

# Spring

2018

## Conestoga Community News

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### **Checks**

Checks must be written to Conestoga not A. Hunter. Rental payments can be made online at: [www.ahunter.com](http://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.

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## Tips to Maintain Your Mobile Home

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All homes require a good deal of work to remain in optimum condition. The following tips will help when performing routine maintenance, making repairs, and decorating your mobile home.

### **Keep it Level**

Making sure your home is properly leveled is one of the most important issues. Your mobile home will be leveled when it is set up, but over time, it may need to be adjusted. If doors fail to close properly, windows don't fit right, floors squeak, or you notice cracks in walls or ceilings, your home may not be level. Kits are available with instructions that will walk you through this process, or you can call a professional.

### **Keep Skirting in Good Repair**

The skirting around your mobile home is important for energy efficiency and for protecting the belly of the home. Repair holes immediately before they cause further damage. One simple way to repair small holes is to apply tape from the inside and then coat the hole with caulk from the outside. Use a paint scraper to smooth the caulk. Apply more if necessary. Smooth it again, let it dry, and then sand it. Wipe away any sanding residue. You might be able to find colored caulk that is a close match to the existing color of your skirting.

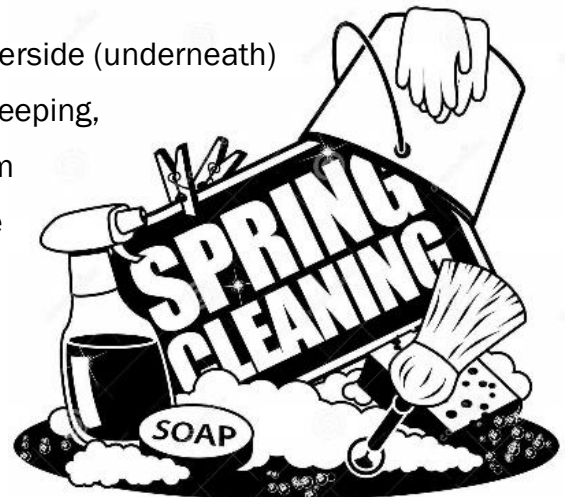
### **Keep the Exterior Clean**

When cleaning the exterior of your mobile home, consider renting or purchasing a power washer to complete the job quickly. If you do, ask for specific instructions from the dealer before using it. You can damage the siding or injure yourself if you don't know what you're doing. Follow all instructions precisely for the best results. You can also purchase a long extension handle to attach to a scrubber or sponge if you like the idea of getting some exercise while cleaning your siding.

### **Replace or Repair the Underside**

One of the most important parts of a mobile home is its underside (underneath) because it protects the insulation, prevents moisture from seeping, and keeps out unwanted pests. To keep your home free from unwanted havoc, regularly inspect and upkeep the underside of your mobile home. Remove the skirting to inspect the underside. For a small hole or slit, use duct tape.

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## Four Mobile Home Roof Repair Tips

A mobile home roof can suffer damage from many causes. One of the most common causes is excessive weather conditions. The type of roof and the amount of damage that a mobile home experiences will determine how much repair work you can do yourself. Here are some tips on repairing your mobile home roof.

### Tip 1 – Go to the Professionals

Bring in contractors for estimates. This will give you a framework for the amount of work that needs to be done, what process to follow, and how long the repairs will last.

### Tip 2 – Can You Repair it Yourself?

If your mobile home roof is composed of asphalt, the repairs need to be done by a professional.

### Tip 3 – Be Specific

If your roof is made from acrylic elastomeric covering, it will require 2 coats of roof coating. There are different types of roof coating which vary in price, so make sure to use the correct type for your needs.

### Tip 4 – Fill in Holes

For bigger leaks, use glass fiber or melted plastic to repair the holes, then apply silicone sealant. When the holes have been covered, apply a layer of roof paint for added protection.



## 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: **Conestoga** 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](http://www.ahunter.com)**. You will need to contact the office first. They will help you set up an online payment profile.

## 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,

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.

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

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](http://www.pameganslaw.state.pa.us)**

**“Any person who uses the information contained herein (on the Megan's Law website) to threaten, intimidate, or harass the registrant or their family, or who otherwise misuses this information, may be subject to criminal prosecution or civil liability.” – Megan's Law Website**

# 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 and mow your lawn regularly. Keep your flowerbeds maintained and keep any trees or bushes trimmed. 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

When outside with your pet, keep them on a leash (pets may not be left alone outside). Clean up after your dog or cat. If your dog continuously barks while outside, be courteous and take them inside.

