the community. All homes must be owner occupied.

Please call Joe at 291-6565 to set up a time the prospective tenants can come in to meet him and fill out an application.



Free Month of Lot Rent!

Nu-Trend Homes will pay your lot rent if you refer a friend to our community. If you refer someone and they buy a home from Nu-Trend and move into the community, Nu-Trend will pay one month of your lot rent! Refer two friends and if they both buy homes and move in, they'll pay three months of your lot rent! It's a great deal!



Manager's Corner

facebook

Dear Residents,

Flooding concerns?? We will be having another prayer service for the flooding Thursday July 14th at 7:00 PM at the Bluffs Acres clubhouse.

Reminder to all parents: You are responsible for actions of your children. Parents /Guardians will be responsible for any damages, theft, or crimes that may occur as a result of a minor breaking curfew. Violations of curfew could be grounds for eviction. If a child's behavior continues to disrupt the community, Management reserves the right to terminate the rental agreement. Please have your children obey curfew, respect their neighbors and the community they live in.

Finally, don't forget to check out our Facebook Page! I would like to see all of our residents (Liking) our page. You get updated information, news and notes and pictures faster than our monthly newsletter. If we can get up to 100 residents who (Like) our page, I will raffle off passes to the Henry Dooley Zoo to one of the residents who (Like) our page. Thanks, Joe