

Spring

2019

CALN Community News

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

We're Moving

We are relocating and ask for your patience as we make the move. We are working with Comcast to move our phone and fax lines. If you should experience any issues with reaching us, please reach out to me via email and we will get right back to you.

We are doing everything possible to make sure everything is transferred in the evening and weekends, however, in the event of any issues, we wanted you to be aware of what was happening.

As always, we are here for you and look forward to addressing your needs.

Spring Clean Up

Now that Spring is here, homes should be clean and power washed (if needed), skirting should be neatly tracked, yards should be mowed, and lots trimmed.



This is Your Newsletter

Would you like us to include an anniversary or birthday wish to someone, announce an item you have for sale, or anything you would like to tell your neighbors? We will include your item in the next newsletter. Submissions must be in writing so we have all the details documented. Newsletters go out quarterly and submission dates are as follows:

Summer Newsletter: Deadline: May 10th, Print date: May 31th

Fall Newsletter: Deadline: August 23rd, Print date: September 13th

Email us with your submission to: Ahunternewsletter@yahoo.com

Meet Our Staff



Mark Emberger

Mark Emberger is one of our property inspectors. He is dedicated and thorough and the residents and owners both admire and respect the job he does. Mark's job is to make sure the residents are complying with the rules and regulations, and the community itself is being maintained and safe.

In addition, Mark also attends our hearings and does a fantastic job. He is extremely detailed and organized and we are so happy to have him as an employee of A. Hunter.

Rent can be Paid Online

A reminder rent can be paid online at www.ahunter.com. You can also access your transaction history. To pay online, please contact our office for the initial set up. You can also view your newsletters, see homes that are for sale in your community, fill out applications, and more.



Rent Reminder

Rent must be received by the 5th to avoid a late charge. The late fee will be based on the date it is received by our office, not by the postmark date.

No Postdated Checks

Please do not send postdated checks. When we receive a postdated check, you run the risk of having it put through your account or having it sent back to you. We cannot accept checks that are postdated.

New Homes

A. Hunter has opened our own sales center: **A. Hunter Homes**. If you are thinking of replacing your home with a beautiful new manufactured home, please contact us, we would love to assist you. The 2019 homes are absolutely stunning and AFFORDABLE. Manufactured homes have never been better than they are now. They come with great floor plans, beautiful flooring, drywall, top of the line plumbing and faucets, and tiled bathrooms. It's hard to believe that a home so beautiful is so affordable.

Affordable Housing..

- Customized Homes
- 2-4 Total Bedroom(s)
- 2 Bathrooms
- Approx. 1000-2000 sq ft
- Energy Efficient
- Air Conditioning
- Vaulted Ceilings
- Hardwood Floors
- Slate Entry
- Family Room and Living Room
- Beautiful plumbing, faucets and the latest appliances
- Affordable
- Financing Available
- Homes must adhere to strict guideline administered by the Federal HUD Code



A. HUNTER HOMES



MANUFACTURED HOUSING offers affordable housing and quality homes. New models offer family friendly floor plans, beautiful flooring, drywall and the latest appliances.

Choosing manufactured housing is affordable, the homes offer quality and energy efficiency, customization, and finally great financing options! With the demand for manufactured housing increasing, lenders are offering lending solutions to buyers.

Call A. Hunter and let us help you move in to your brand new home.

Call A. Hunter Homes at 717-274-2104

Spring Maintenance

When the clocks jump forward and the temperatures start to rise, we start enjoying the Spring sun's warmth for the first time since fall. Around this time, we turn our attention outside towards our lawn and garden. It is important to properly fertilize your lawn to get that beautiful shade of green we all envy in a lawn. Also, it is critical to clean your gutters and spouts for the rainy days ahead to avoid unwanted water leaks in your home.

Unfortunately, with the good weather comes pollen, so it is also important to clean your windows, blinds and curtains to prevent pollen and dust build up and keep the air quality up inside your home. And don't forget, when clocks "spring forward" and "fall back", test your smoke detectors to make sure they are powered and working properly to keep your family safe!

We often focus on interior repairs, since that's where we spend the most time. However, you shouldn't overlook exterior repairs, especially in the skirting department. Mobile home skirting protects the underside of your home from weather, and it keeps out pests who would like to make it their home. It's pretty important.



