

# Summer

2019

## Ramblewood 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

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

## Home of the Month Winner



**Congratulations and thank you to:**  
270 W. Uwchlan Avenue Lot #60

## 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.

# 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*

### **Cain 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](http://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](http://www.westchesterpa.macaronikid.com/articles)

## Your Newsletter

If you would like something advertised in your newsletter email [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



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

Annville, Pa 17003

## *Inside this issue:*

*Beach Safety, Unplug,*

*Home of the Month Winner,*

*Smoke Alarms, and more!*

## **5 Bike Safety Tips for Kids**

**1. Wear the right helmet.** A bicycle helmet is a special helmet that is specifically made to help with falls and crashes that can occur while riding a bike. Never use another kind of helmet while riding a bike.

**2. Always wear that helmet!** A fall can happen anywhere. Develop that good habit of wearing a helmet as soon as your kiddo starts riding a trike.

### **3. Make sure the bike is the right size**

To determine to right size: your child should be able to sit fully on the seat and hold the handlebars with both hands while the balls of their feet touch the ground. The American Academy of Pediatrics says a child's first bike should have foot brakes.

**4. Children 10 and under should ride on the sidewalk.** Typically, bike riders are discouraged from riding on a sidewalk. However, the National

Highway Traffic Safety Administration says kids 10 and under are an exception "because they are not mature enough to make the decisions necessary to safely ride in the street". BUT check with your local laws first. In some places it's not legal for anyone to ride bikes on sidewalks. Also, teach your kids how to be safe when riding: watch out for cars turning into/out of driveways, stop at every corner to look for cars, watch for road hazards, and alert pedestrians of your presence.

**5. Be seen!** When riding a bike, wear bright clothes! Neon and fluorescent colors are best. Also, wear something that reflects or gives off light -- such as reflective tape or flashing lights. Just because you can see a driver doesn't mean they can see you."

*Enjoy your summer on two wheels!*