

Spring/Summer

2022

Appleville Community News

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Checks must be written to Winesap, LLC not A. Hunter. Rental payments can be made online at: www.ahunter.com.

Community Inspections

Now that warmer weather is here, it's time for Spring cleaning and community inspections. Below is a list of the things we look for when we inspect your community:

- Homes should be power washed if they are dirty or contain mildew. Homes should be clean and painted.
- Yards should be mowed and maintained.
- Patios/porches and yards should be free of debris and clutter.
- Porches should only have lawn furniture and a grill.
- There should be no garbage or junk lying around.
- Skirting should be well maintained and installed properly.
- Sheds should be well maintained and properly painted/stained.

Inspections

Inspections are done to ensure the pleasant appearance of the community. We ask that everyone is neat and is keeping their home and lot maintained. This makes an appealing community for everyone. We aren't out to "pick on residents", we just want to ensure that things are maintained, as you agreed to when you moved in to the community. If you have are unsure of your rules and regulations, please review them. You can find your rules and regulations on our website at www.ahunter.com. The rules and regulations are listed on your community page. You can also call the office if you have any questions.

Phone/Email Changes

Please notify the office if your phone number or email address has changed. Occasionally we send phone blasts to inform residents of emergencies, such as water being shut off. Updating your information with us ensures that you're aware of important issues.

Reminders:

- No FIREWORKS in the community.
- Each resident has 2 parking spaces. Vehicles should be in those spaces and not on the street.
- Dogs cannot be left unattended outside nor tied outside. They must be under human control and on a leash when outside of your home.
- Pools are not permitted in the community due to insurance regulations and health & safety concerns (drowning, injuries, etc).
- PARENTS, know where your children are and what they are doing. They are your responsibility. Please remind them that they should not be on lots belonging to other residents.
- Warm weather means children will be outside playing. Please slow down and watch for children while driving.
- Enjoy your Summer picnics, but please be mindful of your neighbors.
- Anyone who wants to live in the community **must be approved** as a resident.



SUNDAY, JUNE 19TH, 2022

Selling Your Home?

For residents who plan to sell their homes, please remember that the purchaser **MUST** be approved as a resident **BEFORE** they can live in the community. If the home is going to remain in the community, **the buyer must apply with A. Hunter and be approved before settlement**. If the buyer is NOT approved and we do not sign a lease with the buyer, the buyer will not be permitted to live in the community and will need to remove the home from the community.



Insurance Update

Please make sure you update your homeowners

insurance information and send a copy to:

A Hunter Property Management, Inc.



SUNDAY, MAY 8TH, 2022

Feel Free to Contact Us

Always feel free to reach us at info@ahunter.com.

If you call the office, please leave a message so we can return your call. Occasionally our phones are very busy. If you leave a message and a call back number, we will return your call. Frequently when we return calls, we get a message that says, "the voice mailbox you are trying to reach is full". We cannot leave a message if the voice mailbox is full. Please check your phones and make sure your mailbox is able to accept messages.

Appleville Oil Tank Policy Update Letter/Lease Addendum

March 1, 2022

Dear Appleville Resident,

You are receiving this notice as an addendum to your current lease terms. This notice is being sent to all residents but is primarily applicable to those who use fuel oil to heat their homes and/or have an underground fuel tank on their lot. Please contact the management office if you have questions about how these rules may apply to you.

In order to protect the long-term viability of the community and prevent environmental damage, management will begin to enforce the existing community rules regarding above ground oil tank insurance and take steps to decommission and remove existing underground fuel oil tanks. Please see the following excerpts from the existing community rules:

- **Section III, item 15:**

- *All homes entering the community will be permitted to be fueled by an environmentally safe product which does not include fuel oil.*
- *Homes with oil-fired heating systems may enter, but heating system must be converted to an environmentally safe fuel system by the one-year anniversary of move-in date. Any oil fuel tank, underground or otherwise, must be removed.*

- **Section III, item 15, part A :**

- *Should an existing home use oil as a source of heat, the tank must be above ground with Management approval and in accordance with Management guidelines.*
- *Any fuel tanks owned by me must be installed and maintained by me so as to meet all safety codes and must have Management approval for location, security and appearance.*
- *I will be fully responsible for any and all damages caused by equipment failures, leaks or supplier negligence.*
- *I will be responsible for costs to clean up any fuel spills and will maintain proper insurance coverage for this risk.*

Above ground oil tank insurance

The current community rules require homeowners to maintain insurance coverage for the risk of fuel spills associated with fuel oil tanks. **Effective June 1st, 2022, any home that has an above ground fuel oil tank will be billed \$15 per month to reimburse the cost of providing insurance coverage for your tank. There will be an annual tank inspection associated with this policy.** This fee may be waived at management's discretion if you are able to show that you already have adequate insurance coverage for this risk. The specific requirements will be available upon request. Please note that in our experience, most homeowners' insurance policies do not cover this risk so we suggest that you contact your insurance company and ask if it is included in your policy.

