

Summer

2018

CALN Community News

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Checks must be written to
Maplewood/CALN not A. Hunter.
Rental payments can be made
online at: www.ahunter.com

We Welcome Your Calls

I have learned that some of you are calling the office and stating that you are not getting through to us. We do have a live service during business hours, so you should not be getting voice mail, only a live person. We also have a live emergency service after hours to assist you if there is an emergency.

We want to clarify that your calls are always welcome. Some residents are under the impression that there is a \$25 fee if they call our office. This is not the case. The only time a fee is charged is if you call the emergency number after hours for a non-emergency. In addition to calling, please feel free to send me an email at lisa@ahunter.com. I check my email regularly and will respond within 24 hours, typically within a few hours. When you do call the office, please make sure to leave a return phone number. Many times we try to return the call and either we don't have an updated telephone number or we reach cell phones whose owner does not have a voice mailbox set up. Please make sure we have an updated phone number on your account.

Please send me an email with your updated telephone number and email address. Also, please feel free to contact me if you have any issues with the community or with not being able to reach the office and I will address those issues. We look forward to speaking with you!

Our phone numbers are as follows:

Monday - Thursday 9:00am-5:00pm: (717) 274-2104

Friday 9:00am-1:00pm: (717) 274-2104

After Hours Emergency Number: 1-800-283-1338

Rule Reminders

As we enjoy summer, here are a few rules to keep in mind for the safety and protection of all residents:

- Wading pools are not permitted (due to the liability and potential for mosquitos).
- Trampolines are not permitted.
- Enjoy your Summer picnics, but please be respectful of your neighbors.
- Observe quiet times: 9:00pm–7:00 am.
- While I'm sure your child is excited about the summer break, please be mindful of what they are doing. There are a lot of great activities in the area to keep them busy.

Is Your Dog Registered?

All dogs in the community must be registered. Any unregistered dog will be required to be removed from the community. Our insurance prohibits certain types of dogs and requires all dogs to be current with their shots, kept on a leash and under human control at all times. If your dog is not registered, please contact the office to get it registered. We don't want you to lose your right to own a dog in the community. As a reminder: dogs may not be tied outside and must be on a leash and under human control at all times.

Fireworks

With the Fourth of July quickly approaching, we want to remind you that fireworks may not be set off within the community. It is disturbing to many neighbors and also a fire hazard. Enjoy your local community fireworks.



Independence Day July 4, 2018

On July 4, 1776, Congress officially adopted the Declaration of Independence, and as a result, the date is celebrated as Independence Day. The president of Congress, John Hancock, and its secretary, Charles Thompson, immediately signed the handwritten draft. Most of the other delegates signed on August 2. The Declaration of Independence was signed by 56 men from 13 colonies. Had the Americans lost the war, these men most likely would have been hung for treason.

By July 9, 1776, a copy of the Declaration had reached New York City. With hundreds of British naval ships occupying New York Harbor, military tensions and revolutionary spirit were running high. George Washington, commander of the Continental forces in New York, read the document aloud in front of City Hall. A raucous crowd cheered the inspiring words, and later that day tore down a nearby statue of King George III. The statue was subsequently melted down and shaped into more than 42,000 musket balls for the fledgling American army.

- Only two signers of the Declaration would later serve as President of the United States: John Adams and Thomas Jefferson.
- The Pennsylvania Evening Post was the first paper to print the Declaration on July 6, 1776.

(continued on next page)

Independence Day (continued from previous page)



- The stars on the original American flag were in a circle so that all the Colonies would appear equal.
- The first Independence Day celebration took place in Philadelphia on July 8, 1776. This was also the day that the Declaration was first read in public after people were summoned by the ringing of the Liberty Bell.
- Every July 4th the Liberty Bell in Philadelphia is tapped (not actually rung) thirteen times in honor of the original thirteen colonies.
- In 1776, there were 2.5 million people living in the new nation.
- Traditions place the origins of “Yankee Doodle” as a pre-Revolutionary War song originally sung by British military officers to mock the disheveled, disorganized colonial “Yankees”.
- Benjamin Franklin proposed the turkey as the national bird but was overruled by John Adams and Thomas Jefferson, who recommended the bald eagle.

