



2019

Conestoga Community News

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New Website is Now Live

A. Hunter's new website is now live. We are up and running at the same web address as before...www.ahunter.com. You can pay your rent online and view your transaction history. To pay online, please contact our office for the initial set up. You can also view your newsletters, see homes that may be for sale in your community, fill out applications, and so much more.

Proof of Updated Insurance

Just a reminder that we will need a copy of your homeowner's insurance policy by **January 15, 2019**. In addition to updating your insurance information with the office, it's a good time to update any name changes, telephone number changes or anything else the office may need to keep in contact with you. We do reach out through "phone blasts" when we need to notify you of something. You will not receive those blasts if we do not have your correct information on file. ***Please remember your lease requires you to have homeowner's insurance/liability insurance. This needs to be in our office by January 15, 2019.***

Holiday Decorations

While we encourage and enjoy seeing your holiday display of lights, snowmen and the adorable Christmas donkey... we want to remind you that what goes up must also come down.

Holiday decorations should be put away by February 1st.



Checks must be written to **Conestoga** not A. Hunter. Rental payments can be made online at: www.ahunter.com

Meet Our Staff



Connie Santana

Connie Santana is A. Hunter's Administrative Assistant. Connie began answering phones for A. Hunter 11 years ago and has worked hard to become our full time Office Manager. She takes care of residents' concerns, works with the tax offices, and coordinates many of the office functions. Connie is an invaluable team member and we would be lost without her dedication and loyalty to A. Hunter. She is always there to help our residents and make sure they are satisfied and happy in our communities.

We Want to Hear from You

We are always here for you. In the event you have an issue reaching our office, please feel free to contact me via email at



lisa@ahunter.com. Our staff screens many calls each day, and I want to make sure everyone receives satisfaction. So, in the event you have an issue, please feel free to contact me directly via email. I will respond within 24 hours (unless I'm on vacation or have an emergency).



New Homes: Introducing A. Hunter Homes

A. Hunter Property Management, Inc., has now branched out and has obtained their Dealership License, which means we can now sell new manufactured housing. We are proud of the beautiful homes that PA is now producing. These new homes are modern, well built, and made with top of the line housing materials. If you or your family is considering the purchase of a new home, please feel free to contact our office and ask to speak with Sean Graver.

Non-Working Heat Tape Can be Costly

With colder months approaching, please make sure your heat tape is working. Just because your light is on does not mean it is working. Tape should be warm to the touch. Frozen water lines can be expensive to replace and will leave you without water. In addition, if the meter breaks due to your lines freezing, you will be charged for a new meter and the labor to replace it.





Kids Contest

Calling all kids! The first child to complete and return the crossword on the Kids Page will receive a prize. Email a picture of the completed crossword, along with your child's name and address to:
ahunternewsletter@yahoo.com

This is Your Newsletter

Would you like us to include a birthday wish to someone, announce an item you have for sale, or post that your home is for sale?

You can do it in your newsletter.

Submissions must be in writing so we have all the details documented.

Newsletters go out quarterly and submission dates are as follows:

Spring Newsletter:

Deadline: February 15th, Print date: March 8th

Summer Newsletter

Deadline: May 10th, Print date: May 31st

Email us with your submission to:

Ahunternewsletter@yahoo.com

Home of the Month

The Home of the Month is not chosen by the age of the home age, but is chosen strictly based on how well the home and lot are maintained (nice flowers, cut grass, trimmed shrubbery, shed painted, etc.).

Home of the Month Winners

Congratulations and thank you to the following:

October: 3327 Main St, Lot 4

November: 3327 Main St, Lot 26

December: 3327 Main St, Lot 25

Home of the month winners will receive a \$25 credit towards their rent.



Making Your New Year's Resolutions Stick

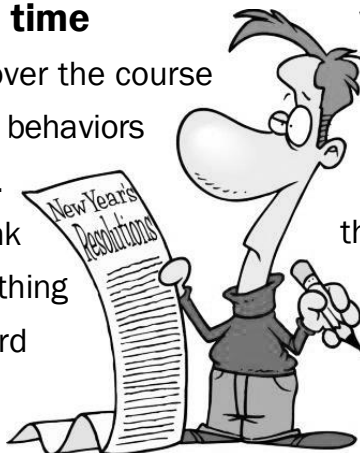
It is important to remember that the New Year isn't meant to serve as a catalyst for sweeping character changes. It is a time for people to reflect on their past year's behavior and promise to make positive lifestyle changes. "Setting small, attainable goals throughout the year, instead of a singular, overwhelming goal on January 1 can help you reach whatever it is you strive for," says psychologist Lynn Bufka, PhD. "Remember, it is not the extent of the change that matters, but rather the act of recognizing that lifestyle change is important and working toward it, one step at a time." By making your resolutions realistic, there is a greater chance that you will keep them throughout the year.

Start small

Make resolutions that you think you can keep. For example, if your aim is to exercise more, schedule three or four days a week at the gym instead of seven. If your goal is to eat healthier, try replacing dessert with something else you enjoy, like fruit or yogurt, instead of seeing your diet as a form of punishment.