Underground tank removal

Industry experts estimate that the average lifespan of an underground oil tank is 20 years. Given that the existing underground oil tanks at Appleville are between 30 and 50 years old, they are all past their expected life and carry an elevated risk of environmental damage.

Effective March 1st, 2023, all remaining underground fuel oil tanks in Appleville will be decommissioned and tagged out of service. This means that if you have an underground tank on your lot, it must no longer be used to store heating fuel oil after this date. If your home is currently using an underground oil tank, you will need to make changes to your home heating system. This may include installing a new above ground fuel oil tank, or converting your heating system to propane or electric prior to March 1st 2023. The cost of work done to new or existing heating and fuel systems to accommodate this change will be your responsibility and it must be done in accordance to the community rules, meet local code, and follow the West Bradford Township permitting process.

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After March 1st 2023 all remaining underground tanks will be subject to pumping (emptying) and removal. **You will not be responsible for the cost of removing any underground tanks.** There will be no credits given for fuel left in underground tanks after March 1st 2023 so you are encouraged to use, sell or transfer this fuel prior to this date.

If your lot has an underground tank, you will be provided with more information regarding the removal of the tank including schedule and other logistics closer to the removal date. If your lot has an underground tank that is not in use, we may be in touch regarding removal prior to March 1st 2023.

We thank you for your cooperation in this matter and for understanding the importance of this change for the long-term sustainability of Appleville.

Please contact us with any questions 717-274-2104.

Sincerely,

A Hunter Property Management
on behalf of Winesap, LLC

Building/Construction Improvement Approval (sheds, patios, awnings, etc.)

This is not new... Simply a reminder of a procedure that has always been in place.

Any resident wishing to make an improvement to the outside of their home, including but not limited to: steps, awnings, sheds, walkways, decks or any other exterior construction must do the following.

1. Review the community rules and regulations to make sure that the request meets the specific requirements of the lease agreement. For example, sheds must be of a certain material, foundation, etc. Resident should also review the West Bradford Township building codes/permit requirements.
2. The resident must submit detailed plans to community management.
 - a. The plans should include a map showing the placement of the improvement, the type of building materials, size, etc.
 - b. For certain improvements such as decks and sheds we may ask resident to mark out the corners of the proposed project to help locate the extent of their project. Sending in pictures is helpful and may speed up the process.
3. If community management approves the project, management will send a letter to the resident stating their plans are approved by, on the condition that the Township approves the plans and issues a building permit. The next step is for the resident to contact Lori Cappello at West Bradford Township for a building permit. (Lori will be asking for management's approval letter)
4. A copy of that building permit must be submitted to the community office, prior to any work being done.
5. After community management receives a copy of the building permit, you can begin your project.

Affordable Housing..

- Customized Homes
- 2-4 Total Bedroom(s)
- 2 Bathrooms
- Approx. 1000-2000 sq ft
- Energy Efficient
- Air Conditioning
- Vaulted Ceilings
- Hardwood Floors
- Slate Entry
- Family Room and Living Room
- Beautiful plumbing, faucets and the latest appliances
- Affordable
- Financing Available
- Homes must adhere to strict guideline administered by the Federal HUD Code



MANUFACTURED HOUSING offers affordable housing and quality homes. New models offer family friendly floor plans, beautiful flooring, drywall and the latest appliances. Choosing manufactured housing is affordable, the homes offer quality and energy efficiency, customization, and finally great financing options! With the demand for manufactured housing increasing, lenders are offering lending solutions to buyers.

Call A. Hunter and let us help you move in to your brand new home.

