

Spring

2019

Terryhill Community News

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Checks

Checks must be written to Terryhill 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.

Rent Changes

On page 2 you will find a lease addendum. This lease addendum was also mailed to you in early March, informing you that rents are due in our office by the 5th. We are no longer going by the postmark, but the date we receive your payment in our office.

If rent is not paid IN FULL, your account will be assessed a late fee on the 7th. There is NO exception to this. If you have a balance on your account, a late fee will be charged.

We appreciate your understanding and cooperation in this matter.

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.

Terryhill Lease Addendum

Effective May 1, 2019

(Provided via mail on 3/1/19 and Spring 2019 Newsletter)

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

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.

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.

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.



Kids Contest

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



- 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

Allentown Cherry Blossom Festival

Cedar Creek Parkway / Cedar Beach,
2600 Parkway Boulevard, Allentown PA 1810
Saturday, April 27, 10:00am - 5:00pm
A fun event for the whole family! Games, exhibits,
food, music and more! The event promotes the
arts, international cultures, environmental cultures
and awareness, and features a children's activity
area. Free and open to the public.

Rock N Run 4 Kids

Coca Cola Park, Saturday, May 11
1050 Iron Pigs Way Allentown, PA 18109
8:30am: Kids Fun Run : 9:00am - 5K & 10K
Kids Fun Run, 5k and 10k with great music, a
mascot warm-up for the kids, and a spectacular
home plate finish! All funds raised benefit The
Salvation Army Children's Services' work to help
foster and adoptive children and families.
For more information and/or to register visit
www.rocknrun4kids.com

Allentown Farmers Market

1825 Chew St, Allentown, PA 18104
Discover one of the oldest traditions in the
Lehigh Valley. With over 60 local merchants,
you'll find just about everything your heart
desires; fresh fruits and veggies,
poultry, fish, meat and bake goods.
www.allentownfarmersmarket.com

America On Wheels Museum

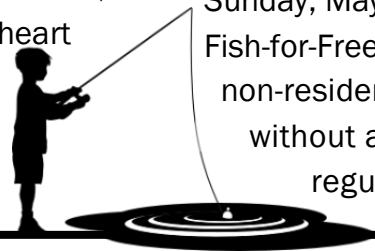
5 N Front St, Allentown, PA 18102-5303
April-Dec Tues-Sat 10am-5pm, Sun 12-5pm.
America On Wheels is dedicated to preserving
& showcasing the expansive history of American
transportation. Guests will find a variety of classic
cars, racing vehicles, trucks, and motorcycles.
Don't forget to visit the classic café complete
with ice cream, shakes, floats, & hot dogs.
www.americaonwheels.org

Allentown Rose Gardens

3000 Parkway Blvd, Allentown, PA 18104
A great place to take photographs, enjoy flowers
and walk along the creek. In season, the Rose
Garden is beautiful. Call 610 437-7750 or visit
www.rosegarden-na.org. Attached to it is
Ceder Beach Park a beautiful walking/jogging
trail with fitness stations. Enjoy volleyball and
basketball courts, a huge playground, lake, &
outdoor pool. Visit www.allentownpa.gov/parks-and-recreation/parks/park-inventory/cedar-beach-park for special events, festivals and
programs. 2600 Parkway Blvd, Allentown, PA

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