

Summer

2018

Olivers Community News

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Checks must be written to **Steve Oliver** 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.

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.

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.

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.

Did You Know?

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



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 your mobile home 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 inside your mobile home, 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 in your mobile home. 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 of your mobile home. 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 mobile 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.

We wish everyone a safe and relaxing summer vacation.

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.

Large Garbage Items Disposal

(Items that will not be taken by Lebanon Farms on a regular stop). Oliver's Upper Lawn Community does a spring clean-up every May and June. After that time, residents must make arrangements with Lebanon Farms to dispose of large items. Oliver's ULMHC will no longer do this all year round.

Home of the Month Contest

We are looking for the best kept home and lot! We are thrilled to have so many homes and lots that are well maintained. In order to show our appreciation, our inspectors will be looking for those homes each month. The winner will receive a \$25 visa gift card and will be announced in the quarterly newsletter.

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

Hershey Gardens Open daily 9am-6pm

170 Hotel Road Hershey, PA 17033

Indulge your senses in the color and variety of our brilliant seasonal displays and explore themed gardens, including the indoor tropical Butterfly Atrium and the Hands-on Children's Garden. For more information visit www.hersheygardens.org or call 717-534-3492.

Coleman Memorial Park

1400 W Maple St, Lebanon, PA 17046

Open daily from 7:00am until Dusk

Coleman Memorial Park invites you to explore the park, hike the trails, enjoy the gardens, play on the playgrounds or the athletic fields or picnic in the shade. The pool is closed for the 2018 season. For details visit www.colemanmemorialpark.org

Music in the Park Summer Concert Series

Coleman Park Veteran's Memorial Amphitheater

FREE admission. Donation offering will be taken.

For a schedule visit musicinthepark.net

Lebanon Area Fair July 21-28, 2018

Celebrate "Farms, Families, Fairs & Fun" at the Lebanon Area Fair. The Fair features farm animals, delicious food, and a terrific line up of performers, family-friendly concerts, and track-side entertainment for all to enjoy. Free admission from 8am-3pm daily. Children under 10 are free. Events held at the track require a separate admission ticket. For a schedule visit www.lebanonareafair.com

Flagship Cinema Free Summer Movies

2 N Londonderry Sq, Palmyra, PA 17078

Tuesday and Wednesday at 10:00am with doors opening at 9:30am. Throughout the summer, family-friendly movies will be featured (the same movie plays both days). For more information visit www.flagshipcinemas.com/forms/PA2000flagship18.pdf

Enjoy Olivers

Olivers is such a great place to live. Rents are the best in the area, the community is beautifully maintained by a caring owner PLUS you have access to fish! Mr. Oliver keeps a lovely pond maintained on the property and stocks it! Residents ONLY are free to fish or relax at the pond. Fishing is catch and release. Enjoy a nice day at the pond!!

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

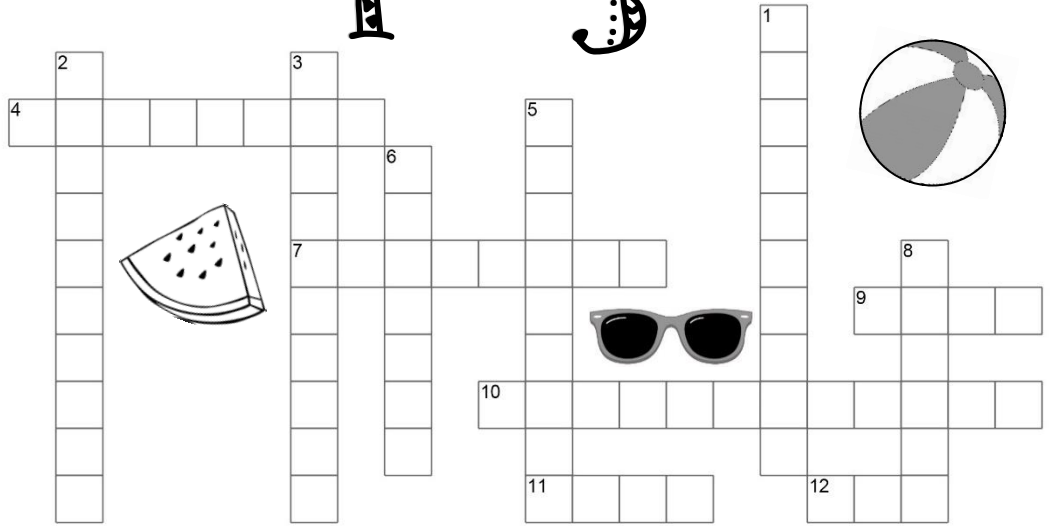
Kids Page

ACROSS

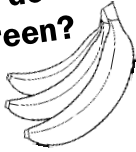
4. To cook outdoors on a grill
7. Beverage made of lemons
9. The first month of summer
10. Independence Day
11. What you do in the pool
12. Opposite of cold

