

Spring

2018

CALN MHP Community News

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Checks

Checks must be written to the property, not to A. Hunter. Rental payments can be made online at: www.ahunter.com For more details see page 3

Email and Text Notification

We are happy to now have the ability to get information to you via text messages and emails. So, if we need to notify you of a "boiled water advisory" or something else going on in your community, we will now be utilizing this new service. It is imperative that we have your cell number or email address on file in order to contact you. Please contact the office or send a note with your rent payments providing us with this information.

New Website

We are excited to be launching our new website within the next 3 months. In addition to being able to pay your rent on line, you will also be able to complete and pay for applications, which will help get your purchasers of homes screened more quickly. We will also make available your quarterly newsletters, events and happenings at your properties, along with a wealth of other information.

Best Home/Lot Monthly 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.

Megan's Law

Residents often call to let us know that there is a registered sex offender living in the community and become indignant when we are not able to notify all the other residents of the situation.

Megan's Law strictly prohibits the use of information obtained from their site to deny housing or employment to a registered sex offender. Furthermore, strict penalties are imposed against those who unlawfully use or distribute information obtained through these databases.

Any person who copies, distributes, discloses or receives this record or information from it, will be guilty of a misdemeanor,

Landlords are clearly prohibited from using information obtained from the internet to discriminate against any registered sex offender...

punishable by imprisonment and fines. Actual damages, attorney fees and exemplary damages are also available for the unauthorized use or distribution of this information. Landlords are clearly prohibited from using information obtained from the internet to discriminate against any registered sex offender, including denying tenancy to an applicant or evicting a current resident.

Our rules, which state that a criminal conviction will result in eviction and/or

denial of residency, gives us grounds for not admitting a convicted sex offender. But, the rule must be applied to everyone who has a criminal record. We are on the look out for people with criminal convictions and not allowing them to remain in the community and not admitting people with criminal convictions, because we have this rule in place. But, the key is, that the person must be convicted. Being charged is not the same as being convicted.

As a community owner we can only inform you that if you are concerned about this issue, you are encouraged to check the State Police Website on

Megan's Law. We are not currently aware of any specifics of any resident in this community being on this site. We are simply informing you of the availability of the site.

Pennsylvania's Megan's Law Website;
www.pameganslaw.state.pa.us



Checks

Please no post-dated checks

We are receiving a lot of post-dated checks. First, your bank does not allow you to post-date checks. Secondly, with the amount of checks we receive, we cannot possibly check the date of each check coming through our office. Not to mention, the bank doesn't always catch a post-dated check when we make deposits. When we deposit post-dated checks, residents get very upset. Please do not send post-dated checks to the office. We deposit checks a few days after we receive them. If you send a post-dated check, you run the risk of having it cashed before you would like it to be cashed.

Make checks payable to the property

Checks **MUST** be written to the property, not to A. Hunter. If a check is made payable to A. Hunter, it will be returned, which could then cause your rent payment to be late and cause you to incur a late fee. Rental payments **can also be made online at www.ahunter.com**. You will need to contact the office first and they will help you set up an online payment profile.

Oil Tank Fee

Effective May 1, 2018

Effective May 1, 2018, all oil tanks have to be removed from the property or you must provide proof of insurance that would cover any oil spills/leaks from your oil tank.

As of May 1st, 2018 you will be required to remove your oil tank from the property or pay an oil tank insurance fee to Caln in the amount of \$25.00.

We have contracted with an insurance company that will cover all tanks on the property effective immediately. The owner will pay for that insurance. In turn, the cost will be passed on to residents who have oil tanks. The policy requires that your tanks be inspected and approved by the insurance company. If your tank is not approved and is considered to be unsafe, you will have to remove the tank immediately and replace it with a new tank. **Any unsafe tanks will be required to be removed from the property immediately.** Expect to see someone on your property inspecting your tank within the next few weeks. On your May 1, 2018 invoice, if you have an oil tank, you will begin to see the \$25.00 charge added to your account, on a monthly basis.

This fee is only for resident's who have oil tanks.



Skirting and Power Washing

With Spring upon us, we will be looking at homes that need to have their skirting repaired or replaced and any homes that need power washed. We would appreciate your attention to these items and make any necessary repairs to the skirting. If your homes are in need of cleaning, please also address this issue. We appreciate your help in maintaining the overall appearance of the community.

Be a Respectful Neighbor

Being a respectful neighbor is important for anybody who wants to receive respect in return. Here are some basic tips that you can keep in mind to ensure that you are a respectful and respected neighbor.