Change one behavior at a time

Unhealthy behaviors develop over the course of time. So, replacing unhealthy behaviors with healthy ones requires time. Don't get overwhelmed and think that you have to reassess everything in your life. Instead, work toward changing one thing at a time.



Talk about it

Share your experiences with family and friends. Consider joining a support group to reach your goals, such as a workout class at your gym or a group of coworkers quitting smoking. Sharing your struggles and successes makes the journey that much easier.

Set a plan, but be flexible when life gets in the way.

Perfection is unattainable. Remember that minor missteps when reaching your goals are completely normal and OK. Don't give up completely because you ate a brownie and broke your diet, or skipped the gym for a week because you were busy. Everyone has ups and downs; resolve to recover from your mistakes and get back on track. Perseverance is the key to success. Try again, keep trying and you will succeed.

Plan rewards

Small rewards are great encouragement to keep you going during the hardest first days. After that you can probably reward yourself once a week with a magazine, lunch with a friend, a siesta, a trip to the movies or whatever makes you tick. Later you can change the rewards to monthly and then at the end of the year you can pick an anniversary reward. Something that you'll look forward to. You deserve it and you'll have earned it.



Martin Luther King Jr Day

January 15th

Signed into law in January 1983 by President Ronald Reagan, the Martin Luther King, Jr day is a celebration

of Dr. King’s immeasurable contribution to the United States, and humankind. The holiday celebrates the timeless values he taught through his example: the values of truth, compassion courage, justice, dignity, humility and service that defined his character. It also commemorates the universal, unconditional love, forgiveness and nonviolence that defined his spirit. Martin Luther King Jr day is a day of interracial and intercultural cooperation and sharing. Whether you are African-American, Caucasian, Native American, Asian-American, or Hispanic you are part of the great dream Martin Luther King, Jr. had for America. This is not a black holiday; it is a peoples’ holiday. And it is the young people of all races and religions who hold the keys to the fulfillment of his dream. Celebrated on the third Monday of January, the King Holiday is a time when the nation pauses to remember Dr. King’s life and work, but also to honor his legacy by making the holiday a day of community service, “a day on, not a day off.”

“The time is always right to do what is right.”

Dr. Martin Luther King Jr.

Valentine’s Day February 14th

The most popular gift on Valentine’s Day is flowers. Americans send more than 220 million roses each year.

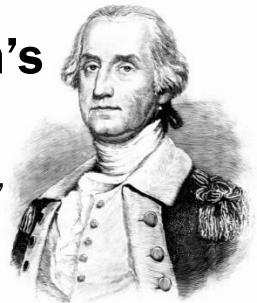


A box of chocolates, likely in the shape of a heart, is the second most popular gift. The first heart-shaped box of chocolates was introduced in 1868. Today, more than 36 million heart-shaped boxes of chocolates are sold each year. That’s 58 million pounds of chocolate.

Necco Sweethearts (conversation hearts) were invented in 1866. Each box has approximately 45 sayings. More than 8 billion conversation hearts are manufactured each year. Necco has to start making them just days after February 14 to have enough in time for the next Valentine’s Day. That’s almost 100,000 pounds per day!

George Washington’s Birthday February 18th

Also known as Presidents’ Day, Washington’s birthday is a federal holiday held on the



third Monday of February. The day honors the presidents of the United States, including the USA’s first president, George Washington. His birthday was first celebrated as a holiday in the District of Columbia in 1880. It was celebrated for many years before it was made a federal holiday in 1885. The holiday was originally held on the anniversary of George Washington’s birth, February 22. The Monday Holiday Law in 1968 made it always on Monday to create a three-day weekend and "bring substantial benefits to both the spiritual and economic life of the Nation."

Indoor Things to do during Winter

Being stuck inside due to the latest snowstorm, bitterly cold polar vortex, or gloomy rain doesn't need to be a drag. Try any of these entertaining ideas to warm up your winter.

