

Winter 2019

Cupola Court Community News

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Thank you for Having Us...

It was so wonderful to have the opportunity to meet all of you. Thank you so much for hosting us and for the coffee and donuts. You have a wonderful group of people in your community and we are so happy to be able to work with you.

As we discussed, it will take some time to get things in line, such as installing sewer lines, but we will continue to work on these projects and to get the roads done for you.

Should you have any concerns, please do not hesitate to contact the office or you can reach me personally at lisa@ahunter.com.

Lease Agreements/Rental Amounts

Recently your lease agreements were mail to you. Please review them and let me know if you have any questions or concerns. Once I hear back from you, we will make final changes and send documents for your signature.

One important change will be that the lease term is only for 1 month and renews on a monthly basis.

All leases will go into effect when we get the finalized leases to you. This way we won't have leases expiring on different dates.

Checks must be written to **Co Z Rental Homes** 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.

Water/Sewer Rates and Bills



As we discussed at our meeting, residents are responsible to pay water and sewer monthly. Currently you are being charged \$42 per month for sewer. You have been billed sporadically for water.

We are still trying to determine the correct rates for both water and sewer, and a way to read your meters.

We plan to have this accomplished within the next several weeks. My hope is that by January, you will be receiving bills from us for rent, water and sewer. You will be able to submit 1 payment to pay for all three.

Typically, we read your meters at the beginning of the month (example our reading on January 1 would cover the period of December 1 through January 1. A bill would be sent to you around the 20th of each month. So, you would always be paying for usage that is 1 month behind.

As soon as I have those rates, I will provide them to you.

In the meantime, you will continue to be responsible for rent and the \$42 sewer bill. Both can be paid on line or by submitting a check to our office. To pay on-line you will need to set up an account with our office. Please contact Connie and she will assist you. After that you can use our website to pay your bills.

2 Months FREE Rent

If you bring us a qualifying resident who puts a new home in Cupola Court, we will give you a credit on your account for 2 months of free rent. Rent is credited after all paperwork is signed and home is scheduled for delivery.

Indoor Things to Do During Winter

Being stuck inside due to the latest snow-storm, 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. 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.
- 11. 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 for your own little happy hour.
- 12. Beauty Treatments.** Give yourself a mini spa day with a variety of DIY beauty treatments. Whether it's a nice 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.

This is Your Newsletter

Would you like us to include a birthday wish to someone, announce an item you have for sale, or even 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

A. HUNTER

PROPERTY MANAGEMENT, INC.

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Inside this issue:

*Water/Sewer rates and bills,
Meet our Staff, Things to Do,
and more!*

Upcoming Holidays

Martin Luther King Jr Day – January 15th

The Martin Luther King, Jr. holiday celebrates the life and legacy of Dr. King and commemorates the timeless values he taught through his example: the values of courage, truth, justice, dignity, humility compassion, and service that defined Dr. King's character. It also commemorates the universal, unconditional love, forgiveness and nonviolence that empowered his spirit.

Valentine's Day – February 14th

Valentine's day is a time to show appreciation for friends, family, significant others and anyone else you might love.

George Washington's Birthday – February 18th

Also known as Presidents' Day, this federal holiday honors presidents of the United States, including George Washington, the USA's first president.

THE STAFF AT A. HUNTER PROPERTY MANAGEMENT, INC.

**WISH YOU
AND YOUR FAMILY
A HAPPY
AND HEALTHY
2019**