How to Preserve Skirting When Weed-eating

The best hint we've heard is to lay a straight edge on the ground (such as a 2x4) about 6 inches away from the skirting. Spray heavy with round-up between the 2x4 and the skirting. Do this the whole way around your home. This will prevent grass and weeds from growing and forcing you to weed-eat close to the skirting. By keeping the skirting from holes also helps keep rodents and creatures from getting under your home. Good Luck and Happy Gardening.

Underground Oil Tanks

Several residents have underground oil tanks. Because the tanks cannot be seen and inspected, they are not insurable. **All underground tanks must be removed** within 90 days. We appreciate your personal attention to this matter.

This Summer, Don't Be Bit by Late Charges and other unnecessary fees.

As you know, if rent is not paid on time, there is a late charge. If it's not paid within 3 weeks, we send a Certified Letter and there is a \$25 certified letter charge. If we have to go to court, the court cost and administrative fees range in the area of \$250 - \$300. We don't want to see any of our residents paying these fees. Please avoid fees that can be in excess of your rent by paying your rent on time.

Water Meter Damages

Over the winter we had to replace numerous water meters because the resident's heat tape was not working and our meters froze. Please keep in mind, if a water meter is damaged due to a resident's neglect (meter freezing or any other damage), we will replace the meter and the resident will be billed. Charges for replacing a meter range from \$300 - \$500 per meter.

Did You Know?

Manufactured Home Communities are governed by Act 261. Call us for a current copy of the law.

2017 ANNUAL DRINKING WATER QUALITY REPORT

PWSID #: 1150150

NAME: Caln Mobile Home Park

Este informe contiene información importante acerca de su agua potable. Haga que alguien lo traduzca para usted, ó hable con alguien que lo entienda. (This report contains important information about your drinking water. Have someone translate it for you, or speak with someone who understands it.)

WATER SYSTEM INFORMATION:

This report shows our water quality and what it means. If you have any questions about this report or concerning your water utility, please contact **Connie Santana at 717-274-2104**. We want you to be informed about your water supply. **We are pleased to report that our drinking water meets federal and state requirements.**

SOURCE(S) OF WATER:

Our water source is one well (Well 1) located within the community.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the *Safe Drinking Water Hotline* (800-426-4791).

MONITORING YOUR WATER:

We routinely monitor for contaminants in your drinking water according to federal and state laws. The following tables show the results of our monitoring for the period of January 1 to December 31, 2017. The State allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data is from prior years in accordance with the Safe Drinking Water Act. The date has been noted on the sampling results table.

DEFINITIONS:

Action Level (AL) - The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Maximum Contaminant Level (MCL) - The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Minimum Residual Disinfectant Level (MinRDL) - The minimum level of residual disinfectant required at the entry point to the distribution system.

Level 1 Assessment – A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

Level 2 Assessment – A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an *E. coli* MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Treatment Technique (TT) - A required process intended to reduce the level of a contaminant in drinking water.

Mrem/year = millirems per year (a measure of radiation absorbed by the body)

pCi/L = picocuries per liter (a measure of radioactivity)

ppb = parts per billion, or micrograms per liter (µg/L)

M ppm = parts per million, or milligrams per liter (mg/L)

ppq = parts per quadrillion, or picograms per liter

ppt = parts per trillion, or nanograms per liter

DETECTED SAMPLE RESULTS:

Chemical Contaminant	MCL in CCR units	MCLG	Level Detected	Range of Detections	Units	Sample Date	Violation Y/N	Sources of Contamination
Nitrate	10	10	3.26	N/A	ppm	11/7/17	N	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Barium (IOC)	2	2	0.027	N/A	ppm	2015	N	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
Chromium (IOC)	100	100	2	N/A	ppb	2015	N	Discharge from steel and pulp mills; Erosion of natural deposits
Selenium (IOC)	50	50	2	N/A	ppb	2015	N	Discharge from petroleum and metal refineries; Erosion of natural deposits; Discharge from mines
TTHM	80	80	4.6	N/A	ppb	9/13/16	N	By-product of drinking water chlorination
Gross Alpha (Alpha Emitters)	15	0	0.031	N/A	pCi/L	7/18/2017	N	Erosion of natural deposits
Radium 226 & 228 (Combined Radium)	5	0	1.36	N/A	pCi/L	7/18/2017	N	Erosion of natural deposits
1,1-Dichloroethylene	70	70	0.9	N/A	ppb	3/30/16	N	Discharge from industrial chemical factories
Chlorine	MRDL = 4	MRDLG = 4	1.56	1.1 – 1.56	ppm	Monthly	N	Water additive used to control microbes

