

# Summer

2019

## Brookside Community News

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**Checks** must be written to **Brookside** not A. Hunter. Rental payments can also be made online at: [www.ahunter.com](http://www.ahunter.com)

### **We've Moved**

We have opened our new office at 219 West Penn St in Cleona, PA. Our mailing address remains the same: PO Box 224, Annville, PA 17003, but we can now assist you personally in our new location.

### **Rule Reminders**

As we enjoy summer, here are a few rules to keep in mind for the safety and protection of all residents:

- Wading pools are not permitted due to insurance regulations and the health and safety concerns (drowning, injuries, etc). They also attract mosquitos. West Nile virus can result because a neglected pool means stagnant water, which is a breeding ground for mosquitoes to lay eggs that can produce thousands of mosquitoes in just a few weeks. Other sources of stagnant water would be containers, toys, birdbaths, rain gutters, and anything that is holding water that is not treated.
- Trampolines are not permitted.
- Enjoy your Summer picnics, but please be respectful of your neighbors.
- Observe quiet times: 9:00pm–7:00 am.
- Dogs may not be tied outside and must be on a leash and under human control at all times.
- While we're sure your child is excited about the summer break, please know where they are and be mindful of what they are doing. There are a lot of great activities in the area to keep them busy.



### **Fireworks**

Fireworks may NOT be set off within the community. It is disturbing to many neighbors and it is a fire hazard.

## 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**

## Water, Sewer, and Trash Charges

I know you have all been concerned about the water, sewer and trash charges. We've been told that the bills have come out saying "April" or "May" and you weren't supposed to pay for water till June. Because the water, sewer and trash is going to be the same every month, the month that is on the bill isn't relevant. Your charges were to begin June 1, and that's the first month you were billed. I apologize for all the confusion.

Please check your bills. Conservice is billing you based on the number of occupants in your home. If the number is incorrect, it could lower your monthly bill. I appreciate your cooperation as we work through these transitional issues.

## Conservice Letter

Conservice, who bills you for water/sewer sent the letter below to share with you.

*Thank you for choosing Conservice, the Utility Experts. Part of our focus at Conservice is to remove the burden of utility billing from the management of apartment communities so they can focus their attention and energy toward making their community the best it can be for their residents.*

*With that in mind, should any of your residents have questions or require any assistance regarding the utility billing please feel free to refer them to our customer service department at [customerservice@conservice.com](mailto:customerservice@conservice.com) or 1-866-947-7379. Residents of your community will be able to reach a live Conservice Utility Expert, located in the United States, Monday through Friday from 6:00 am to 8:00 pm Mountain Time.*

*Again, thank you for choosing Conservice.*

## Meet Our Staff



**Sean Graver**  
**Sales and Marketing Manager**

Sean Graver joined A. Hunter Property Management, Inc. in 2017. Sean heads up one of our Property Management Divisions and the Dealership Sales Division at A. Hunter Homes. In 2018 Sean acquired his Pennsylvania Dealer Sales License and he works with our manufacturers and owners to set new manufactured homes on community lots. Sean comes to us with an extensive background in Sales, Marketing and Management. Sean has held his Pennsylvania Real Estate License since 2006 and been actively involved in property management in Pennsylvania since 2008. Sean is a graduate of Harrisburg Area Community College where he earned his Associate of Arts in Business Administration and Management.

# Beach Safety

## Rip Currents

More than 100 people drown each year as a result of rip currents. A rip current is a strong jet of water that quickly flows away from shore. Swimmers who are caught in rip currents can get sucked away at speeds of nearly ten feet per second. Below are several ways to identify the risk for rip currents.

1) **Listen to the lifeguards** and weather forecasts. Beaches raise flags to let visitors know the conditions for that day.

**A Green flag** indicates that water conditions are calm and it's safe to swim.

**A Yellow flag** means that while water conditions are rough, they are not life threatening. Be aware that surf is still relatively high when a yellow flag is flying and there's still a moderate possibility of rip currents. Weak swimmers and children should wear a life jacket and/or swim near a lifeguard or stay out of the water.

**One red flag** means the surf is high/strong rip currents are present. Use extreme caution even if you're a good swimmer.

**Two red flags** indicate that very dangerous conditions are present and the water is closed to the public.

**Purple and blue flags** mean that potentially dangerous marine life has been spotted in the area. Dangerous marine life includes sharks, jellyfish, or any other marine life that may cause harm to humans. Usually these flags are flown in conjunction with other colored flags such as red, yellow, or green.

