

Summer

2019

Cupola Court Community News

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



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

We Welcome Your Calls

Your calls are always welcome. The only time a \$25 fee is charged is if you call the emergency number after hours for a non-emergency.

Our phone numbers are as follows:

Monday - Thursday 9:00am-5:00pm: (717) 274-2104

Friday 9:00am-1:00pm: (717) 274-2104

After Hours Emergency Number: 1-800-283-1338

Smoke Alarms

Please remember to test your smoke alarms to make sure they are working. Smoke alarms last about 10 years. If you have had your detector for that long, you should consider replacing it.

Rent Checks

Just a reminder that rent checks are payable to Co Z Home Rentals. They must be received by the 5th to avoid late charges. The late fee will be based on the date it is received by our office, not by the postmark date.

Lawn Care

Your lawn will be maintained by the property. If you have any questions or issues, please call us during business hours at (717) 274-2104.



Manufactured Home Dispute Resolution Program (DRP)

We have heard that some residents are having issues with their homes. The HUD DRP is intended to address defects in construction, safety and installation. (The program is not intended to address cosmetic issues and contractual agreements). If you believe your home has a construction, safety or installation issue, you must notify the retailer, manufacturer or installer first.

What is the HUD Manufactured Home Dispute Resolution Program (DRP)?

The HUD DRP provides timely resolution of disputes between the manufacturer that built the home, the retailer who sold the home, and the installer who place the home on its site, regarding the responsibility for correction or repair of defects reported by the homeowner or others in the one-year period after the first installation of the manufactured home.

Your state has a Dispute Resolution Program administered by HUD. Below are the eligibility requirements:

- The retailer, manufacturer, installer, HUD, or the State Administrative Agency was notified of alleged defect(s) within one year after the date the home was first installed.
- The home was not reinstalled.
- There are five ways to submit a request for dispute resolution. You will be contacted once your request has been received.

Five ways to submit your request:

- 1) **Online:** to submit your dispute online visit: www.huddrp.net/SubmitDispute
- 2) By **Email:** info@huddrp.net
- 3) By **Phone:** (571) 882-2928
- 4) By **Fax:** (888) 819-5191
- 5) By **Mail** (Certified Mail Recommended):
ATTN: Manufactured Home Dispute Resolution Program
1676 International Drive, Suite 501,
McLean, Virginia, 22102

If you are not using the online form to submit your request, be sure your request includes the following:

- The name, address, and contact information of the homeowner;
- The name and contact information of the manufacturer, retailer, and installer, to the extent available;
- The date the report of the alleged defect was made;
- The date of installation of the manufactured home affected by the alleged defect; and
- The name and contact information of the recipient or recipients of the report of the alleged defect;
- A description of the alleged defect;
- Photos, if available.

Remember, whenever there is an issue with your home, always contact the manufacturer, retailer or installer first.

Things to Do

Longwood Gardens Open daily at 9am

1001 Longwood Rd, Kennett Square, PA

An American botanical garden that consists of over 1,077 acres of gardens, woodlands, and meadows in Kennett Square.

Fireworks and Fountains Soar

See the night sky in a new light with our astonishing Fireworks and Fountains Shows. Fireworks fly, fountains dance, and music sets the tone during these captivating evenings. For details and ticket information visit our website at www.longwoodgardens.org

American Treasure Tour Museum

One American Treasure Way, Oaks, PA

Thursday - Sunday 10am-3pm

Anyone with a sense of fun will love our popular culture museum. Seniors love the nostalgia and the younger generations love the oddities, curiosities, colors and sounds – all created before the computer age. “Our treasures bring out your smiles!” Visit our website at www.americantreasuretour.com or call 866 970-8687

Valley Forge National Historical Park

1400 N Outer Line Dr, King of Prussia, PA

Open daily 9am-5pm. Valley Forge was the site of the 1777-78 winter encampment of the Continental Army. Dive into the Revolutionary War history or surrender to the natural beauty of it's 28 miles of trails. Call 610 783-1077 or visit www.nps.gov/vafo for more details.

Summer Concert Series

June 30 - August 11, every Sunday

Masons Mill Park Concert Gazebo

3500 Masons Mill Rd, Huntingdon Valley, PA

Enjoy the FREE 2019 Sizzlin' Summer Concert Series. Performers cover a range of styles, including classic rock, country, jazz, and more.

Please bring lawn chairs/blankets for seating. (Concerts may be cancelled due to rain).

For details visit www.uppermorelandrec.com

Phoenix Iron Canal Trail

225 Virginia Ave, Phoenixville, PA

Spend the day hiking or biking along one of the state's notable rails to trails projects beginning in Phoenixville. Enjoy the scenery and learn about the historic Valley Forge area.

Community Notices and Items for Sale

This is your section. Please email us anything you would like 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

A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224
Annville, Pa 17003

Inside this issue:

*Manufactured Home DRP
and things to do!*

Labor Day September 2, 2019

Labor Day originated as a day to recognize the contributions of the American workforce and worker rights. In the United States, the first Labor Day was celebrated on September 5, 1882, in New York City. The event was planned by the Central Labor Union and included a parade of about 10,000 workers. After the parade, marchers and their families met in Wendel's Elm Park for a picnic, concert, and various speeches.

On June 28th, 1894, Congress passed an act making Labor Day a legal holiday. Creators chose the first week of September to honor Labor Day because it's between July 4th and Thanksgiving.

Throughout much of the 19th century, it was common for American laborers to work 12 hour days to make a living. Children often worked in factories and mines. There were few regulations to support workers. On September 3, 1916, the Adamson Act was passed by Congress, establishing an eight-hour work day.

Today Labor Day is seen more as a chance to celebrate the (unofficial) last weekend of summer with barbeques and picnics. It is considered one of the busiest weekends to travel.

Fun Fact: Labor Day also marks the end of peak hot dog season. Americans eat roughly 7 billion hot dogs from Memorial Day to Labor Day.