We had no detections of Volatile Organic Compounds (VOCs)

Entry Point Disinfectant Residual							
Contaminant	Minimum Disinfectant Residual	Lowest Level Detected	Range of Detections	Units	Lowest Level Sample Date	Violation Y/N	Sources of Contamination
Chlorine	0.40	0.8	0.8- 2.2	ppm	11/8/2017	N	Water additive used to control microbes.

Lead and Copper							
Contaminant	Action Level (AL)	MCLG	90th Percentile Value	Units	# of Sites Above AL of Total Sites	Violation Y/N	Sources of Contamination
Copper (2016)	1.3	1.3	0.087	ppm	0	N	Corrosion of household plumbing

Information about Lead (none detected)

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. **Caln Mobile Home Park** is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

OTHER VIOLATIONS: The Entry Point daily chlorine residual samples were not collected on several occasions in March, April, and May 2016. A public notification was issued with last year's Annual Drinking Water Quality Report. See attached Public Notice for other violations.

EDUCATIONAL INFORMATION:

No lead was detected in the lead and copper testing done in 2016.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater run-off, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA and DEP prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA and DEP regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's *Safe Drinking Water Hotline* (800-426-4791).



How to Keep Mobile Homes Cool in the Summer

Mobile homes can be a fine option for some individuals, couples and families. Mobile homes offer a community environment within mobile home parks, and they are generally cheaper than a traditional home while allowing you to have your own property, unlike most apartments. However, they can often overheat in the summer. With all these benefits, you should not let the weather stop you from living in a mobile home. There are ways to keep your mobile home cool in the summer.

Step 1 Replace the air filter in your mobile home's air conditioning system, if you have one, as recommended by the manufacturer. Also, clean out your air conditioning system or have it serviced once a season to improve performance.

Step 2 Run portable fans inside to circulate the air. This helps to drop the temperature inside in the summertime.

Step 3 Add heavy shades or drapes to the window treatments, and keep them closed when the sun is at its brightest. Keeping out the sun will keep your mobile home cooler.

Step 4 Put sunscreens on the windows. This will help to block heat from the sun and cool down your mobile home all summer long.

Step 5 Install heat-reflecting film on the windows. This film, like sunscreens, helps to block out heat from the sun, thus dropping the temperature inside your mobile home.

Step 6 Place awnings over the top of your windows from the outside. This will shade your mobile home and reduce the heat from the sun even more.

Step 7 Run a dehumidifier to reduce the humidity level inside your home. Humid air will raise the temperature and make your mobile home feel hotter. Less humidity will make the air feel cooler and lighter.

Step 8 Avoid using the oven during the hottest parts of the day. The oven will quickly increase the temperature inside your mobile home during the summer.

Have a safe and relaxing summer.

3 Common Causes of Home Sewer Backups

It's not fun to think about, but sewage backups can happen to anyone in any home. The cause is usually one of these three things.

A Clog

Just like your drain pipes, your main sewer line can become clogged, which can cause sewage backups in your home. If it is just one toilet, sink or tub that seems to be giving you a problem, it may just be a clog in that drain. If, however, every flush creates a sewage backup in your home, you likely have a blockage in your main sewer line. Most sewer clogs can be prevented with regular maintenance and proper use of your drains. Here are a few tips that will help keep your sewer line clear.

- **Don't use your toilet as a waste basket** - Flushing facial tissues, napkins, diapers, sanitary napkins and other waste down your toilet creates clogs.
- **Use your garbage disposal intelligently** - Avoid dumping large quantities of anything down your garbage disposal that can become lodged within your sewer line.
- **Don't pour grease down your drain** - Grease and fat, although liquid when poured down your drain, can harden within your plumbing, collecting debris and creating a stubborn clog.

Tree Roots

Another common cause of home sewer backups is tree roots. Even if the area directly above your sewer line is free of trees, roots from a neighboring yard could be the cause of your sewer problem. Tree roots can cause a couple of problems for your sewer lines - they can grow into the pipes and cause holes and blockages or they may wrap around your sewer line and crush it.