2) Rip currents also provide visual cues for you to identify potential hazard zones. One of the best visual identifiers of a rip current is to look for **gaps between the waves**. A small patch of calm water in an otherwise choppy sea is often a rip current.

3) Look out for **discolored water** near the shore. Rip currents tend to drag large amounts of sand and sediment back out to sea with them, so many rip currents are easily identified by a noticeable jet of crud in the water extending away from the shore.

4) Rip currents are also common in areas with sand bars, piers, jetties, and anything else that sticks out from the beach that could catch a longshore current.

If you're ever caught in one, **don't panic**. If you find yourself getting pulled out to sea, **swim parallel** to the beach to get out of the current. Once you are out of the riptide, start swimming back towards shore. If you're unable to swim out of the current, signal for help by waving (not flailing) your arms and calling out for help while trying to stay afloat.

*Wishing you  
safe, sunny  
and fun-filled  
summer.*



# 10 Reasons to Unplug and Be Present



We're surrounded by screens every day—smartphones, tablets, computers, TVs, and even our watches. While technology has provided great resources for many of our everyday needs, it can still be a distraction from enjoying our life to the fullest. Here are 10 reasons to take the time to truly unplug and be present.

**1. Save money.** Turning off your screens can help you save money on your bill. An estimated 5-10% of energy bills come from electronic devices being left on standby. Unplug your devices and find more exciting ways to spend that money.

**2. No more FOMO.** It's easy to feel left out when you're stuck at work or sitting at home while others are out having fun and documenting it online. The fear of missing out, or FOMO, has become a real psychological feeling with the advancement of technology. Power down social media to feel more confident with your own life instead of thinking about what others are doing.

**3. More time to get active.** Screens have a tendency to be accompanied with sitting. Work to replace your screen time with active time. Take a break to walk at work, or turn off the TV and enjoy time at the park. Get your whole body moving rather than just your eyes and thumbs.

**4. Improve interpersonal communications.** Social media may allow us to connect with more people, but it can negatively impact interpersonal relationships. Stepping away from social media helps improve in-person communication and relationships. Communicating face-to-face includes body language, tone, and touch, all of which helps us understand one another to create real bonds.

**5. Be more aware of your surroundings.** A lot can happen in the 2 minutes you spend looking at your phone. By putting our screens away, we can take the time to enjoy what's happening around us.

**6. Improve memory retention and mood.** Looking at a screen all day is a lot of work for your brain. Unplugging for just one day a week gives your brain the chance to reboot, which can help improve your memory and boost your mood. You'll have more time to enjoy activities and experiences that actually help grow brain cells.

**7. Be more productive.** Taking the time to turn off your screens and relax during off-work hours actually helps you become more engaged.

**8. Less jealousy and loneliness.** Social media has created a platform to highlight the greatest moments of people's lives. Naturally, envy or loneliness can arise with each post of exotic vacations, body images, family gatherings, etc. Unplug for a bit and take the time to appreciate the joy and beauty of your own everyday life.

**9. Sleep better.** One of the things screens hurt the most is our sleep patterns. Turn off all screens at least a half hour before going to bed. Chances are, you'll find yourself falling asleep faster with a better night's rest.

**10. Enjoy the moment.** Technology has become a distraction from everything going on in the world, except for the moment right in front of you. It's accompanied with the constant desire to document every little experience. Are we trying to save the memory, or show the memory to everyone else? Put your screen away to turn off the distractions, and embrace and enjoy the moment.

## Maintain Your Yard

A well-maintained yard is something the entire community can enjoy. Please mow your yard regularly, maintain your flowerbeds, and keep



your trees and bushes trimmed. Lawns that are not maintained will be maintained by A. Hunter and the resident will be billed a minimum of \$35.

## Rent Reminder

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

## Smoke Alarms

Please remember to test your smoke alarms to make sure they are working. Smoke alarms only have about a 10 year life, so if you have had your detector that long, consider replacing it.

**Sudoku.** The object is to put a digit from 1 to 9 in each cell of the grid so that every row, column, and bold region contains each digit once.