Call A. Hunter Homes at 717 274-2104

Brush Collection Shut Down

Given the recent issue with a fire at Highland Orchards' brush dumping site, it makes sense to end the collection of brush for Appleville residents on site at 1521 Concord. It presents a fire safety issue and will likely become even more costly to maintain if Highland stops accepting brush (which they have for now). As an alternative, West Bradford Township already has a compost site 4 miles away that accepts leaves and brush and is available to all residents of the township. Some fees are required during the peak season.

West Bradford Township Compost Site



Compost Site is open Wednesdays and Saturdays, 9AM TO 2PM

- The site is limited to residents of West Bradford and East Bradford Township.
- All visitors MUST practice social distancing when outside of their vehicle.
- **Fees for the compost site**
- Biodegradable bags only, no plastic bags accepted.
- We do not accept stumps or roots.
- Beginning Saturday, March 26, the frontend loader will be available to residents for loading material.

The Township encourages all of its residents to compost or mulch their yard waste. This reduces the amount of waste that has to be collected and helps the environment. Should you choose to make your own compost, it can include leaves, clippings and grass cuttings. Even food and vegetable scraps and coffee grounds can be added to your compost. Compost can be used as fertilizer and mulch around your yard.

If you would like further information on composting, contact the Chester County Health Department - Division of Solid Waste Management at **610-273-3771** or stop by the Township Office for composting brochures.

Yard waste cannot be burned.

It is against Township ordinance to burn recyclables (leaves and sticks are considered recyclable by mulching). Please see **Ordinance 2005-04**.

For more information visit: www.westbradford.org/compost-site

2020 Strasburg Road, Coatesville, PA 19320

Meet Our Staff



Noah Gerdes
Inspector

Noah Gerdes joined our staff in 2015. Noah handles inspections of the communities we manage. He is detail oriented and a huge asset to A. Hunter. In his free time Noah enjoys spending as much time as he can with his son.

A. Hunter's office will be closed Monday, July 4th.

7 Interesting Facts about Memorial Day

More than 1 million men and women who have lost their lives defending America in wars from the Revolution to the global war on terrorism are remembered on Memorial Day. Flags are placed at gravesites, ceremonies and parades are held as well as many other events to honor those who made the ultimate sacrifice.

1. Memorial Day was originally called Decoration Day. Gen. John A. Logan, commander of the Grand Army of the Republic, called for a day of remembrance on May 30, 1868, "for the purpose of strewing with flowers, or otherwise decorating the graves of comrades who died in defense of their country during the late rebellion." Nearly 620,000 soldiers lost their lives in the Civil War.
2. On the first Decoration Day in 1868, Gen. James Garfield made a speech at Arlington National Cemetery, where 5,000 participants decorated the graves of the 20,000 Union and Confederate soldiers buried there. (via history.com)
3. In 1966, Congress declared Waterloo, NY, the official birthplace of Memorial Day for being the first town to celebrate the holiday 100 years prior.
4. In 1968, Congress passed the Uniform Monday Holiday Act, which established Memorial Day as the last Monday in May, instead of May 30, in order to create a three-day weekend for federal employees. The change went into effect in 1971.
5. On Dec. 28, 2000, President Bill Clinton signed into law the National Moment of Remembrance Act, which asks Americans to pause on Memorial Day at 3 pm local time for one minute to honor those who died protecting America's rights and freedoms.
6. On Memorial Day, the U.S. flag should be displayed at half-staff from sunrise until noon, then raised to the top at full staff until sunset.
7. Red poppies are to be worn the Friday before Memorial Day. The red poppy is a nationally recognized symbol of sacrifice worn by Americans since World War I to honor those who served and died for our country in all wars.



MEMORIAL DAY
REMEMBER AND HONOR

MONDAY, MAY 30, 2022

MOBILE HOME TAX REASSESSMENT PROJECT



YOU CAN LOWER YOUR PROPERTY TAXES!

United Way of Chester County, in partnership with Legal Aid of Southeastern Pennsylvania, LCH Health and Community Services and local food pantries, is offering assistance to mobile home owners in Chester County to file for property tax reassessment appeals. *We will do all the work and pay the fees on behalf of the homeowners in the program.*

Your mobile home depreciates over time, but the tax authority won't lower your assessment unless you appeal. In just three years, we assisted in 756 successful appeals, lowered assessments by 70%, saved each mobile home owner an average of \$885.35 on their annual taxes, and collectively saved these homeowners \$6.7 million over the next 10 years that they should have never owed to begin with if not for a flaw in state tax code.