DOWN

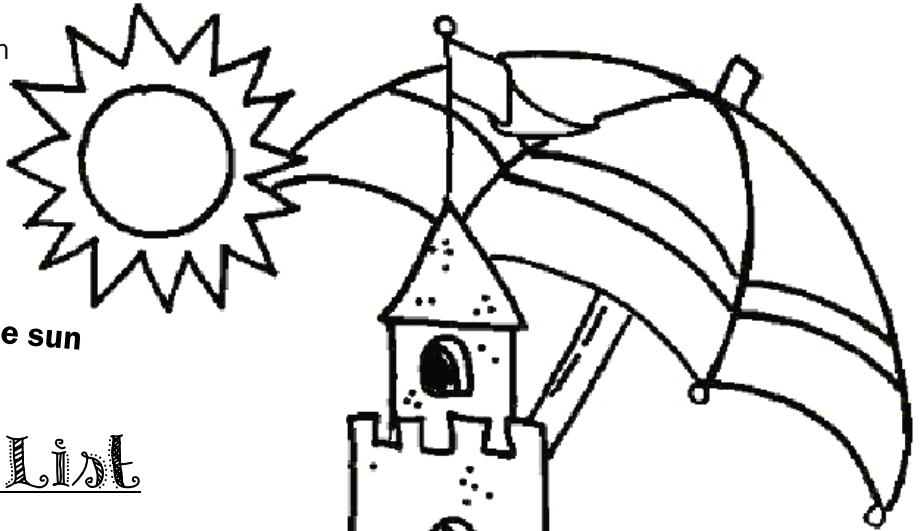
1. A large fruit that you eat in the summer
2. What you can make at the beach with sand
3. Protective eyewear
5. Time off from school, or trips you go on
6. Sleeping in a tent
8. The month at the end of summer



1. Why do bananas wear sunscreen?

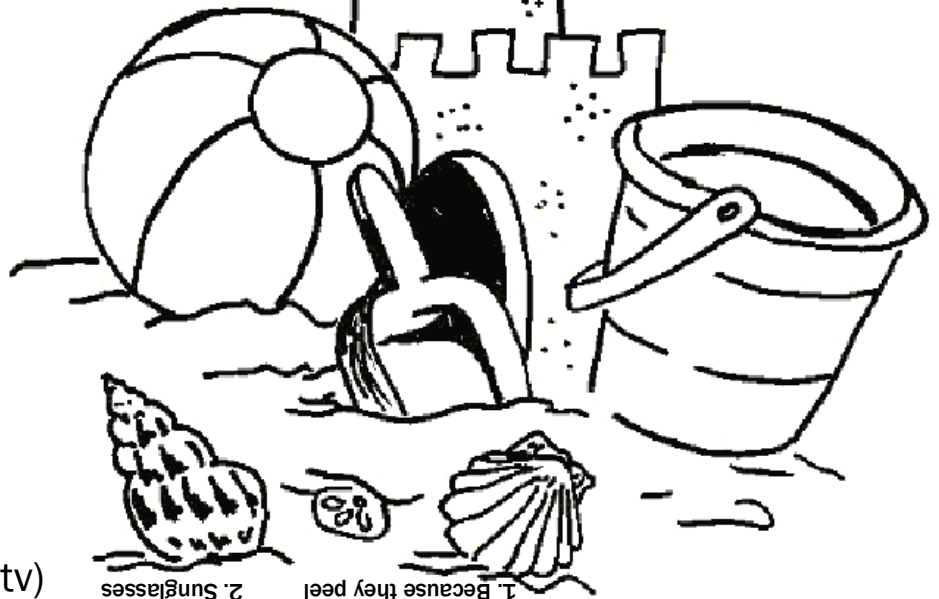


2. What does the sun drink out of?



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 contest,

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.