- 1. Plan Your Summer Vacation.** Check out warm weather websites and magazines, and plan a future getaway.
- 2. Make an Awesome Breakfast.** Step up your on-the-go breakfast and make some French toast, bacon and eggs or try something new.
- 3. Nap.** Relive your childhood and take an uninhibited midday nap in a cozy place.
- 4. Make Candy.** Have fun experimenting with some fun and easy candy recipes. You can also make your candy into gifts to give later.
- 5. Take an Online Class or Tutorial.** Take advantage of the time to learn something new for a few hours by taking an easy, free, online class or DIY tutorial.
- 6. Mail a Letter.** Everyone loves to get a handwritten note, and it will be a nice surprise.
- 7. Enjoy a Good Read.** Curl up on the couch with a good book and warm blanket.
- 8. Brain Teasers.** Games like Sudoku, word finds and crosswords are great ways to relax and enjoy your time.
- 9. Popcorn and Movie Day.** Pop up some popcorn and get comfy on the couch with your favorite movie(s).
- 10. Happy Hour.** Assuming it's 12 o'clock somewhere, use this lazy day to whip up an exotic cocktail, favorite glass of wine, or a delicious hot cocktail. Add small appetizers to the mix to make your own little happy hour.
- 11. Afternoon Tea.** Have your own tea party right at home. You can get fancy and use nice china and put out little sandwiches and treats.
- 12. Beauty Treatments.** Give yourself a mini spa day with a variety of DIY beauty treatments. Whether it's a manicure/pedicure, a relaxing scrub, or an avocado mask, it's a good day to beautify and relax.
- 13. Board Games or Card Games** Break out Monopoly or other great board games for a game day marathon with your family or friends.
- 14. Take a Luxurious Bath.** Get your bubble bath going and make it extra luxurious with nice music, candles, and perhaps a nice book or beverage.
- 15. Bake Something.** Baking chocolate chip cookies, a warm pie and/or fresh bread is an entertaining winter's day activity.
- 16. Plan Your Next Get-Together.** Take the time to plan some upcoming fun events for you and your friends by thinking up a great dinner party menu, wine tasting, or theme party.
- 17. Pretend Summer Day.** If you desperately need to escape the harsh winter, bring summer to you. Look up tropical sites, make an exotic fruit cocktail, and put on some Bob Marley.
- 18. Ice Cream Sundae Bar.** Gather your ice cream and toppings, like whipped cream, nuts, sprinkles, and fruits. Kids and adults alike will love it.
- 19. Make Something.** Get creative and make something with your hands. Crafts can be super simple, like paper crafting, to more skilled like knitting, sewing, and jewelry making.

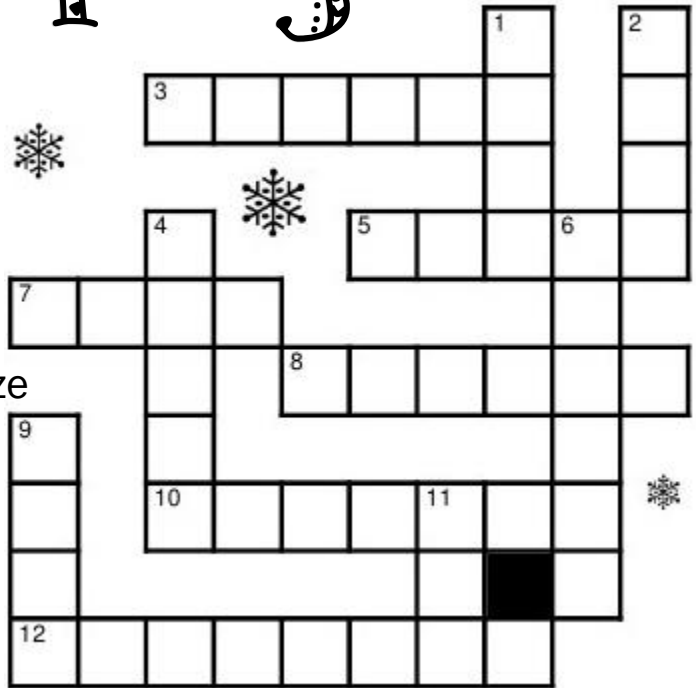


Kids Page



Winter Fun

- Go sledding
- Build a snowman
- Drink hot chocolate
- Blow bubbles and watch them freeze
- Have a family movie night
- Make a bird feeder
- Bake cookies



ACROSS

3. Dripping water that freezes on the roof edge.
5. This covers your windows.
7. This is white and falls from the sky.
8. These keep your hands warm and dry.
10. A winter activity on ice.
12. First month of winter.

DOWN

1. _____ degrees Celsius = Freezing.
2. Wear this to keep warm.
4. These keep your feet warm and dry.
6. A strong, heavy sled.
9. Opposite of hot.
11. This covers lakes and ponds.



1. How was the globe feeling after the scary story?

2. What's it called when a snowman has a temper tantrum?

3. What do you call a snowman party?



3. A Snow Ball

2. A meltdown

1. A little shaken

A. HUNTER

PROPERTY MANAGEMENT, INC.

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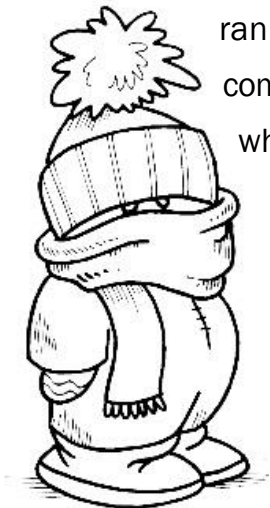
Inside this issue:

*Home of the Month winners,
Things to do, Meet our
Staff, and more!*

Sugar-Coated

A woman stood inside the front door, her arms full of coats. Four small children ran around her. Her husband, coming down the stairs, asked why she was standing there.

“Here,” she said, handing him the coats. “This time you put the children into their coats, and I’ll go honk the horn.”



The staff at

A. Hunter Property Management, Inc.

wish you and your family

a happy and healthy

2019

