



**Pinebrook**  
VILLAGE  
*"An Active Senior Community"*

## **Frequently Asked Questions**

### **Do you have rentals?**

No. All of the homes within our park are owned by residents.

### **Is there an age limit to live within Pinebrook?**

Yes. We are a senior park. This means that one resident must be 55 years old (a second resident may be 50). No children are allowed to live within the park.

### **Can we have pets?**

Yes. You are allowed to have two pets (2 dogs, one cat - one dog, etc.). All pets must be under 30 pounds and 15" tall and on a leash when outside. All cats must remain within the home.

### **Do you have a master meter?**

No. All of the homes within our park have their own meters for electricity and gas. You are responsible to directly pay the utility company for your own usage.

### **Are the utilities expensive?**

No. Depending upon your usage, the average resident spends a total of @\$200 per month.

**Electrical:** We have SMUD as our electrical provider.

**Gas:** PG&E is our provider for natural gas.

**Sewer/Garbage/Green Waste:** The City of Folsom provides these services.

### **Do you have a space for us to park our RV?**

Yes. We have a RV Storage Lot. We have 131 spaces. Depending upon the size of the space, the monthly rent for our residents is \$20 - \$25.

### **Do you have cable within the park?**

Yes. We have Wave Communications as our provider. They have competitive rates for cable, phone and internet services. We also have DirecTV, Dish Network, Verizon and AT&T within the park for Satellite TV. We also have AT&T for phone and internet services.

### **Are there homeowner's dues or any additional charges besides the monthly rent?**

No. All services provided are included in the homesite monthly rent.

**Are we responsible to maintain our own yard?**

Yes. The main reason people want to live within Pinebrook is for its beauty. We require two-thirds of each homesite to be "living green" (no rocks in the front yard like outdated trailer parks). This requirement maintains the uniqueness and the beauty of Pinebrook.

**How often is there a rent increase?**

There is typically a nominal rent increase each January.

**How much is the monthly rent?**

It depends upon the size and location of the lot (i.e. lakeside lots are higher). We have five lot sizes. We are told by prospects that our rents overall are lower than comparable parks in the region (there is not another park in the greater Sacramento area which looks as nice as Pinebrook). Your water usage is included in the monthly rent.

**Is there parking available for our friends and family when they come to visit?**

Yes. We have over 175 guest parking spaces.

**What are the hours for the clubhouse and other amenities?**

The clubhouse is open from 7:30 AM - 8:30 PM (10:00 PM summer hours).

**Can we reserve the picnic area and clubhouse for family reunions?**

Yes. We have three BBQ areas for use by our residents and their guests. There is no fee for using our facilities.

**Is there a place for our visitors to park an RV while they visit us?**

Yes. We have a "turn around" area across the street from the RV Storage facility where guests can park their RV overnight (no sleeping allowed within the trailer).

**Can guests access the facilities while they visit (pool, etc.)?**

Yes. We require guests to be accompanied by the resident while visiting the common areas within the park. We prefer children to swim between 10:00 am and 2:00pm so residents can have "quiet" time in the afternoons and evenings.