



EVERGREEN
VILLAGE

198 Evergreen Dr
Sartell, MN 56377

Office Hours

Monday-Friday
8am—5pm
Or by Appointment

Office Phone:
(320) 253-5018

Emergency:
(320) 249-6429

Weekend On-Call
(320)291-6175

**EV Community
Manager
Megan Voss**

***Early Bird
Drawing***

Pay your rent by the 3rd of the month to be entered into a drawing to win a \$25.00 gift card.

Congratulations to

Arlene Koontz



***February
2025***

The Village Press

www.evergreenvillage.org



office@evergreenvillage.org

CRP Enclosed– FILE WITH 2024 TAXES

Your 2025 Certificate of Rent paid is enclosed with this newsletter. Eligible renters may receive a refund based on amount paid and income. This year CRP Filing is a bit different then previous years.

Beginning with 2024 taxes, renters claim the Renter's Credit as part of their Minnesota Individual Income Tax return (Form M1). You will no longer file a Renter's Property Tax Refund return (Form M1PR).

To get the refund, renters must file a Minnesota income tax return even if they are not required to. The Department of Revenue is working on getting the word out in several different places. They acknowledge that residents in facilities are highly impacted by this change.

Because this is a significant change to when and how renters file their taxes, the Minnesota Department of Revenue would appreciate your assistance in sharing this information with your residents and their family members.

**For more information you can visit
www.revenue.state.mn.us/renters-credit
Or call 651-296-3781**



***SOME TIPS FOR DEALING WITH
FROZEN WATER LINES***

It's still winter here in Minnesota and still possible for water lines to freeze. Here are some ideas to help -

You can call a service company if you're not sure how to deal with the problem or maybe don't want to. You should always have some names on hand just in case.

Always check your heat tape and outlet before calling anyone. Make sure it is plugged in and you have power to the outlet.

Check the water line. If you have ONLY hot or cold, try forcing warm air into the floor by closing heat vents and turning your heat up.

Don't turn your heat down too far in very cold weather. Recommended temperature is about 70 degrees, especially in older homes.

If your heat tape needs replacing, we do have some available here at the office for you to purchase.

Easy Chicken Enchiladas

1-8 oz pkg cream cheese
2 c. chopped cooked chicken
flour tortillas

1 c. salsa
1-15.5 oz can pinto beans
2 c. shredded cheese

In a small sauce pan over medium heat, blend together the cream cheese and salsa. Stir in chicken and pinto beans. Fill tortillas with this mixture, roll and place in greased 9x13 inch backing pan. Top with cheese.

Bake at 350 degrees, covered, for 30 minutes. Garnish with your favorite toppings such as lettuce, tomatoes, sour cream, etc.

Fun Fact



Nobody can go back and start a new beginning, but anyone can start today and make a new ending.



Community Information:

- Trash cans may be stored near your front steps/porch until spring
- Please keep snow away from the meters and your emergency exit.
- Classifying your home as homestead with Benton County Auditor will save you money on property taxes.
- Evergreen Village sells skirting and heat tape. Call the office for more information.
- Please remember to always clean up your pet waste when walking your dog. Bring along a doggie bag.
- Evergreen Village does not accept cash. Please contact the office for electronic payment option.
- There are books and videos available in the lending library in the community center.
- Coffee Social Mondays 10-11am located in Storm shelter

Resident Info Sheet

Please if you have not already return the blue sheet to the office that was sent with last months newsletter.



Parking Reminder

There is no street parking any time of the year, unless you have a parking variance through EV office. Your visitors are still allowed to park on the street for a couple hours but if there is snow in the forecast they should park up at the office. Also, make sure you and your guests are being respectful of your neighbors by parking only in front of your home.



Ice Dams on your roof

Ice dams form when warm air from inside your home warms the underside of the roof, or when warm air leaks from your home through roof vents, causing the snow on the roof to melt. The water that backs up behind the dam can leak into your home and cause damage to walls and ceilings. To prevent this we always recommend to remove at least the first 2 feet of snow off the edges of your roof. Evergreen Village has roof rakes available for you to use if you are able to do it yourself or you could contact a roofing specialist to do the work for you.

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Direct Rent Payment

Simplify bill paying by paying your Evergreen Village home site rent automatically on the 5th of every month from your checking or savings account. To get started, bring a voided check or savings deposit slip to the EV office and sign the Direct Payment form.