Broken or Collapsed Sewer Lines

If you have an older home, your sewer backup could be caused by broken, cracked or collapsed lines. Although plastic sewer lines have now become the norm, older homes were built using cast iron and clay piping that can break down over time and create sewer problems.

Don't Make the Same Costly Mistake Most Homeowners Make

Don't reach for what you think might be a cheap and easy fix, such as Drano or Liquid-Plumr to treat a clogged drain. These harsh chemicals can damage your plumbing pipes and sewer and result in making a simple fix a more costly repair. Licensed Professional Plumbers also offer simple, low-priced treatment options which use enzymes instead of harsh chemicals that can often solve and prevent future problems.

Diagnosing Your Sewer Problem

One of the best ways to pinpoint the cause of your home sewer backup is to have a professional plumber check it out. They can perform a video inspection of your sewer line and show you exactly what is causing the problem. They can then prescribe the most appropriate, safest, and least expensive solution.

New Website

A. Hunter is in the process of getting its new website up and running. We are excited to share it with you. The new website will allow you to pay your rent, see your tenant accounts, give you access to your rules and regulations and newsletters. We will also be able to post any notifications that may pertain to you. We will let you know as soon as the site is available.

Home of the Month Winner



Congratulations and thank you to Lot 2318

The Home of the Month is chosen based, not on age, but on how well the home and the lot are maintained. An older home can be just as nice or even nicer than a newer home. Homes are chosen strictly based on how well it is maintained (nice flowers, cut grass, shed painted, etc.).

Kids Contest

Calling all kids! The first child to complete and return the crossword puzzle on the Kids Page will receive a prize. Email a picture of the completed crossword to:

ahunternewsletter@yahoo.com



September 3, 2018

Labor Day originated as a day to recognize the contributions of the American workforce and worker rights. In the United States, the first Labor Day was celebrated on September 5, 1882, in New York City. The event was planned by the Central Labor Union and included a parade of about 10,000 workers. After the parade, marchers and their families met in Wendel's Elm Park for a picnic, concert, and various speeches.

On June 28th, 1894, Congress passed an act making Labor Day a legal holiday to be celebrated on the first Monday of September. Creators chose the first week of September to honor Labor Day because it is between July 4th and Thanksgiving.

Throughout much of the 19th century, it was common for American laborers to work 12 hour days to make a living. Children often worked in factories and mines. There were few regulations to support workers. On September 3, 1916, the Adamson Act was passed by Congress, establishing an eight-hour work day.

Today Labor Day is seen more as a chance to celebrate the (unofficial) last weekend of summer with barbeques and picnics. It is considered one of the busiest weekends to travel.

Fun Fact: Labor Day also marks the end of peak hot dog season. From Memorial Day to Labor Day, Americans eat roughly 7 billion hot dogs.

Things to Do

2018 Philadelphia Folk Festival

Old Pool Farm, Clemmers Mill & Salford Station Roads, Upper Salford Township, PA 19473

Thurs, Aug 16, 10:00am - Sun, Aug 19, 9:30 pm

Join us for a three or four day extravaganza of traditional and contemporary music, dance, crafts, camping, and children's activities hosted at the Old Pool Farm in Upper Salford Township. Come for just a day or stay for the weekend! Visit www.eventbrite.com/e/2018philadelphia-folk-festival-tickets-40065465887?aff=ebd Ssbcitybrowse

Kennett Underground Railroad Guided Bus

Tour Sunday, August 19, 2:30pm – 4:30pm
Kennett Square, 300 Greenwood Road, starts at the Brandywine Valley Tourist Center. An experienced Tour Guide will take you to local sites involved with the Underground Railroad. The 2 hour tour is engaging and informative and open to all ages. Tickets can be purchased via email at info@kennettundergroundrr.org

Longwood Gardens Open daily at 9am

1001 Longwood Rd, Kennett Square, PA

An American botanical garden that consists of over 1,077 acres of gardens, woodlands, and meadows in Kennett Square.

