

Spring/Summer

2022

CALN Community News

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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.

Checks must be written to Co Z Home Rentals not A. Hunter. Rental payments can also be made online at: www.ahunter.com

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
- 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).
- 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.

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



SUNDAY, MAY 8TH, 2022



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.

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.

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



A. HUNTER HOMES



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

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.




MEMORIAL DAY
REMEMBER AND HONOR
MONDAY, MAY 30, 2022

Sewer Increase

Dear Resident,

This letter is to advise you of a sewer increase effective May 1, 2022 presented to you in accordance with the PA Mobile Home Law, Section 6, Disclosure of Fees. While every possible effort has been made to maintain the overall operational costs to a minimum, other operational costs outside of our control have made it impossible to maintain sewer rates at the current level.

We have been notified by the sewer Authority that effective February 1, 2022, they increased our sewer rate. This cost is being passed onto the resident. This sewer increase in the sum of \$16.50 will take effect May 1, 2022. Thus, as of May 1, 2022, your total lot rent will be **\$510.00 per month, plus sewer is being increased by \$16.50 up to \$41.50 for up to 1000 gallons of usage. All other charges will remain the same.**

On May 1, 2022, your rental agreement will be automatically renewed under the same terms and conditions except for the new monthly rental rates.

As before, all rents are due and payable on the 1st of each month and must be received in the A. Hunter office by the seventh (5th) of the current month by the close of business hours. Rent can also be paid at our website www.ahunter.com. Rent payments received after the 7th will be considered late and you will be charged a \$30.00 late fee.

Rent payments must be made **payable to Co-Z Homes** and mailed to: **A. Hunter Property Management, Inc.,**
PO Box, 223, Annville, PA 17003

We are proud to have you as a resident and look forward to a continued long, and pleasant relationship. We will, of course, need the full cooperation of each and every one of you. We are confident that our adjusted rental schedule for your community remains both realist and competitive.

If you have any questions, please do not hesitate to contact us.

Sincerely,
A. Hunter Property Management
On behalf of Caln MHP

MOBILE HOME TAX REASSESSMENT PROJECT

United Way



United Way
of Chester County

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.

United Way
of Chester County



LASP Legal Aid
of Southeastern PA



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
- 1/2 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



Go on Ride
A BIKE

FEED The
Ducks

SPRING
Mani
-Pedi

MAKE
Lemonade

GO ON
A Nature
Walk

GO TO
a Baseball
Game

PICK
Berries

SPRING
Clean

VISIT A
Farm

GO
Swimming

HAVE A
BBQ

FIND A
Rainbow

GO
Fishing

EAT
Ice Cream

Spring/Summer BUCKET LIST

GO TO
The Zoo

PLANT
Flowers

PLAY WITH
Sidewalk
Chalk

HAVE
a Picnic

GO TO
The Park

WATCH
The Sunset

TAKE A
Family
PHOTO

FLY A
Kite

TRY A
New Fitness
Class

Go To
Farmer's Market

ENJOY
An Outdoor
Concert

CELEBRATE
National
Donut Day

PLAY
Golf

PICK
Wild
Flowers

JUMP IN
A Puddle

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 6 | 8 | 4 | | | | |
| 2 | | 1 | | 6 | | | | 7 |
| | 3 | 9 | | | | | 1 | |
| | | | | 9 | 8 | 3 | | |
| | 6 | | | | | | 9 | |
| | | 7 | 3 | 2 | | | | |
| | 4 | | | | | 1 | 3 | |
| 7 | | | | 1 | | 8 | | 4 |
| | | | | 3 | 5 | 7 | | |

Sudoku

Sudoku is played on a grid of 9 x 9 spaces. Within the rows and columns are 9 "squares" (made up of 3 x 3 spaces). Each row, column and square (9 spaces each) needs to be filled out with the numbers 1-9, without repeating any numbers within the row, column or square.

