



# Community News

April, 2024

## From the Manager

### Hello Valued Tenants,

Spring is a time of transformation and growth, and here in our community, we are embracing the season with open arms. We are delighted to bring you the latest updates, events, and highlights from our wonderful community:

#### AROUND THE COMMUNITY:

- **SITE CURB APPEAL:** Please be reminded to ensure that skirting around the entire house is in good shape with no gaps, etc. Due to recent rain, please maintain the grass around your site by mowing and weed-eating regularly.
- **PETS:** Please remember to abide by the lease and register your pets with the office. All pets must be authorized. Also, note that there is an additional monthly \$10.00 pet fee per pet.

#### EVENTS TO CHECK:

- **TOTAL SOLAR ECLIPSE:** This will take place at the Moon's ascending node on Monday, April 8, 2024, visible across North America and dubbed the Great North American Eclipse (also Great American Total Solar Eclipse and Great American Eclipse) by some media sources.

A solar eclipse occurs when the Moon passes between Earth and the Sun, thereby obscuring the image of the Sun for a viewer on Earth. A total solar eclipse occurs when the Moon's apparent diameter is larger than the Sun's, blocking all direct sunlight, turning day into darkness. Totality occurs only in a narrow path across Earth's surface, with the partial solar eclipse visible over a surrounding region thousands of kilometers wide.

Occurring only one day after perigee (perigee on Sunday, April 7, 2024), the Moon's apparent diameter will be 5.5% larger than average. With a magnitude of 1.0566, its longest duration of totality will be four minutes and 28.13 seconds near the Mexican town of Nazas, Durango, (~6 km north), and the nearby city of Torreón, Coahuila.

This eclipse will be the first total solar eclipse visible in the provinces of Canada since February 26, 1979, the first in Mexico since July 11, 1991, and the first in the U.S. since August 21, 2017.

It will be the only total solar eclipse in the 21st century where totality will be visible in Mexico, the United States, and Canada. It will also be the last total solar eclipse visible in the Contiguous United States until August 23, 2044.

The final solar eclipse of the year will occur six months later, on October 2, 2024.



### Leopard MHC

8225 Leopard St.,  
Copus Christi, TX 78409

#### Your Staff:

Brenda Salcido - Community Manager  
Tyler Marvin - Maintenance

#### Contact Us:

Phone: (361) 241 - 4122

Email: [www.manager@leopardmhp.com](mailto:www.manager@leopardmhp.com)

Website: [www.leopardmhp.com](http://www.leopardmhp.com)

#### Office Hours:

Monday - Friday: 9:00am - 5:00pm

Closed Saturday and Sunday

**Thank You All...** for taking such pride in our community!

## Happy Easter!

May your day be filled with the joy of springtime, the warmth of loved ones, and the sweet delights of the season.

Here's to new beginnings, cherished moments, and an abundance of happiness.



We would like to wish a very **Happy Birthday** to all our residents who will be celebrating their special day on **April!**



## COMMUNITY UPDATES

- **BOTANICAL GARDENS YEARLY PLANT SALE:** South Texas Botanical Gardens & Nature Center offers a special event: **the annual BIG BLOOM mega PLANT SALE & GARDEN FESTIVAL.** For only \$2 Community Day entry fee, you can enjoy the event from 10 am to 5 pm on **Saturday, April 6,** at South Texas Botanical Gardens & Nature Center, located at **8545 S. Staples St., Corpus Christi.**

The event will feature hundreds of plant varieties, from bougainvillea to begonias to bromeliads, orchids, plumeria, tropicals, butterfly attractors, xeriscape, and colorful foliage. Participants can also engage in ECO-FUN butterfly and ladybug releases, observe resident reptiles and parrots, browse specialty vendors' wares, and explore Nature's Boutique gift shop. Food truck lunches will be available, along with a kids Play Area. Guests can also tour the Gardens and conservatories.

Members can enter for free with early shopping at 9 am. Memberships will be sold at the entrance. Free parking is provided. Attendees are encouraged to bring a plant carrier and their membership card if applicable. Vendors can apply by contacting [kathie@stxbot.org](mailto:kathie@stxbot.org); the deadline for applications is April 3 or when full. Visit <https://www.stxbot.org> for a detailed schedule. The address is 8545 S Staples St. CC TX 78413, and the contact number is (361) 852-2110.



## Have You Reviewed Us On Google?

We would love for you to give us a 5 STAR review. Your great review will help others find us while they are searching for housing. We want everyone to know how great our community is!

If you think we need to fix something before a 5-star rating, we'd love to hear your feedback. Call the business office and let us know!

Simply go to [www.google.com](http://www.google.com) enter our community name and city and our community will pop up in the right-side column.

Once there, simply click on write a review.



**Google**

## COMMUNITY UPDATES



### Tax Day Is Approaching

Remember, taxes for the year 2023 are due on Monday, April 15th, 2024.

Be sure to finalize your filings and submit them on time.

Here's to smooth sailing through tax season!



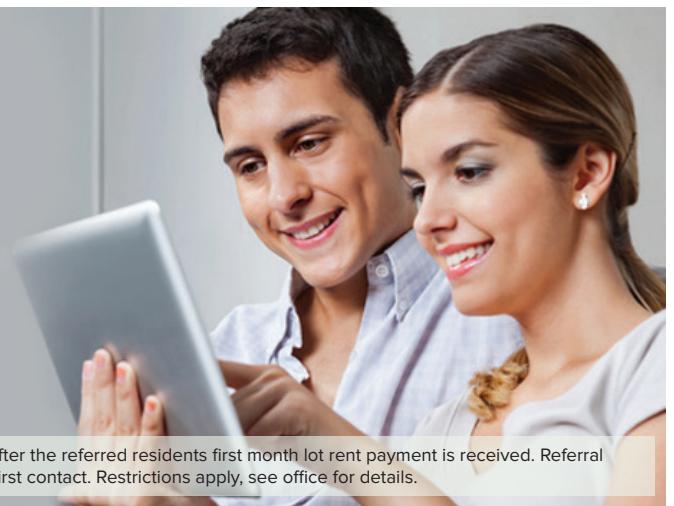
**Do you want to continue receiving updates about our community? Follow us on Facebook to stay informed about the latest news!** We will be posting articles, upcoming events, specials, and other community information.

## Find Us On FACEBOOK!



**Refer a Friend**  
*and receive*

**ONE MONTH  
FREE  
LOT RENT!\***



\*Referral bonus will be issued after the referred residents first month lot rent payment is received. Referral source must be mentioned on first contact. Restrictions apply, see office for details.