Skirting: Repair or Replace?

If your skirting is only mildly damaged in a few places, you may be able to repair it without replacing it. If you have a few holes in your vinyl skirting, you should absolutely patch them up before winter. Remember, your plumbing runs under your mobile home. If you don't protect it properly, your pipes could freeze in the winter. Definitely patch those holes!

Vinyl skirting often gets damaged by weed whackers (string trimmers). It just can't stand up to that spinning string on its own. However, an easy fix is to install some **skirt guard** along the bottom of your vinyl skirting. This guard is designed to stand up to weed whackers and other hazards that damage vinyl skirting.

If your vinyl skirting is really in bad shape, you can always replace it with something stronger. Vinyl can be a little flimsy—but luckily, it isn't the only option. Stronger mobile home skirting like Reil Rock and Novik Stone generally won't blow out in a storm. Even better: they hold up to weed whacking just fine.



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April 21st

1. Easter is the celebration of the resurrection of Christ. It is the oldest Christian holiday and one of the most important days of the year.
2. The Easter egg is said to symbolize and represent joy, celebration and new life.
3. The art of painting eggs is called pysanka, which originated in Ukraine. It involves using wax and dyes to color the egg.
4. Americans buy more than 700 million Peeps during Easter, making Peeps the most popular non-chocolate Easter candy.
5. Seventy-six percent of people eat the ears on the chocolate bunny first.



- The moniker 'Mom' comes from babies. The first thing a baby can vocalize is the 'ma' sound, which is why in almost every language the word for mother begins with the letter 'M'.
- According to research, more phone calls are made on Mother's Day than any other day of the year.
- Around one-quarter of all flowers purchased throughout the year are purchased for Mother's Day. Studies show that giving fresh flowers have many positive health and psychological benefits.
- Many of the trademark sweaters Mr. Rogers wore on his television show, *Mr. Rogers' Neighborhood*, were knitted by his mother.

10 kids can pick up 5,000 eggs in a yard the size of a football field in 10 minutes.



But it takes them 3 months to pick up 5 toys in their bedroom.

Sudoku

The rules to play Sudoku are quite simple.

Fill in the blanks so that each row, each column, and each of the nine 3x3 grids contain one instance of each of the numbers 1 through 9.

		9						2
		4						
5	8					1		4
	1		9		3			
	6					7		
				8		2		
	2	1	3			8		
7								
6			4		5		7	

Things to do

Brick-Fest Live LEGO Fan Experience

Greater Philadelphia Expo Center,
100 Station Ave, Oaks, PA 19456

Saturday, Apr 27, 10am - Sunday, Apr 28, 5pm

The Brick Fest Live LEGO® Fan Experience is filled with hands-on attractions and activities designed to inspire, educate, and entertain. Dive into over a million LEGO® bricks. For more information visit www.BrickFestLive.com

Brandywine Zoo

1001 N Park Dr, Wilmington, DE 19802

Open daily, 10am-4pm

The Brandywine Zoo proves that great things do come in small packages (4.7 acres). The animals are as unique and surprising as the Zoo itself. Some are exotic. Others are pretty. All are interesting and each one has a story. All enjoy natural settings and welcome your visit to the zoo. For information visit www.brandywinezoo.org

American Helicopter Museum & Education Center

1220 American Blvd, West Chester, PA 19380

The transport museum focuses on the history, science and technology of rotary wing aviation. They preserve rotary-wing aviation history and educate about helicopters and their lifesaving missions.

Special event: **Astronomy Workshop**

May 18th, 5:30pm to 7:30pm

Join us for a fun-filled evening of stargazing and hands-on learning. The Astronomy Workshop is for boys and girls ages 9 to 12.

Special event: **FatherFest**, June 16th

Treat Dad to an awesome day of helicopter rides, rotary and fixed wing aircraft, classic cars and motorcycles, fabulous food trucks, a beer garden and more during our annual FatherFest!