Illuminated Fountain Performances

Thursdays, Fridays & Saturdays at 9:15 pm

Watch in awe as water of all shapes, sizes, and hues meets spectacular music during 30-minute performances in our Main Fountain Garden. For details and ticket information visit www.longwoodgardens.org

Valley Forge National Historical Park

1400 N Outer Line Dr, King of Prussia, PA

Open daily 9am-5pm. Valley Forge was the site of the 1777-78 winter encampment of the Continental Army. The park commemorates the sacrifices and perseverance of the Revolutionary War generation. To plan your trip visit www.nps.gov/vafo/index.htm

Notifications

We now have the ability to notify you immediately if something is happening at your property...via email and telephone blasts. In order to reach you, we must have your correct information on file. Please contact our office and the staff will make sure you are set up.

Or, feel free to drop us a note with your rent payment.

Community Notices and Items for Sale

This is your section, please send us anything you would like advertised in your newsletter.

Email to ahunternewsletter@yahoo.com. Print and cut off dates are as follows:

Fall Newsletter: Deadline: August 25th - Print date: September 15th

Winter Newsletter: Deadline: November 24th - Print date: December 15th

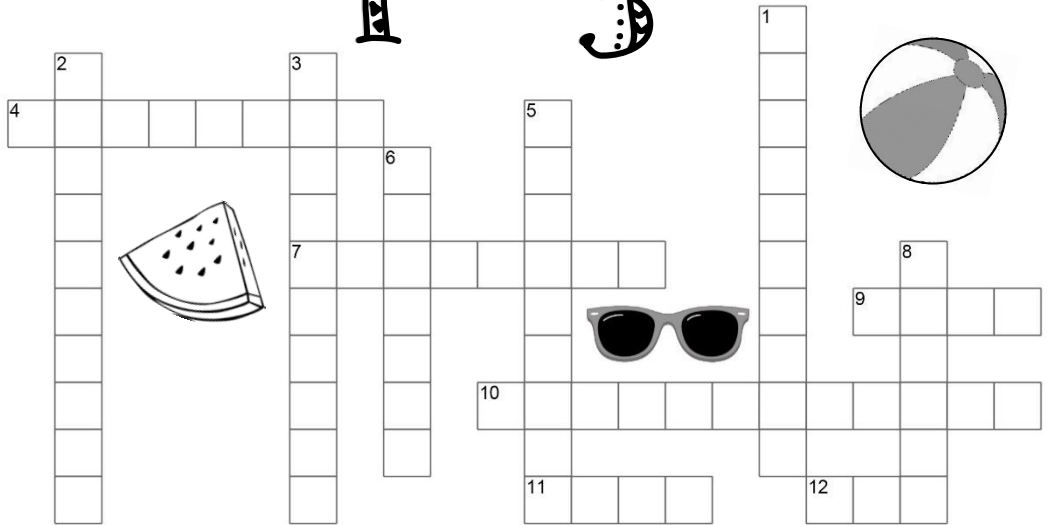
Kids Page

ACROSS

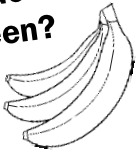
4. To cook outdoors on a grill
7. Beverage made of lemons
9. The first month of summer
10. Independence Day
11. What you do in the pool
12. Opposite of cold

DOWN

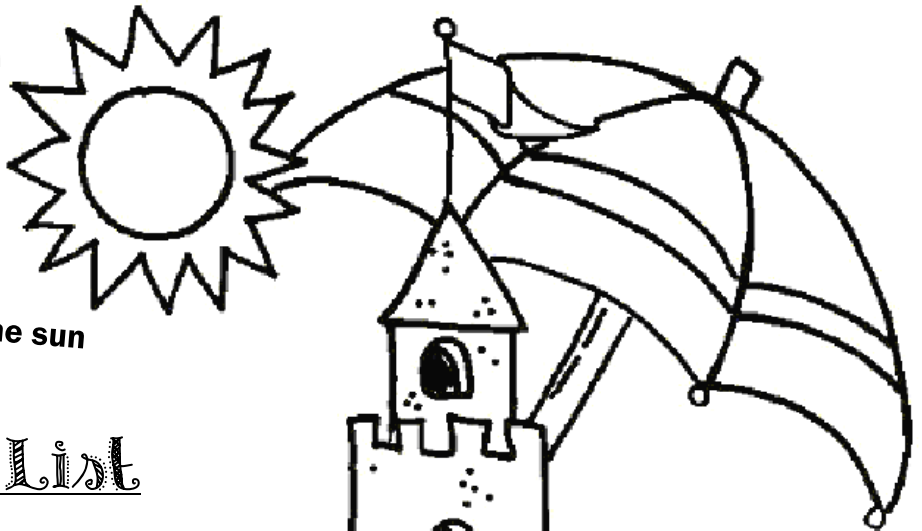
1. A large fruit that you eat in the summer
2. What you can make at the beach with sand
3. Protective eyewear
5. Time off from school, or trips you go on
6. Sleeping in a tent
8. The month at the end of summer



