

# FALL

2019

## Cupola Court Community News

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### The Importance of Heat Tape

While we love the cooler temperatures and the fun fall atmosphere, now is the time to think about your Heat Tape. If your heat tape is not installed and working properly, your water lines can freeze as well as the communities' water meters. This is a terrible predicament to be in during frigid conditions. During the first freeze our office is overrun with calls from residents stating the water in the community is not working. 99% of the time it's not the communities' water, but that the resident's water lines have frozen. Residents are then underneath their home in bitter temperatures with a blow dryer, or other heating source, trying to thaw the lines. The freezing can also result in your water lines breaking, which can be a very costly repair. Additionally, should the communities' water meter freeze and break, you are responsible for having it repaired or replaced. We cannot assist you if you allow your water lines to freeze.

Save yourself the aggravation and the expense and make sure you have heat tape on your water lines before the cold weather approaches. Heat tape is fairly inexpensive. There are numerous online articles and videos that will show you how to install it. Or, you may choose to have someone else install it.

Don't make the mistake of thinking, "I have heat tape, I'm fine". Heat tapes typical life is 3-5 years. Test it before winter and make sure when you turn it on that it is warm to the touch. Make TODAY the day to check that your heat tape is working.

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



## Meet Our Staff



**Tony Stewart**  
Maintenance & Services  
Manager

Tony Stewart is a graduate of Milton Hershey High School and retired from the U.S. Navy.

Tony spent much of his life owning and operating his own businesses. After retirement, Tony was looking to keep busy without all the responsibilities of business ownership. He has been working for A. Hunter for the past 8 years, serving as our Service Manager for the past 2 years. Tony handles the maintenance issues at all of our communities; obtaining bids for all projects and overseeing those projects to completion. In his free time, Tony enjoys his home in Arizona, visiting with his children, grandchildren and great-grandchild. Tony is a blessing to our office, always bringing a smile to our residents, owners and employees.

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### How To Install Heat Tape

Don't run the risk of letting your water pipes freeze. It's relatively easy to install heat tape and it's a good way to prevent major damage to your manufactured home. If your freshwater pipes are already wrapped in heat tape, check that the heat tape was properly installed, and periodically check the heat tape to make sure it isn't worn or frayed.

To check existing heat tapes, use the directions that follow. It's an important, and necessary, safety check of your home. Many manufactured home fires are the result of improperly installed heat tape.

You should apply heat tape to all exterior water supply piping and shutoff valves. Also protect any interior water pipes that run along outside walls or anywhere that the temperature may drop below freezing.

How much heat tape you will need depends on the length, size and type of the pipe. You need to know the pipe length and diameter and the number of valves or faucets along the run. To determine how much heat tape you'll require, consult the manufacturer's guidelines.

**Caution!** Because you are wrapping an electrical wire around your water supply pipes, it's very important that you:

- Read all the directions.
- Use only laboratory-tested heat tape, authorized for use with manufactured homes.
- Do not cross the heat tape back over itself. This could overheat the tape and start a fire.

If your water supply piping is plastic, **ONLY** use automatic thermostatically controlled heat tape. Non-automatic heat tapes can damage plastic pipes, especially if the taped pipes are covered with insulation.

For this job you'll need automatic heat tape (the kind with a thermostat), electrical tape, and pipe insulation (which

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could take the form of a waterproof insulated pipe jacket, or pipe insulation with vapor seal cover). Some heat tape kits combine several of these items.

**Step 1: Check Pipes.** Do not install heat tape over leaking pipes. Not only will a slow leak damage insulation, but it may also short out the heat tape. Pay close attention when you check the pipe joints for leaks.

**Step 2: Attach To Pipe.** Use only automatic heat tape, with heavy rubber insulation around the wires. Do NOT use non-automatic heat tape, as this could damage plastic pipes. Start with the plug end next to the outlet, and run the heat tape the entire length of the freshwater supply pipe. Also wrap the water pipe below ground level, to the frost level. Methods for attaching heat tape to the pipe vary. Some types of heat tape wrap around the pipe, some run along one side of the pipe. Follow the manufacturer's instructions.

**Step 3: Attach Heat Tape.** Space wraps according to the manufacturer's guidelines. Use electrical tape, not electrical wire, to hold the heat tape in place. It is very important that you never cross the heat tape back over itself: this creates a real fire hazard.

**Step 4: Insulate.** It's a good idea to cover the water pipe and heat tape with pipe insulation or pipe jacketing. If the insulation does not have a weather-protective outer surface, you will need to cover it with a waterproof wrap.

**Step 5: Plug It In.** Don't forget to plug in your heat tape before the onset of cold weather. Do not

use an extension cord. The heat tape must plug directly into a Ground Fault Circuit Interrupter (GFCI) receptacle. You should find a GFCI protected outlet underneath your manufactured home, near the water inlet. If not, you will need to install one.