ChesLen Preserve

1199 Cannery Rd, Coatesville, PA 19320

It is the largest privately-owned nature preserve open to the public in Chester County. Miles of marked hiking trails lead visitors through shady woodlands, flower-filled meadows, fields, and stream valleys. At Ollie Owl's NaturePlayGround, young explorers can build stick tee-pees, climb logs, hunt for bugs, explore small streams, and get a little dirty. Call 610-353-5587 or visit www.natlands.org/cheslen-preserve

Springton Manor Farm

860 Springton Road, Glenmoore, PA 19343

Open daily 8:00 AM- Sunset

Get up close and personal with farm animals, hike the peaceful nature trails or go fishing in the catch and release pond. Initially part of William Penn Manor, this 300-acre demonstration farm has been in agricultural use since the early 1700s. For more information call 610-942-2450.

Phoenixville Beer & Wine Festival 2019

Kimberton Fairgrounds, 762 Pike Springs Rd

Phoenixville, PA 19460, Sat, May 11, 12-4pm

The 3rd annual Phoenixville Beer & Wine Festival features unlimited sampling of more than 150 beers, wines, mead, ciders and spirits. Guests will enjoy live music and browse among local artisans. Food will be available from local restaurants and food trucks. **Note: Tickets will not be sold at the door, so buy ahead of time.** For more information visit www.phoenixvillebeerwinefestival.com

Fish for Free Days 2019

Sunday, May 26th and Thursday, July 4th

Fish-for-Free Days allow anyone (residents and non-residents) to legally fish in Pennsylvania without a fishing license. All other fishing regulations apply.



KIDS PAGE

Word Search

daffodil jacket rubberboots
flower melting seeds
umbrella puddle splash
green rainbow sunshine
growth raindrops tulips
gardening

O	M	G	Q	R	A	I	N	B	O	W	S	T	H	G
E	N	I	H	S	N	U	S	F	Z	Y	P	E	S	Y
J	D	A	L	V	B	N	J	C	K	S	O	K	A	S
G	N	I	T	L	E	M	I	P	V	T	R	C	L	P
E	M	I	T	G	N	I	R	P	S	O	D	A	P	R
G	A	D	A	F	F	O	D	I	L	O	N	J	S	O
G	N	L	S	E	I	Y	W	Z	H	B	I	M	E	U
R	R	I	L	P	H	Q	A	E	T	R	A	T	C	T
Z	E	O	N	E	I	I	I	L	M	E	R	A	J	E
F	G	W	W	E	R	L	H	T	R	B	Z	V	J	E
H	E	D	O	T	D	B	U	Y	A	B	H	F	L	G
U	U	Q	V	L	H	R	M	T	W	U	M	D	R	I
S	E	E	D	S	F	K	A	U	O	R	D	E	J	R
O	R	N	D	M	C	T	Z	G	V	U	E	A	N	F
Q	F	I	Z	W	Y	E	Z	Y	P	N	A	F	Z	P

1. Why is the letter A like a flower?



2. Why did the Easter egg hide?



3. What goes up when the rain comes down?



4. What has 18 legs and catches flies?



Spring Bucket List

- ☐ Plant flowers
- ☐ Splash in a rain puddle
- ☐ Have a picnic
- ☐ Listen to the birds chirping
- ☐ Draw with sidewalk chalk
- ☐ Plan a bike ride
- ☐ Go to the playground



1. A bee comes after it. 2 Because he was a little chicken 3. An umbrella 4. A baseball team

A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annville, Pa 17003

See inside!

Spring Maintenance,

Free Fishing Days,

Rent Reminder and more!



Remember -
our fallen heros.
They are the reason
that we are free.

Facts You May Not Know About Memorial Day

May 27th is Memorial Day, a federal holiday remembering the people who died while serving in the country's armed forces.

- Originally called Decoration Day, families and soldiers would decorate graves of their Fallen Civil War soldiers with flowers, flags and wreaths. Hence Decoration Day.

- Memorial Day became its official title in the 1880s, but didn't legally become Memorial Day until 1967. It's observed on the last Monday in May.
- The flag is supposed to be flown at half-mast until noon, then at full mast until sunset on Memorial Day.
- A National Moment of Remembrance is legally required at 3:00pm each Memorial Day.

"Words are even more feeble on this Memorial Day, for the sight before us is that of a strong and good nation that stands in silence and remembers those who were loved and who, in return, loved their countrymen enough to die for them."

Ronald Reagan