HOW TO APPLY:

- Visit UnitedForMobileHomes.com and fill out the 2022 Reassessment Form or call United Way of Chester County at 610-429-9400 to make an appointment
- Once the form is complete, United Way of Chester County will contact the client to schedule a 30 minute intake interview between March and mid-July with a representative from Legal Aid of Southeastern Pennsylvania
- A paralegal will complete the forms and will contact the client for their signature
- A United Way of Chester County volunteer will take photos of the home for documentation
- All forms will be submitted between May 1- August 1 to the County Reassessment Office
- Clients will be notified the results of their reassessment appeals in October

**Recently appealed your taxes?
Use this table to determine if you
need to appeal this year.**

If your home is...	Then you should reappeal every..
5 years old or less	2 years
5-10 years old	3 years
10+ years old	5 years

WHAT DO I NEED TO BRING TO THE APPOINTMENT?

- You need to know the **year, make, model and size** of your mobile home. A property tax bill, preferably the school tax bill
- Title or sales agreement to your mobile home, information about how much you paid for the home, including a bill of sale if you purchased within the past 5 years

For more information, contact Darshana Shyamsunder at 610-429-9400 or dshyamsunder@uwchestercounty.org.

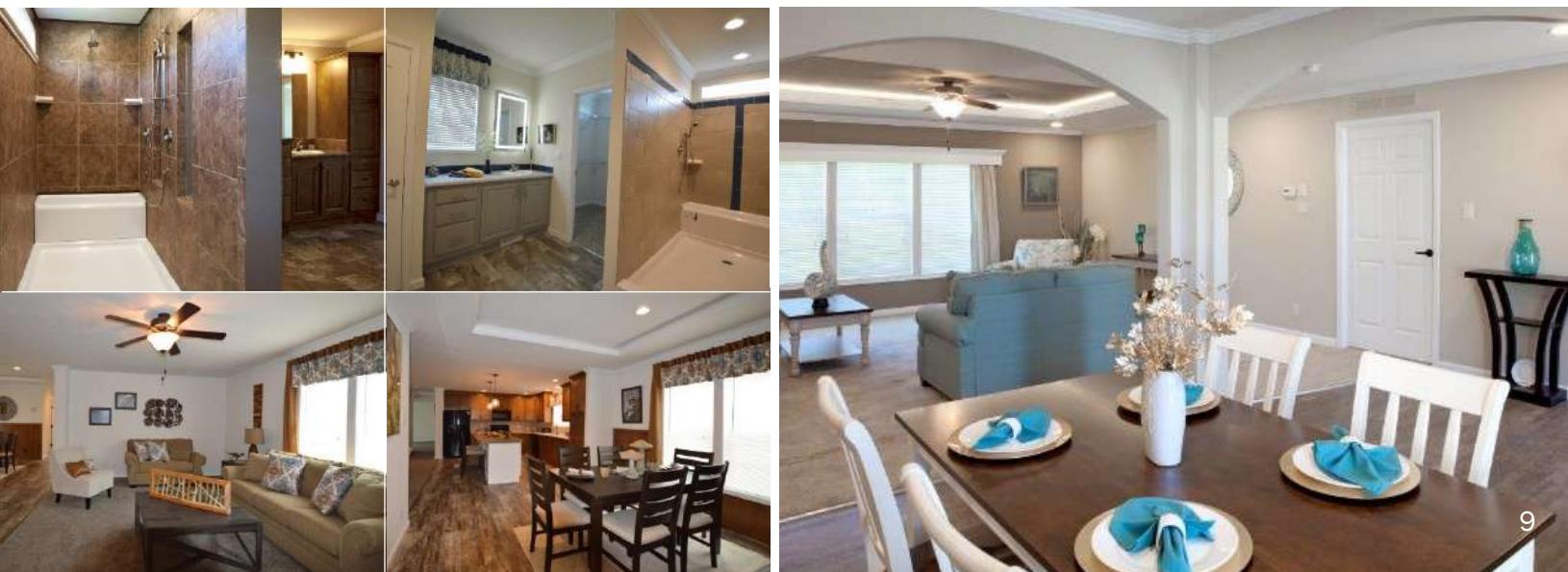
Para más información en español, llame a 610-429-3892.



Today's manufactured homes are modern and are built with the same insulation and roofing as site-built homes. There are many floor plans to choose from as well as hundreds of options for colors, countertops, fixtures, flooring, cabinetry, and etc. Each model can be customized to suit you. Let us help you find your dream home.



