

Spring

2019

Swatara Shores Community News

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Checks must be written to **Rent a Lot**, 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 week-ends, 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.

Final Notice: Remove Items from Entrance

We had previously notified you that NOTHING can be stored at the entrance common area. To date there are still numerous items remaining in that area, including numerous boats. This is an eyesore and a liability issue. Also, it does not allow us to maintain the area, nor to mow.

Final Warning: Anything remaining on May 1, 2019 will be considered abandoned. We will call the police to tag these items and have them towed from our property.

There are numerous storage facilities within a mile or two from Swatara. We suggest you move your items there.

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, 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.

Swatara MHP Lease Addendum

Effective May 1, 2019

Effective May 1, 2019 there will be a change addendum to your lease, rules and regulations with Swatara Shores MHP.

Rent has always been due on the first of the month. You were given a grace period of 5 days based on the postmark on your envelope.

Effective May 1, 2019, the late fee will not be based on the postmark on your envelope. It will be based on the date it is received by our office.

Any rental accounts not paid IN FULL or received by our office will incur a late charge on the 7th of each month.

In order to not be assessed late fees, you should mail your payment in a timely manner so it will reach us by the 1st, keeping in mind, you don't know how long the mail service will take to get it to us, so give yourself enough time to ensure we have the payment on time.

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.



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.

Dangerous Driving

I was made aware of several people driving in the community doing really foolish things, like donuts in the middle of the street. We have children living in this community along with many other good residents who pay to live in Swatara and do not want to be subjected to this type of behavior. This behavior is inconsiderate and is not permitted in accordance with the rules. Should this continue, violators will be evicted.

Rent Can be Paid Online

A reminder that rent can be paid online at our website: 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.



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	

- 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 $\frac{1}{4}$ 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.

Things to do

Abraham Lincoln's Funeral Train Re-Enactment

April 22nd & 23rd at 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. Re-enactors and mounted troops will celebrate the arrival of the Lincoln Funeral Car 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).

Hoffer Park

Mill St, Middletown, PA 17057. Open daily.

A 10+ acre recreation area with tennis & basketball courts, skateboarding and rollerblading area, with a large wooden playground and picnic shelters, which can be reserved. Events at Hoffer Park:

WWII Encampment: Sat, May 11th, 9:00am

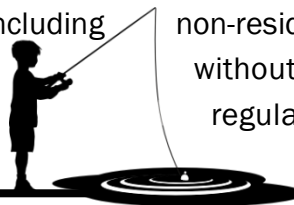
Annual Arts & Craft Fair: Sat, June 8th, 10:00am

Saturdays Market

3751 E Harrisburg Pike, Middletown, PA 17057

Sat, 7am-4pm (indoor), Sunday 7am-1pm (outdoor)

Spend your Saturday (and Sunday) at Saturdays market with over 150+ market stands including 30 food stands. Bring the family, spend the day! www.saturdaysmarket.com



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.

Conewago Recreation Trail

2385 N Market St, Elizabethtown, PA 17022

The Conewago Recreation Trail has well-graded, level surfaces and six street crossings that are marked for safe trail use, making it ideal for hiking, jogging, bicycling and horseback riding. The trail is slightly over 5 miles.

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.

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 your submission to: Ahunternewsletter@yahoo.com

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