

# Spring/Summer

2022

## Countryside Community News

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**Checks** must be written to **Edward Jones** not A. Hunter. Rental payments can be made online at: [www.ahunter.com](http://www.ahunter.com). For more information see pg 2.

### **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](http://www.ahunter.com). The rules and regulations are listed on your community page. You can also call the office if you have any questions.

### **Return Questionnaires by June 1st**

Please return the questionnaire that was enclosed in your welcome packet so we can update our system with your most recent phone numbers, email addresses and occupants. We use both email and telephone phone blasts to notify you of important information.

## 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).
- 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.



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



**SUNDAY, MAY 8TH, 2022**

## Rental Payments

Rental payments will be sent to:

**A. Hunter Property Management, Inc.**  
**PO Box 224, Annville, PA 17003**

Checks will continue to be made payable to:

**Edward Jones**

but mailed to our office.

You can also access your account and pay online through our website at [www.ahunter.com](http://www.ahunter.com).

If you contact the office, they will be happy to help you set up your account.

## Pets Must be Registered

All dogs must be registered with the office. The Pet Lease Addendum (enclosed in your welcome packet) must be completed and returned to our office by June 1st. Existing dogs will be grandfathered in and will not have a fee. After June 1, 2022, any dog not registered will require a pet fee of \$10.00 per month per dog.

Only 2 dogs are permitted per your existing lease agreement. This Lease must be returned to our office by June 1, 2022 in order to keep your dog in the community.



## 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.

## Contacting A. Hunter:

Office hours: **9:00 am to 4:00 pm, Mon - Thurs**  
**9:00 am to 1:00 pm, Friday**

Phone: 717-274-2104

Email: [lisa@ahunter.com](mailto:lisa@ahunter.com)

After Hours Emergencies: 1-800-283-1338

If you should have any questions or concerns, please feel free to call us. A. Hunter will handle all operations for the community and will be more than happy to assist you with any problems, questions, comments, billing questions, maintenance concerns, etc.

### **Emergencies:**

After office hours: Someone will be available to take your call 24 hours/day, 7 days/week. Please remain calm and patient-----the person answering the phone will need you to provide them with clear & detailed information such as your name, address, telephone number and details on the emergency situation so they can properly assist you.

### **What Constitutes an Emergency?**

The following are typical community emergencies but are not limited to:

- Fire
- No water
- Electric (if the problem is caused by the community's electrical service)
- Water Line Breaks/ Sewer Problem
- Any situation that may injure someone or cause damage to the property.

### **If you need police, fire or ambulance, you should call 911 immediately!**

If your call is not an emergency, please contact us during normal business hours.

**Residents are billed \$25.00 for non-emergency calls/pages after office hours.** Emergency calls are welcomed and you are not billed. You are only billed if you call the emergency number after hours and it is not an emergency.

## Please Leave a Message

Always feel free to reach us at [info@ahunter.com](mailto: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.

## **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.

## **Oil Tanks Update**

Please keep in mind that after June 1st, 2022, oil tanks will not be permitted in the community.

## **Community News and Notices**

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

Email: [ahunternewsletter@yahoo.com](mailto:ahunternewsletter@yahoo.com)

Fall Newsletter Submission date: July 15th



**SUNDAY, JUNE 19TH, 2022**

## 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

## 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.

## 9 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.
8. The American Automobile Association estimates that more than 36 million people will travel at least 50 miles from home this Memorial Day.
9. "Peak hot dog season" is considered to start on Memorial Day. Between then and Labor Day, Americans will likely eat 7 billion hot dogs.



**MEMORIAL DAY**  
**REMEMBER AND HONOR**  
**MONDAY, MAY 30, 2022**

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](mailto:ahunternewsletter@yahoo.com)  
and we'll print it in the  
next newsletter.