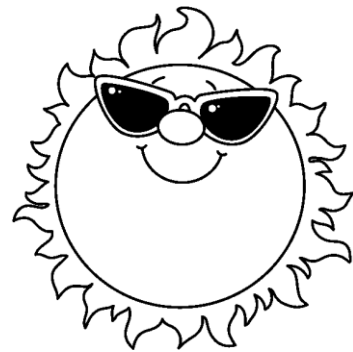
			<b>1</b>	<b>9</b>			
		<b>6</b>		<b>4</b>		<b>8</b>	
	<b>3</b>						<b>1</b>
<b>3</b>			<b>7</b>		<b>1</b>		<b>6</b>
<b>5</b>				<b>8</b>			<b>7</b>
	<b>2</b>						<b>9</b>
		<b>3</b>				<b>2</b>	
	<b>4</b>	<b>8</b>		<b>3</b>		<b>6</b>	<b>7</b>
	<b>6</b>		<b>5</b>		<b>4</b>		<b>8</b>

## Signed Lease Agreement

Thank you to everyone who has returned their signed lease agreement, questionnaires, and pet leases. It has been a pleasure meeting so many of you during our inspections and your visits to our office.

We still have a few residents who have not returned leases. Please keep in mind that if we have not returned your documents, you are not legally living in Brookside. In addition, if you have pets you have not registered, we are no longer grandfathering dogs, so any we see that are not registered will be billed to you monthly.

If you have any questions or concerns about the leases, rules or regulations, please do not hesitate to contact us.



## Community Notices and Items for Sale

This is your section, please send us anything you would like advertised in your newsletter.

Email to [ahunternewsletter@yahoo.com](mailto:ahunternewsletter@yahoo.com).

Print and cut off dates are as follows:

**Fall Newsletter:**

Deadline: August 16th - Print date: September 6th

**Winter Newsletter:**

Deadline: November 15th - Print date: December 6th

# KIDS PAGE

## WORD BANK:

BBQ BEACH CAMPING  
 FUN HOT ICE CREAM  
 JUMP KITE PICNIC  
 PLAY POOL POPSICLE  
 SAND SUMMER SUN  
 SUNGLASSES SWIM SWING  
 VACATION



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

1. What do you get when you combine an elephant with a fish?
2. Why do fish like to eat worms?
3. How can you tell that the ocean is friendly?



## Summer Bucket List

- Eat watermelon
- Go to an outdoor movie
- Go swimming
- Play mini golf
- Have a picnic
- Make sidewalk chalk art
- Enjoy an ice cream cone
- Make paper airplanes
- Unplug for one full day (no ipad, iphone, ipod or tv)

# A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annville, Pa 17003

## *Inside this issue:*

*Signed Lease Agreements,*

*Unplug, Concervice,*

*and more!*

## Things to Do

### **Drive In Movie – featuring “Matilda”**

Shank Park, 781 Bullfrog Valley Rd, Hummelstown. Friday, August 9, 2019, 8:30pm  
Enjoy a movie in the park. Admission is FREE. Bring lawn chairs & blankets or watch from your car! (Rain date: Saturday, August 10). For more information visit [www.usatheatres.com](http://www.usatheatres.com).

### **Kipona Festival**

Riverfront Park & City Island, Harrisburg  
Sat., Aug. 31 and Sun., Sept. 1: 11am-8pm,  
Mon, Sept 2: 11am-7pm. Enjoy more than 40 food vendors, crafts and artwork, live music, Biergarten, Native American Pow-Wow, children's festival, and more! Enjoy the fireworks on Sun., Sept. 1, 8:15pm from City Island. For more information visit [www.harrisburgpa.gov/kipona](http://www.harrisburgpa.gov/kipona)

### **Family Friendly movies for \$1**

Regal Harrisburg Stadium 14, 1500 Caughey Dr  
Enjoy family friendly movies for just \$1 per person. Tues. and Wed. at 10am. We suggest arriving early. For movie details and times visit [www.harrisburg.macaronikid.com](http://www.harrisburg.macaronikid.com)

### **Summer of Fun for Families**

The State Museum of Pennsylvania is a fantastic way for families to enjoy Planetarium shows, Nature Labs, Storytimes, Pay What You Wish & more! For more details visit on the **Planetarium** visit [www.statemuseumpa.org/planetarium](http://www.statemuseumpa.org/planetarium).

For more information on the Nature Lab, Storytime, Pay What you Wish and more, visit [www.harrisburgmacaronikid.com](http://www.harrisburgmacaronikid.com), click “Articles” and click on State Museum of PA.