## 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 mothers and mother figures, motherhood, and the 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. An excerpt from one of his speeches given at Arlington National Cemetery, 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.*



# Things to do

## **Turkey Hill Overlook Trail**

River Road, Conestoga, PA 17516

Beginning at the Enola Gay Low Grade Rail Trail, the trail offers spectacular vistas and secluded paths through a deciduous forest. At the top of the hill are the two Turkey Hill Dairy Windmills as well as an observation deck providing a scenic view of the Susquehanna River. Dogs are also able to use this trail.

## **Baumgardener's Covered Bridge**

Its remote location makes it a little hard to find, but its picturesque setting is well worth the effort. 1/2 mile east of Highway 324 and Frogtown Road on Covered Bridge Road in Martic Township. 717 299-8901

## **Conestoga Area Historical Society Museum & Gallery**

51 Kendig Rd, Conestoga, PA 17516  
Society houses an upstairs museum featuring a Conestoga Wagon. Downstairs gallery features revolving exhibits. Other buildings include a log house, blacksmith shop, & Harnish Stone House. For hours and event information call 717 872-1699 or visit [www.pennmanorhistory.org](http://www.pennmanorhistory.org)

## **Shenk's Ferry Wildflower Preserve**

Green Hill Rd, Pequea, PA

A must-see wildflower preserve in southern Lancaster county. To get the most out of your experience, check out dates when guided tours are offered...well worth the nominal fee.

## **Shenk's Ferry Wildflower Preserve Walk**

Saturday April 19 at 1pm. Thousands of trilliums and Mertensia, and rich woods ephemerals. Open to the public, walk rating: easy.

## **Silver Mine Park - dawn-dusk**

200 Silver Mine Road Conestoga, PA 17516

Two parks in one. The south side is a blend of nature and recreation and the north side is more rustic. The south side offers hiking and biking trails, nature trails, a soccer and baseball field, playground, catch and release fishing pond, and a canoe launch. The north side offers hiking trails, catch and release pond, and the original Silver Mine shaft and kiln. The Silver Mine has attracted the interest of geologists and visitors since the 19th century. Enjoy a variety of trees, flowers, and vegetation. [www.pequeatwp.org/park-info](http://www.pequeatwp.org/park-info)



## **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

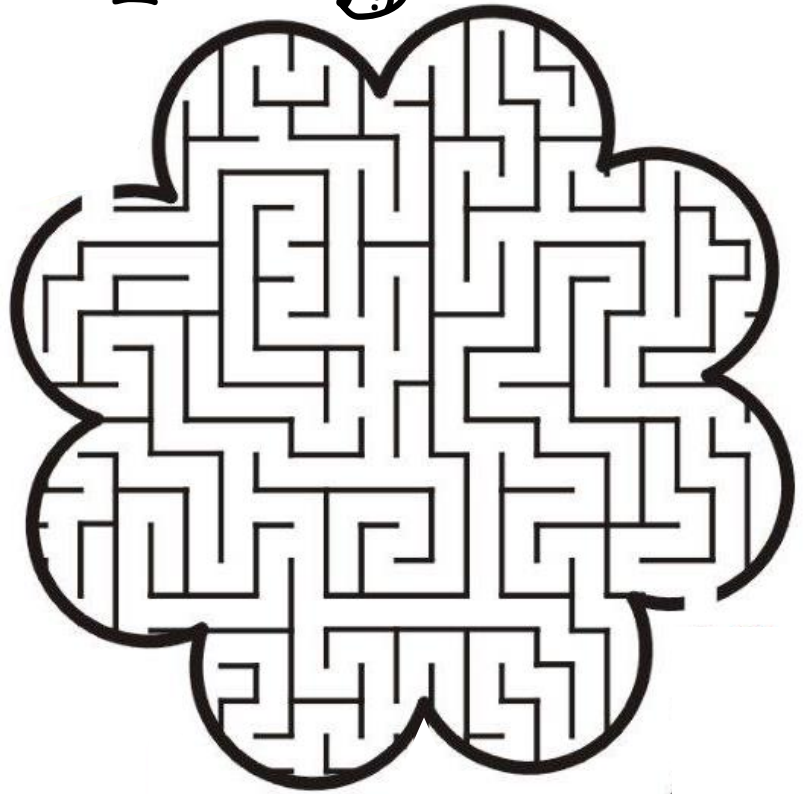


# Kids Page



## 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.