Keep your yard and garden tidy

Weed your garden regularly. Mow your lawn regularly and keep any trees or bushes trimmed and your flowerbeds maintained. In the fall, collect and dispose of your leaves.

Put your trash out at the right time and on the right day

No one wants lots of garbage sitting outside of their home. Be respectful and take out your trash according to the local schedule.

Keep noise levels low

Be mindful about how much noise you are making, especially during early morning and late evening hours.

Give your neighbors notice before parties

If you plan on having a large party, it never hurts to give your neighbor a heads up. Let them know when it's going to start and how long you expect it to go on. Leave them a telephone number to contact if they need to ask you to turn it down.

Curb your pets

Keep your pet on a leash or in a fence. Clean up after your dog or cat. If your dog likes to bark at things outside, be courteous and don't leave them outside for an extended period of time.

Be aware of your property boundaries

Just as you probably respect your own privacy, you should respect your neighbors' as well. If you have children, be sure that they are aware of property boundaries.

Give them privacy

Be sure to give your neighbor the same level of privacy that you wish to receive from them.

Deal with any problems calmly, face to face

If your neighbor comes to you with a concern, respond calmly and rationally. If you have an issue with a neighbor, it's important to go to them directly and tell them your concerns. Ask for help in finding a solution that works for both of you. (This doesn't necessarily apply if you are concerned for your safety or the safety of your family or neighborhood. In this situation, you may want to contact the local officials for assistance.)

Do good deeds

From time to time, check up on your neighbor. Ask how they are doing. If your neighbor is going out of town, consider offering to watch the house or pick up their mail. If your neighbor is sick, consider raking their leaves or mowing their lawn. Your neighbor just might return the favor down the road.

Having a friendly relationship with your neighbor can be very rewarding. Being a good neighbor does take a bit of extra effort, but many find that it is more than worth it.





Mother's Day May 13, 2018

Mother's Day is an annual holiday celebrated on the second Sunday in May. Mother's Day is a day to recognize and appreciate motherhood, mothers and mother figures and the positive contributions that they make to society.

Fun Facts about Mother's Day

- * Mother's Day is celebrated in close to 50 countries in different parts of the world.
- * In most countries and languages, the word for mother begins with 'm'.
- * Common gifts on Mother's Day include: flowers, dinner/lunch in a restaurant, jewelry, chocolates, clothing and gift cards.
- * There are more phone calls made on Mother's Day than on any other day of the year.
- * It is the third-largest card-sending holiday.
- * It is the busiest day of the year for restaurants.
- * Of all the flowers bought for holidays, one quarter are purchased for Mother's Day.
- * Research has proven that there are actually health benefits to receiving flowers.
- * The consensus from one research study shows that many mothers dream Mother's Day would involve some alone time.



Memorial Day May 28, 2018

Memorial Day is a solemn day of remembrance, honoring the men and women who died while serving in the American Armed forces. It is observed on the last Monday of May. Originally known as Decoration Day, the holiday started after the Civil War to honor the Union and Confederate dead. In 1971, Memorial Day was declared a national holiday. President Ronald Reagan is credited with reviving the practice of honoring Memorial Day and its meaning. An excerpt from one of his speeches given at Arlington National Cemetery on Memorial Day, 1986: *"Today is the day we put aside to remember fallen heroes and to pray that no heroes will ever have to die for us again. It's a day of thanks for the valor of others, a day to remember the splendor of America and those of her children who rest in this cemetery and others. It's a day to be with the family and remember."*

Thank you to all our service men and women and their families for their sacrifice.



Your Page

Pretzel Fest - Saturday, May 5th, 10am-3pm Tickets required. Stroll through the shops of Lititz and experience tantalizing treats, hilarious games, and entertainment for the whole family.

Call (717) 560-2295 or visit: lititzpretzelfest.com

Union Canal Days - May 19, 10am - May 20, 5pm
Union Canal Tunnel Park, 25th St. & Union Canal Dr. Lebanon, PA 17046. Take a guided tour through the oldest transportation tunnel in the US. Check out the exhibitors, vendors, musical entertainment and sword fighting demonstration. There will be bounce houses, Pigvillia, and inexpensive carnival games for children. Entrance fee is just \$4 per car. Visit: lebanoncountyhistoricalsociety.org.

Green Dragon Farmer's Market - open every Friday
955 N State St, Ephrata, PA 17522. Green Dragon is one of the largest Farmers Markets in the area. Its merchants offer everything from "soup to nuts". "If you can't buy it at the Green Dragon, it chust ain't fer sale!"

