

Spring/Summer

2022

Imperial Community News

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Checks must be written to Imperial MHC Management, LLC not A. Hunter. Rent can be paid by check or money order.

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.
- 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



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.



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.

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



This letter was written and included at the request of a grateful resident.

On January 6, 2022 @ 10:45 P.M., I decided to take a Shower.

Since I live alone, I usually take my phone with me, this time I didn't.

When I stepped into the tub and onto the tub mat, I went down. Grabbing the towel bar as I fell.

I sustained a slight concussion, a broken left arm. At 75 years old, it shook me up really bad. I spent eight days in the bath tub, with no food all the water I had was from the shower, after I knocked it off the wall.

My Neighbor Denise Sharer called 911 to say she had not seen me for about 4 days & my mailbox is full.

Thank You Concerned Neighbor.

On January 14, what I thought was Jan 10, a knock came to my door.

I screamed, "God, is that you?" A voice replied "yes."

The large man broke down my door, at my request & walked into my bathroom.

I asked "how did you find me?" He responded "your next door neighbor Denise called 911. Thank You. Denise"

I could not feel my feet & my left arm was broken - I was a mess.

After spending time in the Hospital and rehab, I finally came home on Feb. 10.

Thanks to my good neighbor Jessica Rochester, who made sure I got to my Dr. appointments, my good neighbors also took care of my trash, mail & keeping ^{me} hydrated with IVs -

I still can't walk too good, on oxygen and still sore left arm.

But, I'm alive thanks to Denise,

Bill & Jessica



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

KIDS PAGE

HOMEMADE ICE CREAM ...IN A BAG!

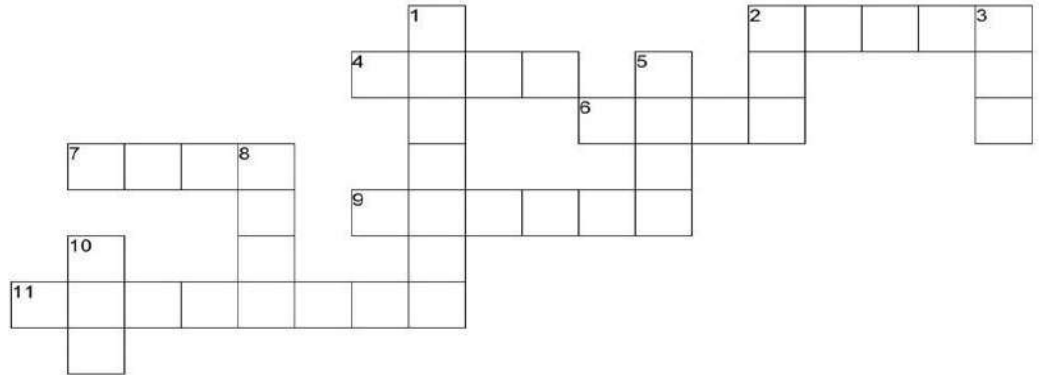
INGREDIENTS:

- ½ cup half-and-half
- 1 tablespoon sugar
- ¼ teaspoon vanilla
- 1 sandwich ziploc bag
- 1 gallon ziploc bag
- 3 cups crushed ice
- ⅓ 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!

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 _____

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

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.