### More Tips on Safe Heat Tape Installation

The life expectancy of heat tape ranges on usage. Many tapes now have a thermostat that when the temperature drops below a certain degree, it will kick on.

### A Few Additional Issues to Watch:

- Heat tape should not be used over the thermal insulation or near flammable materials.
- Check heat tapes at least once a year, paying close attention to older tape which may develop cracks in the insulation.



## 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**



## Pumpkin Pie

Prep Time:  
30 minutes

Cook Time:  
1 hour 5 minutes

### Ingredients

#### Pie Crust:

1 store-bought or homemade pie crust

#### Pumpkin Pie Filling:

1 cup light brown sugar

1 tablespoon all-purpose flour

½ teaspoon salt

1 teaspoon ground cinnamon

1 teaspoon ground ginger

½ teaspoon ground nutmeg

1/8 teaspoon ground cloves

3 large eggs lightly beaten

1 15-ounce can pumpkin puree

1 and ¼ cups evaporated milk

### Instructions

#### To prepare the pie crust:

Preheat oven to 400°F.

Prepare the pie crust by rolling the dough out to 12-inches in diameter. Next, carefully transfer the dough to a 9-inch pie plate (make sure it's at least 1½ inches deep), gently fit it into the pie plate, trim any excess dough, and flute the edges. Line the pie dough with parchment paper or foil, making sure to cover the bottom and fit it snugly in the corners and up the sides, then fill with pie weights (dried beans or dry rice work well too).

Bake the pie crust at 400°F for 12-15 minutes. Remove from the oven and remove parchment

paper (or foil) and pie weights. Return pie crust to the oven and bake for an additional 5 minutes.

Remove from the oven and set aside to cool.

#### To prepare the filling:

In a large mixing bowl, whisk together the brown sugar, flour, salt, cinnamon, ginger, nutmeg, and cloves until well combined. In a separate mixing bowl, whisk together the eggs, pumpkin puree and evaporated milk until well combined. Pour the wet ingredients into the dry ingredients and mix together until fully combined.

#### To make the pumpkin pie:

Pour the pumpkin pie filling into the partially baked pie crust. Return to the oven and bake at 400°F for 45-50 minutes, or until the center is almost set (it should be a little wobbly). Remove from the oven and transfer to a wire rack for 2-3 hours to cool completely. Cover tightly and refrigerate for several hours or overnight.

*Enjoy*

### Local Events

#### Fall Harvest Festival at Newlin Grist Mill

Saturday, October 5, 2019, 10am-4pm




Admission: FREE. Parking is \$5 per car. A local favorite, this event provides fun for everyone. Tradesmen & artisans will demonstrate a variety of 18<sup>th</sup> century skills. Activities include hay rides, pumpkin painting and colonial games. Visitors can shop in the Colonial Market for unique, hand-crafted items. Food is available for purchase.

#### Borough Event: Christmas Tree Lighting

December 8, 2019 at 7:00pm

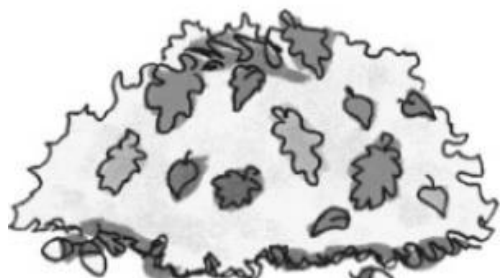
# Fall Bucket List

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- ☐ Jump in a pile of leaves 
- ☐ Make caramel apples ☐ **TRY A NEW PUMPKIN RECIPE**
- ☐ Go apple picking ☐ Go to a haunted house
- ☐ Make a fall craft ☐ Go to a corn maze
-  ☐ Decorate the house for fall
- ☐ *Make homemade soup* ☐ Bake a pie
- ☐ Go on a hike ☐ **Snuggle up by a fire**
- ☐ Drink apple cider ☐ Watch a football game
- ☐ Go stargazing  ☐ Visit a pumpkin patch
- ☐ Go on a drive to look at the leaves
- ☐ **Carve a pumpkin** ☐ Go on a hayride



# Happy Fall y'all



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# A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annville, Pa 17003

## *Inside this issue:*

*Check Your Heat Tape,*

*Fall Bucket List,*

*Local Events & more!*

## **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:

### **Winter Newsletter:**

Submission Deadline: November 2nd

Print date: November 25th

### **Spring Newsletter:**

Submission Deadline: February 8th

Print date: March 2nd

## **Smart911.com**

Have you heard of **Smart911.com**? It's a free service provided by Chester County Department of Emergency Services to help you plan ahead for emergencies. If you ever need to call 9-1-1 for a medical emergency, house fire, car accident or other incident, Smart911 will provide 9-1-1 with the information you have entered to provide you with help faster. **Plan ahead with Smart911.com**

*Happy*   
*Thanksgiving*