

Winter Is Coming! Is Your Home Ready?

A Little Preparation Today Can Prevent a Big Headache Tomorrow!
Michigan winters are beautiful, especially here at Timberline Estates, but freezing temperatures, heavy snow, and icy winds can be tough on our homes!

Before Old Man Winter comes knocking, take a few minutes to make sure your home is ready. Check your skirting for loose or missing panels, inspect your heat tape, insulate exposed water lines, seal drafty windows and doors, and give your furnace a little attention. Don't forget: Frozen pipes can lead to costly repairs, and a little prevention now can save you a lot of trouble later!

One of the things that makes Timberline so special is the pride our homeowners take in their homes. Keeping them winter-ready helps protect your investment and keeps our beautiful community looking its best.

Want more winterizing tips? We've put together a complete homeowner's guide with helpful advice and a winter preparation checklist!

Visit www.CallTimberlineHome.com and check out our latest PINECONE PRESS article, Winter Is Coming! Is Your Home Ready?

Stay warm, stay safe, and let's keep Timberline beautiful all winter long!

EMERGENCY AFTER HOURS
231-740-0053

Fall Leaf Cleanup & Pickup

Help keep Timberline looking beautiful this fall!

Leaf and yard waste pickup is every day. Please place paper or a tied bags (35 lbs. or less) at the end of your driveway. Branches and sticks should be placed in a bag, box, or container for easy pickup.

Prefer to skip the bags? Leaves can be taken directly to the leaf disposal area north of the basketball court.

A Friendly Reminder: Leaf cleanup is each homeowner's responsibility. Lots requiring cleanup by management will be charged $100–$350, with charges doubling for repeated cleanups.

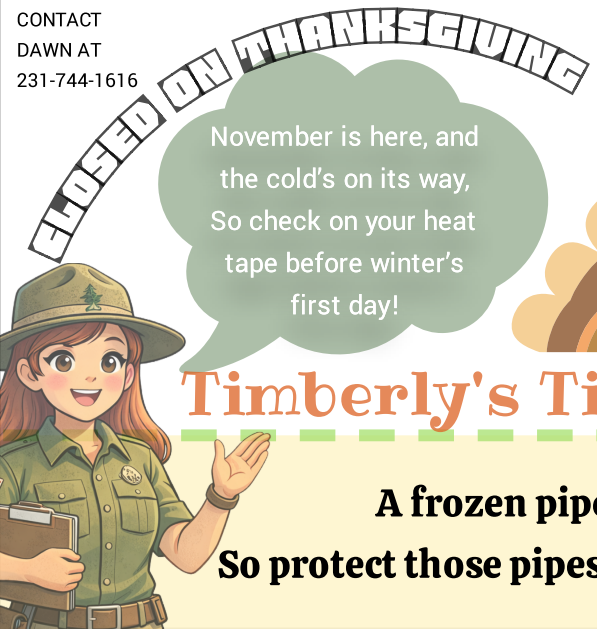
Thank you for helping keep Timberline beautiful under the trees!

A Little Kindness Goes a Long Way Under the Trees!

Thanksgiving is about gratitude, togetherness, and looking out for one another. This year, we're inviting our Timberline family to come together for our first Thanksgiving Food Drive!

Whether it's a can of vegetables, a box of stuffing, or a complete Thanksgiving meal donation, every little bit helps make the holiday brighter for a neighbor.

Donations accepted at the Timberline office through November 18.
TO NOMINATE A FAMILY IN TIMBERLINE ESTATES, CONTACT DAWN AT 231-744-1616



Timberly's Tip for November

A frozen pipe bursting is no winter treat,
So protect those pipes before snow hits the street!



REGISTER YOUR RV & BOAT



Upcoming Water Interruption November 6–13



Please prepare for a possible water interruption during the week of November 6–13. Updates on shutoff and restoration will be sent by text alert and posted on your My Timberline Dashboard and at park entrances and exits.

Timberline's December *FREE* Lot Rent Drawing

At Timberline Estates, we believe the best things happen when a community comes together. This November, we're making our **FREE** December Lot Rent Drawing even more exciting!

ONE lucky homeowner is GUARANTEED to win **FREE** December lot rent! But here's the fun part — the more homeowners who qualify, the more winners we'll have!

Every homeowner with a zero balance ($0.00) or credit balance ($-.01) at the close of business on Thursday, November 5, 2026, will automatically be entered into the drawing.

The More We Come Together, The More We Give Away!

3 Chances to Spread Holiday Cheer!

Winner #1 – GUARANTEED!
One lucky homeowner will win FREE December lot rent!

Winner #2 If 80% of our homeowners qualify, we'll draw a SECOND winner!

Winner #3 If 90% of our homeowners qualify, we'll draw a THIRD winner!

OCTOBER'S DRAWING WILL BE ANNOUNCED

ONLINE ONLY ON 11/1

There's something special about living in a community where neighbors care about neighbors. At Timberline, we see that spirit every day. This drawing isn't just about winning. It's about seeing what we can accomplish together! The more households that qualify, the more holiday cheer we get to share! Imagine THREE Timberline households heading into December without a lot rent payment to worry about. That's something worth celebrating!

Every Household Makes a Difference!

TIMBERLINE ESTATES
2315 Oak Twin Lake, MI 49457
231-744-1616
www.calltimberlinehome.com
timberlineestates@yahoo.com

Where community grows under the trees



Six Months at Timberline Estates... And I Have Something to Say!

Over the past 6 months I've been on a little mission of my own. I've traveled within a 100-mile radius, visiting approximately 20 different manufactured home communities, taking a good look around, comparing neighborhoods, and seeing how other communities measure up. And do you know what I discovered?

There is NO place quite like Timberline Estates!

Not one of the communities I visited even came close to what we have right here. And I'm not just talking about the beautiful trees, the well-kept homes, or the peaceful streets. I'm talking about something much more valuable.

I'm talking about YOU!

October marks my 6th month as your Office Manager, and I can tell you without hesitation that these have been six of the most rewarding months of my entire career. Thank you!

Well, let me tell you something.

Over the years, we've all heard the stereotypes about "trailer parks." Unfortunately, manufactured home communities sometimes get a bad reputation, often from people who have never experienced what a truly wonderful community can be.

Timberline Estates couldn't be further from that stereotype! What I see here is a neighborhood filled with people who take pride in their homes, care about their surroundings, look out for their neighbors, and genuinely want to live in a beautiful, welcoming community. I see homeowners who put their hearts into their yards, neighbors who lend a helping hand, residents who stop by just to say hello, and people who truly care about the place they call home. That's something you can't manufacture.

That's community, That's Timberline Estates.