Find Your Dream Home





Spinach, Apple, and Walnut Salad

Makes 4 servings

Ingredients:

2 Golden Delicious apples, sliced
4 TBSP lemon juice
8 cups baby spinach leaves
3 TBSP extra-virgin olive oil
1 TBSP apple cider vinegar
2 TBSP honey
2/3 cup crumbled goat cheese
1/2 cup chopped walnuts (toasted)

Directions:

- 1: Toss apples with 2 tablespoons of lemon juice.
- 2: Place spinach in a large bowl (remove long stems and bruised leaves).
- 3: Whisk together remaining juice, olive oil, vinegar, honey. Add salt and pepper (to taste).
- 4: Toss spinach with apples and dressing.
- 5: Plate and top with cheese and walnuts.



Strawberry Pie

Ingredients:

1 pre-made shortbread pie crust
Strawberries
1 pkg 3 oz strawberry jello
1 cup water
½ cup sugar
2 TBSP cornstarch
Whip Cream (optional)

Directions:

- 1: Destem strawberries and place on pie crust.
- 2: Filling: In a pot place strawberry jello, water, sugar and cornstarch.
- 3: Bring to a boil, stirring continuously. Turn heat down (medium/high) and continue stirring until it is thick.
- 4: Remove from burner and slowly pour over berries.
- 5: Place in fridge to cool and thicken (about 2 hours).
- 6: Top with whip cream and enjoy.

Have a favorite recipe you would like to share?

Email us at ahunternewsletter@yahoo.com and we'll print it in the next newsletter.

Community News & Notices:

This is your section. Email us anything you would like published in your newsletter.

Email: ahunternewsletter@yahoo.com.

Fall Newsletter Submission date:

July 15th





Spring/Summer BUCKET LIST



KIDS PAGE

HOMEMADE ICE CREAM ...IN A BAG!

INGREDIENTS:

½ cup half-and-half
 1 tablespoon sugar
 ¼ teaspoon vanilla
 1 sandwich ziploc bag
 1 gallon ziploc bag
 3 cups crushed ice
 ¼ cup rock salt

DIRECTIONS:

- Put first 3 ingredients in the smaller Ziplock bag and seal bag (Make sure it is tightly closed!). Put ice and rock salt in the larger bag and then add the filled small bag. Seal the large bag
- Squeeze bag until ice cream is thickened, about 10-15 minutes.
- Remove small bag, unseal, & eat with spoon.
- No need to even dirty a bowl!

Baby Animals Crossword Answers:

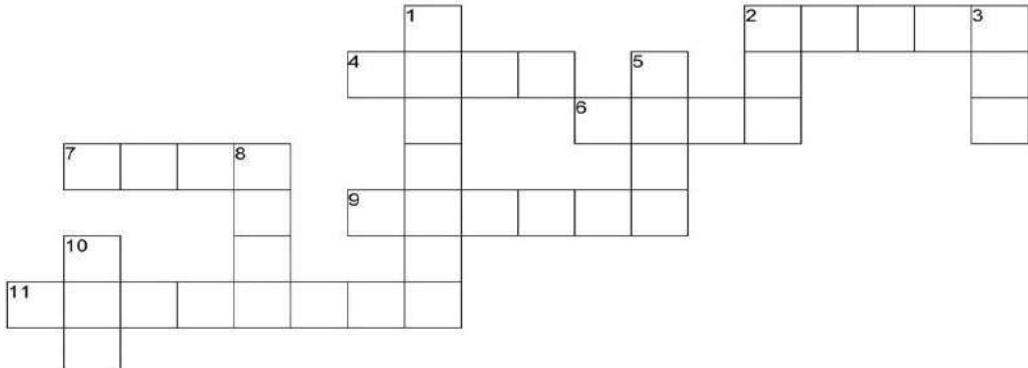
Across

- 2. Chick
- 4. Joey
- 6. Lamb
- 7. Calf
- 9. Kitten
- 11. Duckling

Down

- 1. Gosling
- 2. Cub
- 3. Kid
- 5. Fawn
- 8. Foal
- 10. Pup

Crossword Puzzle - Baby Animals



ACROSS

- 2 Baby chicken is a _____
- 4 Baby kangaroo is a _____
- 6 Baby sheep is a _____
- 7 Baby cow is a _____
- 9 Baby cat is a _____
- 11 Baby duck is a _____