Lititz Springs Park – free family fun
18 N Broad St, Lititz, PA 17543. This well-kept community park has two playgrounds, a snack shack, stage, creek, ducks, and picnic areas located in a beautiful setting.

Winters Leadership Memorial at Veterans' Plaza
229 Railroad Ave, Ephrata, PA 17522

The Winters Leadership Memorial is a beautiful landmark in Ephrata, set along a fantastic, tree-lined rail trail. It's a tribute to local hero, Major Dick Winters (Band of Brothers) and all veterans who are honored there.

Ephrata Cloister (History Museum)
632 West Main Street, Ephrata, PA 17522
The Ephrata Cloister is a religious community founded in 1732. Guided tours and exploration provide an introduction to the community and its seven historic buildings.

Seiverling Museum, LLC Car & Pedal Car Museum
66 Lancaster Ave, Ephrata, Pa 17522. It is one of the largest toy pedal car collections in the US. The museum features an array of toy pedal cars and a small selection of antique automobiles.

Julius Sturgis Pretzel Bakery - Factory Tours
219 East Main Street, Lititz, Pa 17543.
Help us celebrate 150 years of American pretzel baking. Tour the first commercial pretzel bakery in America, get a hands-on lesson in pretzel twisting, and taste the results. Call (717) 626-4354 or visit information visit www.juliussturgis.com

Your Newsletter

We will be providing you with a Quarterly Newsletter. Let us know if you would prefer an email or hard copy version. Newsletters will come out Spring, Summer, Winter and Fall. This is YOUR Newsletter. It will be packed with information on the community, kids contests, and much more. We would also be happy to place your information in the newsletter such as; homes for sale, items for sale, announcements, etc. We must have your information by the following deadlines to get it included:

Spring Newsletter Deadline March 10th -- Print Date will be April 1st

Summer Newsletter Deadline May 10th -- Print date will be June 1st

Fall Newsletter Deadline August 10th -- Print date will be September 1st

Winter Newsletter Deadline November 10th -- Print date will be December 1st

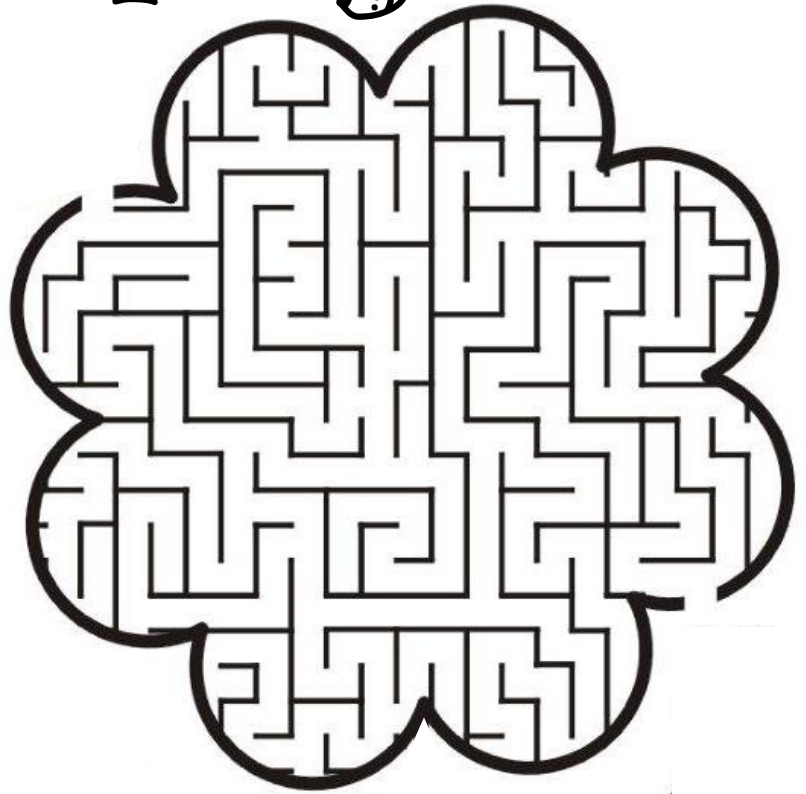


Kids Page



Spring Bucket List

- Plant something
- Splash in a rain puddle
- Have a picnic
- Take a family photo
- Draw with sidewalk chalk
- Take a family walk
- Eat ice cream



1. What is a trampoline's favorite season?

2. Can February March?

Spring Is Here!

Spring is here.
Spring is here.
Goodbye, snow.
Flowers grow.

Birds and bees,
leaves on trees.
Hello, Spring.
Hello, Spring.

