Eagle Pond Townhouses Newsletter

# The Eagle Extra

**Fall 2026**

Office Hours:
Monday - Saturday 9:00 am - 5:30 pm
Office Phone: (248) 624-6600
After Hours Emergencies: (734) 437-0229
Site Manager: Doug Scott
Quiet Hours: 11:00 pm - 8:00 am

## Welcome to all our new residents

Our staff will do their best to insure that you are comfortable and happy in your new townhome.




## Automatic Rent Payment Option

Thinking about putting your rent on autopilot with your credit card? Visit the leasing office to complete our automatic payment form.* Your rent will then be charged to your credit card on the first day of each month.

**A new form will need to be filled out annually at your Lease Renewal.*

## Generators

Our Leases and Rules & Regulations do not allow the use or storage of generators anywhere on the property.





## Outdoor Storage

While we enjoy everyone beautifying their yards, we want to remind you to be respectful of your neighbors. No personal belongings are to be stored on your back patio.




## E-Bike Reminder

Per **Rule #15 of the Rules & Regulations**, minibikes, recreational vehicles, go-karts, e-bikes, and other similar motorized vehicles may only be operated on the property for ingress and egress —meaning entering or leaving the complex.

These vehicles, including e-bikes, are **not** permitted to be ridden around the property for recreational purposes, including on sidewalks and other common areas. Please ride only as necessary to enter or exit the complex.

Thank you for helping keep our community safe!



## Water Cost

While we cover the cost of our tenants' water usage, our water bills have significantly increased. To prevent passing this expense onto our tenants, we kindly request that you inform the leasing office if you notice any drips, leaks, or toilets that are constantly running.



## Porch Lights

Porch lights (front and back) are on photocells. For you and the safety of our neighborhood, please leave the bulb screwed in snuggly. If your porch or patio light is not working, please notify the leasing office.

## Slow Down




Many residents and their children are out walking, bike riding and playing. School has started so watch for children getting on and off the buses. **Our community speed limit is 15mph.** Slow down and watch for your neighbors.




## Fire Safety

Make sure to keep items away from your furnace and hot water heater to avoid fires. As a reminder, it is against the law to remove your smoke detectors from their wiring. Batteries should be checked seasonally. If you need assistance, please contact the leasing office.

# Important Reminders

## Rent Payments

Rent is due on the 1st of every month and is **considered late on the 5th**. If paying after the 4th, please include your late fee, and if paying by credit card, your credit card processing fee. Checks and money orders can be made payable to Eagle Pond Townhouses and need to include your name and unit number. Personal checks will not be accepted after the 12th.

**Now Effective**

Credit card processing fees for late & tenant errors payments have increased

Paying between 5th - 11th fee: $15.00

Paying after 12th fee: $25.00

Any returned check: $25.00

Tenant error credit card correction: $40.00

## Pets

Tenant's with pets must provide a current rabies certificate to leasing office at time of lease renewal. All pets must be registered with our office and no visiting pets are allowed. It is your responsibility to clean up after your pets.

**Remember pets are required to be on a leash, and be in your control at all times.**

## Pest Control

For information on pest control chemicals used by our exterminators, visit the main office.

Anyone found in violation will have charges added to their account

## Garbage

**Garbage must be put in sealed containers and put out for curbside pickup no earlier than the night before pick up.** Recycling is done every other week with curbside pickup. Garbage can also be stored in a sealed plastic bag in a container with a sealed lid on your back patio. No garbage or garbage container can be placed on your front porch. **Any trash needing to go in the residential dumpster must be placed inside the dumpster. Under no circumstances should garbage be left in front of or around the dumpster.** Call the office for instructions on disposing large bulk items.

**Construction Dumpsters are NOT for Tenant Use. Anyone found in violation will have charges added to their account.**

# Bonus Page



## Halloween

We encourage our residents to decorate the outside of their units for Halloween, but please do not put any sort of holes (nails, staples, etc.) on/in the exterior of the building, and do not put decorations near the sidewalks as they must be kept clear. All decorations must be removed by November 16th. Residents are also encouraged to go trick-or-treating on Halloween between 6pm - 8pm per Walled Lake City Clerk.



## Furnace Filters

New furnace filters will be here in November and will be available in the leasing office for pick-up. If you need assistance changing your filters, please contact the leasing office.

## Fall Bulbs



Each fall, Eagle Pond Townhouses offers our residents flower bulbs to plant so once spring arrives, the flowers start to bloom. We will offer bulbs again this fall on a first come first serve basis for those interested. Stop by the leasing office after October 10th to pick some bulbs.

## >>> Community News & Events



### Email Communications

We now have a mass email communication program to notify you of urgent matters, such as boil advisories, DTE alerts, and any other site information. Please make sure your email address is up to date with the leasing office.




In partnership with the Friends of the Walled Lake City Library, Dolly Parton's Imagination Library of Walled Lake delivers a book each month to children at no cost to families. All children in Walled Lake, from birth to age five, are eligible for this program. Visit imaginationlibrary.com or the Walled Lake Library for more information on this free service.



### Local Cider Mills

Long Family Orchard & Farm
1540 E. Commerce Rd, Commerce, MI 48382

Blake Farms South Lyon
61475 Silver Lake Rd, South Lyon, MI 48178

Parmenter's Northville Cider Mill
714 Base Line Rd, Northville, MI 48167

Three Cedars Farms
7897 Six Mile Rd, Northville, MI 48168

Franklin Cider Mill
7450 Franklin Rd, Bloomfield Hills, MI 48301

Spicer Orchards
10411 Clyde Rd, Fenton, MI 48430