

Spring

2018

Ramblewood Community News

Inside this Newsletter

Megan's Law

Checks

Oil Tank Fee

Tips to Maintain your Home

Be a Respectful Neighbor

Mother's Day

Memorial Day

Things to do

Your Newsletter

Kids Page



Checks

Checks must be written to Ramblewood, not 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,

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

“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



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 **Ramblewood**, 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. They will help you set up an online payment profile.

Lease Addendum

Oil Tank Fee

Effective May 1, 2018

Effective May 1st, 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 1, 2018, you will be required to remove your oil tank from the property or pay an oil tank insurance fee to Ramblewood in the amount of \$15.00.

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 \$15.00 charge added to your account, on a monthly basis.

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



Tips to Maintain Your Mobile Home

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.

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.



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

Hall's Covered Bridge - Sheeder Rd & Birch Run
Chester Springs, PA 19425.

Hall's Covered Bridge is the oldest covered bridge in Chester County. It's a beautiful, airy bridge that is frequently photographed. Call 610-344-6365

Hibernia County Park - dawn-dusk

1 Park Rd, Coatesville, PA 19320

This park consists of over 900 acres of trails, woodlands, meadows, open fields, play areas, pavilions, camping and picnic areas. Chambers Lake is great for boating and fishing. Walking tours explore the legacy of the iron masters and country gentlemen who owned the estate.

Hibernia Ironmasters Mansion, home of 19th century Ironmasters, graces Hibernia's hillside. It is open for public tours on Sunday afternoons, Memorial Day to Labor Day. Call 610-383-3812 or visit www.chesco.org/1743/Hibernia-Park

Lloyd Park

403 Lloyd Avenue, Downingtown, PA 19335

Lloyd park has a creek for fishing, a great playground with a giant "spider web" to climb, and a wonderful dog park where dogs can run freely.

The Struble Trail

Norwood Road, Downingtown, PA

A fantastic walking and biking trail. This trail runs along a creek. and is flat... perfect walking or biking. It runs from the old paper mill to down town Downingtown. At one point it connects with the Uwchlan trail which has more elevation changes. Both trails run through wooded areas, making you feel that you are deep in the woods.

American Helicopter Museum

Wed-Sat 10am-5pm, Sun 12-5pm

1220 American Blvd, West Chester, PA 19380

Kids get a truly hands-on experience climbing aboard helicopters of all kinds (over thirty-five on display). There is a safe young children's play area and a simulator for the older kids. Enjoy a free movie about the history of helicopters. The Museum features many of the earliest rotary aircraft. On display is the only tilt-rotor Osprey V-22 on public exhibition in the world, as well as a number of experimental aircraft. Call 610-436-9600 or visit www.americanhelicopter.museum



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

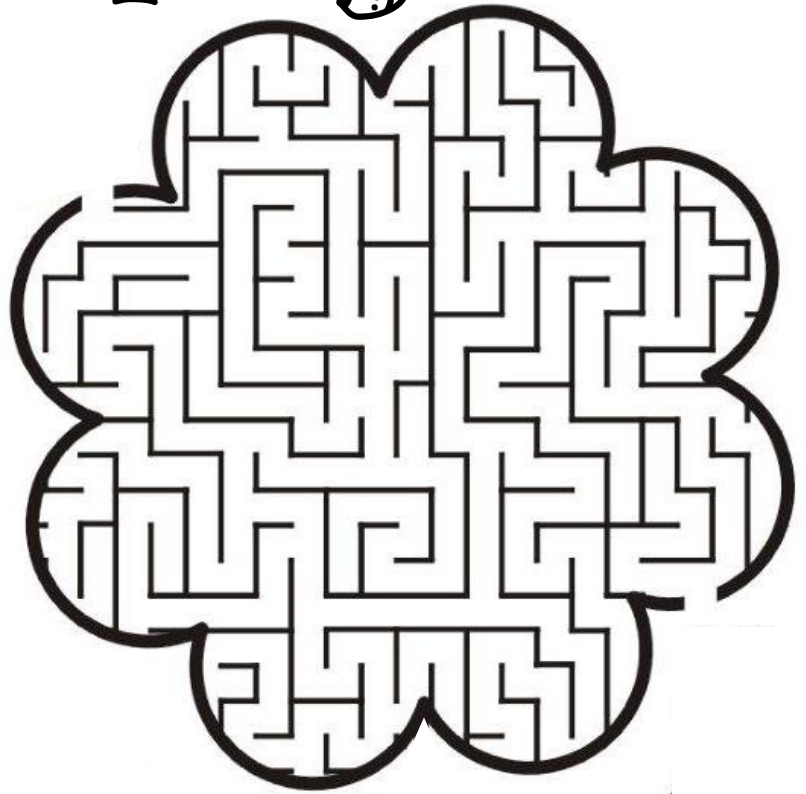


Kids Page



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.