1. Why do bananas wear sunscreen?

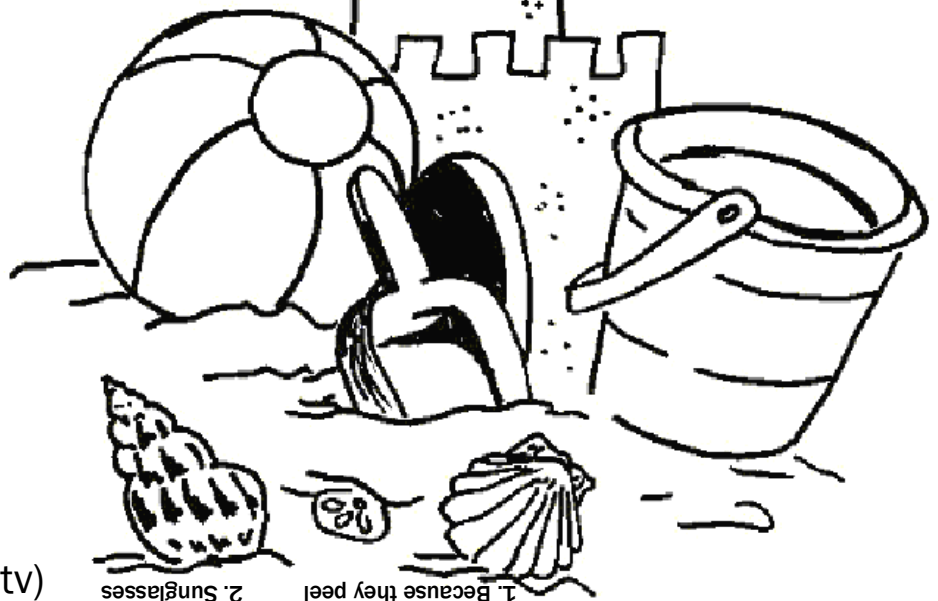


2. What does the sun drink out of?



Summer Bucket List

- Eat watermelon
- Enjoy a snow cone
- Go swimming
- Blow bubbles
- Read at least 10 books
- Watch fireworks
- Catch a lightning bug
- unplug for one full day (no ipad, iphone, ipod or tv)



2. Sunglasses

1. Because they peel

A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annville, Pa 17003

Inside this issue:

Home of the Month winner,

Kids Page contest, Beat the

Heat, and more!

Father's Day June 17, 2018

Father's Day is an annual celebration during which fatherhood and paternity are honored; father's, uncles, grandfathers and father figures are recognized. It is celebrated all over the world although not on the same date. Sonora Smart Dodd, the daughter of a Civil War veteran, led the efforts for fathers to be recognized after hearing a Mother's Day sermon at her church. She wanted to honor her father, William Jackson Smart, a widower who raised six children on his own after their mother died. On June 19, 1910 the first Father's Day was celebrated in Spokane. In 1924 President Calvin Coolidge publicly supports plans for a national Father's Day. In 1966 President Lyndon B. Johnson

proclaimed the third Sunday of June to be Father's Day. President Richard Nixon made it a federal holiday six years later.

According to Hallmark, Father's Day is the fourth-largest card-sending occasion with 87 million cards given every year. Fifty percent of all Father's Day cards are purchased for fathers and about 20 percent are given to husbands. The necktie is consistently the most popular gift.

Other popular gifts include; socks, slippers, tools, electronics, aftershave or cologne, shaving or skincare products, hobby related gifts such as gardening, sports or music and personalized gifts such as mugs, T-shirts, phone covers and mouse pads.

