

Spring



2019

Olivers Community News

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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

As we jump back in to spring, please remember that we continue our monthly walk through inspections at Oliver's. Homes should be clean and power-washed, if needed, skirting should be neatly in the track, yards should be mowed and lots trimmed.

Violations are sent to non-conforming homeowners, and continual violations can eventually lead to eviction.

We ask that you work to comply with the rules and regulations and maintain your homes and lots in nice condition throughout the year.

We appreciate your personal attention to these areas and are here should you have any questions.

Checks

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

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.



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 that 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.

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.

Scoop the Poop

There has been an increased volume of dog waste found on the common areas, specifically around the pond. If you are a pet owner, please be respectful of the common grounds. The law requires that pet owners pick up after their pets and properly dispose of their waste. Besides being unsightly and smelly, animal waste can be washed into the pond by rain or melting snow, contaminating the pond and killing the fish. Not only does the water quality suffer – your health may be at risk, too. **Pets and children who play outside are most at risk** for infection from some of the bacteria and parasites found in pet waste.

If all pet owners within the community practice proper pet waste disposal, the eyesore and health hazard created by pet waste on the community grounds can be eliminated. The common area around the pond is a privilege. Please keep it clean so everyone can enjoy it.



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.



Kids Contest Winners

Congratulations to
Nevaeh Dellinger
and
Samina Tandoc Perez

Winter Newsletter Kids Page
contest winners.

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: Sept 13th

Email your submission to:

Ahunternewsletter@yahoo.com



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.



- 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.

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

Park at Governor Dick

3283 Pinch Road, Lebanon, PA 17042

Enjoy the trails, with varying levels of difficulty. Climb to the top of the observation tower and enjoy the beautiful view. Call 717 964-3808 or visit www.parkatgovernordick.org for special events and the Environmental Center hours.

Lebanon Rails to Trails

Running along the corridor of the old Cornwall-Lebanon Railroad, the 14.5-mile trail lets you experience the beauty of farmland and forest. Visit landmarks of the area's historical heritage and enjoy the wide array of outdoor recreation. Visit www.lvrailtrail.com for entrance points.

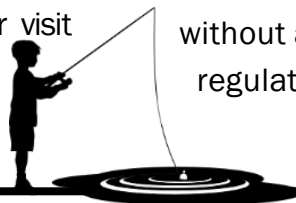
Historic Old Annville Day

Saturday, June 8th from 9am – 2pm. This event takes place in the center of Annville's Historic District on West Main Street. The celebration includes local music groups at several venues, demonstrations by artisans, children's activities, all types of delicious foods, and over 100 vendors displaying and selling arts, crafts, and much more.

ZooAmerica®

201 Park Avenue Hershey, PA 17033

From monkeys to bears to birds, this park features a wide range of species and habitats. Watch the bears swim underwater in a water tank or see a Gray Wolf in the Northlands Biome. For more information call 717 534-3900 or visit www.zooamerica.com for hours, discounted tickets, special events and Zoocamps.



Hershey Gardens

170 Hotel Road, Hershey, PA 17033

Indulge your senses in the color and variety of the Hershey Gardens brilliant seasonal displays and explore themed gardens.

Special Event: **Easter Sunrise Service**

Sunday, April 21st, 6:30-8:30am

The community is invited to join the Hershey Ministerium for this non-denominational service.

No admission fee prior to 8 am.

Special Event: **Mother's Day Weekend**

Free admission for moms May 11th and 12th.
9am - 5:00pm.

Abraham Lincoln's Funeral Train

Re-Enactment April 22nd & 23rd

Stone Gables Estate, 1 Hollinger Lane
Elizabethtown, PA 17022

Join us for the First Re-Enactment at the 154th Year Anniversary Honoring One of America's Greatest Presidents and Heroes. Bells & whistles, re-enactors, and mounted troops will celebrate the arrival of the Lincoln Funeral Car, also known as "United States", when it travels on the .62 mile of Original Railbed as it did on April 22, 1865 (Lincoln's funeral train passed through Stone Gables Estate on April 22, 1865).

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.

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.

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