# 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:

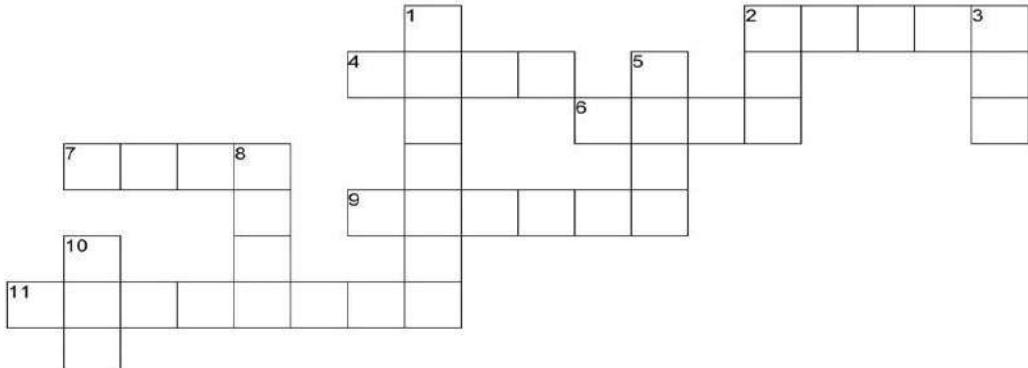
**Across**

- 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 \_\_\_\_\_

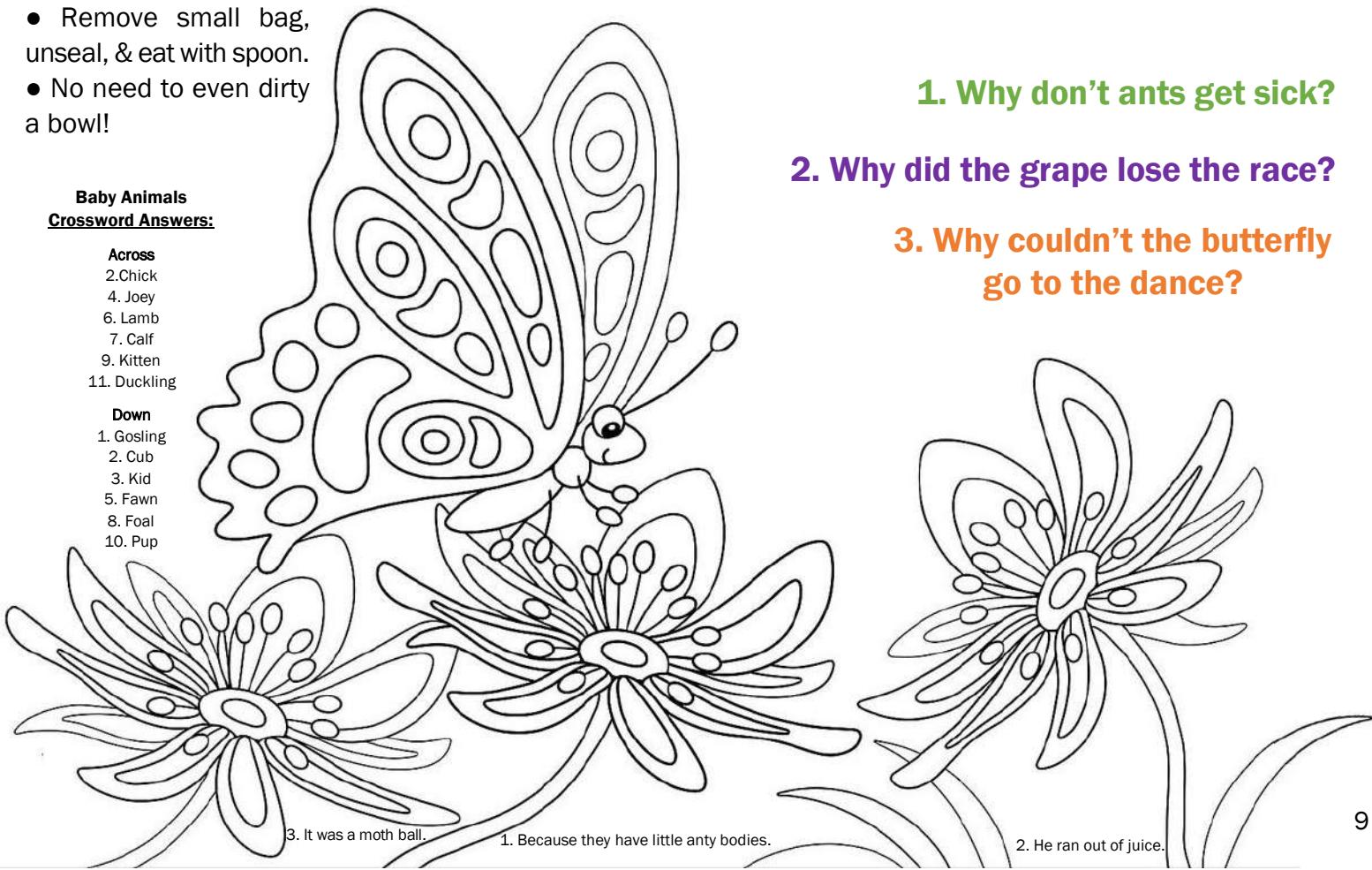
### DOWN

- 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.