

Summer

2019

CALN Community News

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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.



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

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

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 5th 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.

Home of the Month Winner



**Congratulations and thank you to:
2324 Warren Street**

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.



Consumer Confidence Report (CCR) Certification Form

Name of CWS: Cain Mobile Home ParkPWSID Number: 1150150

The community water system (CWS) named above confirms that its CCR for the period of January 1, 2018 through December 31, 2018 has been distributed to customers (and appropriate notices of availability have been given). The system also confirms that the information in the CCR is correct and consistent with the compliance monitoring data previously submitted to the Pennsylvania Department of Environmental Protection (DEP).

Please check all items that apply to your CCR delivery.

- ☐ CCR was hand-delivered to customers. Date delivered: _____
- ☒ CCR was distributed by mail. Date mailed: 6-12-19
- ☐ CCR was distributed by other direct delivery method(s). (check all that apply):
- ☐ Mail notification that CCR is available on website via a direct uniform resource locator (URL)*
Direct URL address: www._____ Date mailed: _____
 - ☐ E-mail – direct URL to CCR*
 - ☐ E-mail – CCR sent as an attachment to the e-mail*
 - ☐ E-mail – CCR sent embedded in the e-mail*
- } Date(s) email sent: _____

* If the CCR was provided electronically, attach a description of how a customer requests a paper copy.

- ☐ "Good faith" efforts were used to reach non-bill paying consumers:
- ☐ posting the CCR on the Internet at www._____
 - ☐ mailing the CCR to postal patrons within the service area (attach a list of zip codes used)
 - ☐ advertising the availability of the CCR in news media (attach copy of announcement)
 - ☐ publication of CCR in local newspaper (attach copy of newspaper announcement)
 - ☐ posting the CCR in public places (attach a list of locations)
 - ☐ delivery of multiple copies to single bill addresses serving several persons
 - ☐ delivery to community organizations (attach a list)
 - ☐ electronic newsletter or listserv (attach a copy of the article or notice)
 - ☐ electronic announcement of CCR availability via social media outlets (attach list of outlets utilized)
- ☐ The CCR was posted on a publicly-accessible Internet site because this system serves 100,000 or more.
Internet site address: www._____
- ☐ Delivered CCR to other agencies as required by the state/primacy agency (attach a list)
- ☒ A copy of the CCR and a completed CCR Certification Form have been sent to the DEP district office (or the Allegheny County Health Department) that provides oversight and support of this water system. (See back of form for addresses.)

Certified by: Signature: Suzette Tray Print Name: Suzette Tray
Title: Office Manager Phone: 717-274-2104 Date: 6-12-19

For DEP use only. Checked by: _____ Date: _____

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.

Things to Do

Outdoor Movie Events

These local spots are holding outdoor movie events this summer. Check each individual site for more specifics and consult the Macaroni Kid calendar for events throughout the summer. Check back here for updates and additions!

Broad Run Park

July 11 - *Little Giants*

July 25- *Cars 3*

August 1 - *Finding Nemo*

August 15 - *Incredibles 2*

Caln Township Movie Series

8/16 - *Ralph Breaks the Internet*

Eagleview Town Center

7/22 - *The LEGO Movie: The Second Part*

East Brandywine Community Park

July 20 - *The Grinch*

August 9 - *Wonder Park*

Westtown Township

July 19 - *The Princess Bride*

August 16 - *Night at the Museum*

Carnivals and Festivals

Turks Head Music Festival

Exton Community Day, Goshen Country Fair

Kennett Square Mushroom Festival

Local Splash Spots

Cool off at one of these Local Splash Spots.

Coatesville RiverWalk - Coatesville

John O. Greene Memorial Park - West Chester

Marsh Creek Pool - Downingtown (splash area) Bell Tavern Park Water Feature –

Downingtown

Day Trips

Diggerland, West Berlin, NJ

A construction themed amusement park (there are height and weight restrictions.

Visit their website for more information.

www.diggerlandusa.com

Hersheypark, Hershey, PA

Amusement and theme park

<https://www.hersheypark.com/>

Knoebels Amusement Resort, Elysburg, PA

A family owned & operated amusement park

For more information on the

events listed visit:

www.westchesterpa.macaronikid.com/articles

Your Newsletter

If you would like something advertised in your newsletter email 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



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?

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



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

Annaville, Pa 17003

Inside this issue:

Water Report, Things to Do,

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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 that day's conditions. A green flag means that conditions are safe to swim. A yellow flag means moderate surf/rip currents. A red flag means high hazard. Two red flags mean very dangerous conditions are present and the water is closed.

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.

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 you try to stay afloat.

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