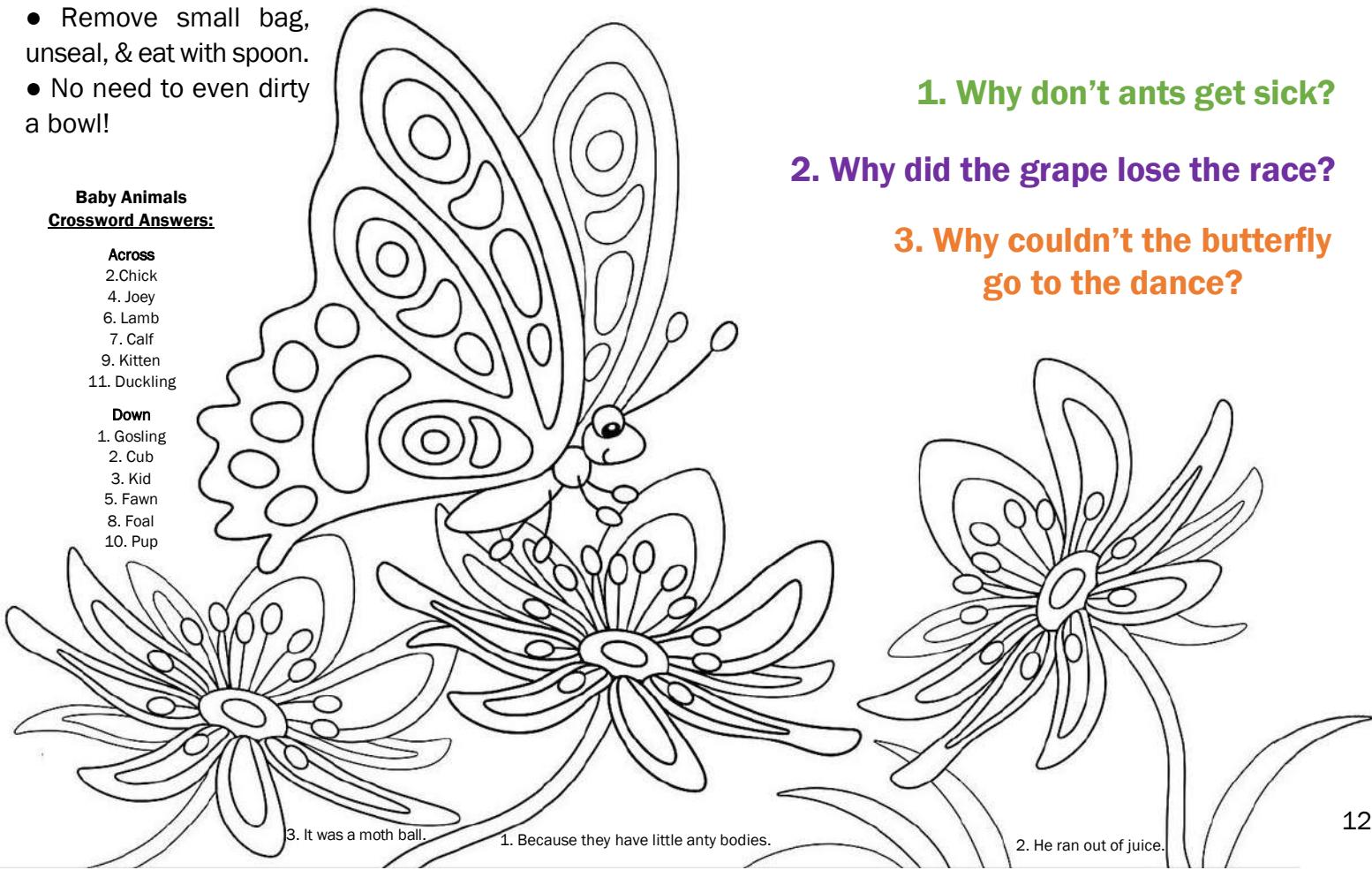
DOWN

- 1 Baby goose is a _____
- 2 Baby lion is a _____
- 3 Baby goat is a _____
- 5 Baby deer is a _____
- 8 Baby horse is a _____
- 10 Baby rat is a _____

1. Why don't ants get sick?

2. Why did the grape lose the race?

3. Why couldn't the butterfly go to the dance?



3. It was a moth ball.

1. Because they have little anty bodies.

2. He ran out of juice.