

FALL

2019

Imperial Community News

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Prevent Clogged Lines and Repair Costs

Recently, this blockage was found on Upper Penn Drive. This \$600 blockage was caused by disposable wipes. In our last newsletter, we had asked you to refrain from flushing or disposing of these wipes down the drain. Just because they say “flushable” does not mean they are good for our system. Yes, they will flush, but they will clog the lines within the community. Next time we find a clog like this, we will have no alternative other than to bill each person who uses that particular line. This clog could have come from 5 or 6 homes on Upper Penn. In the future, we will bill the residents on that line for the cost of the repair. Nothing but toilet paper should be flushed down the water and sewer lines. These “Unflushables” are causing blockages for yourself and your neighbors. They can also cause sewer back-ups into your home. **Please refrain from blocking your own lines...** and from the unnecessary repair costs that will be passed on to you and your neighbors.



Checks must be written to Imperial MHC Management, LLC not A. Hunter. For more payment options, see page 6.

Maintain Your Yard

Although Summer has drawn to a close, we remind you that as long as the grass continues to grow, you are responsible to maintain the weeds and mow your lawn. Any neglected yards will be mowed by A. Hunter and the resident will be billed \$35 per hour.

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.

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.

The following is an informative article on heat tape that was provided by Foremost Insurance:

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.

(continued on next page)

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 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

Dear Resident,

I wanted to take a moment to contact you personally, as I know you have several concerns.

I truly apologize for the water issues you have had over the past several weeks. We do not want our residents to be without water and we are very sorry for the inconvenience and issues you have experienced. We are working closely with the engineer to work out a few minor issues and to ensure that you always have water. This was the reason we installed a brand new system in Imperial.

We also realize that the roads and your yards may not have been repaired to their pre-construction states as of today. We are working with the contractors to finish up these items and get everything back to normal and back to the pristine condition you had prior to construction.

You have all been very patient as we have worked through this project and we can't thank you enough. I know you also have concerns about the new water and sewer charges. A Lease Addendum was recently mailed to each resident. The new charges go into effect on October 1st. Your first payment will be due October 1st. As opposed to doing a rent increase, we felt it was better to have you pay for water/sewer usage, as you then will have some control over what you pay by decreasing your water usage.

I also know that you did not like that you had to send in checks for your rental payments. The owner has listened to you and now has several payment options available to you. This information was recently mailed to each resident. For those who currently pay rent through ACH, please complete an ACH form to ensure your payment is received and credited to your new account.

Keep in mind, you still receive a \$25 discount on rent if your rent is paid before the 1st of the month. Of all the communities we manage, no other community owner gives this generous discount. This does keep your monthly charges (rent, water & sewer) competitive and below other communities in the area.

We are very happy to have the wonderful residents that call Imperial their home. It has been A. Hunter's pleasure to work with you for the past 23 years and we look forward to continuing to assist you as we work with the new owners of the community.

If there is anything I can do for you, please feel free to contact me at my personal email address lisa@ahunter.com, or you can call the office and our staff will be more than happy to assist you.

Again, I want to stress that we appreciate each and every one of you. We appreciate how well you keep your homes and lots and truly have pride in the community. We thank you for your patience as we worked through the sewer project. We are here to help you and we are truly sorry for the issues you have faced over the past several weeks.

Sincerely,

Lisa A. Stewart

Additional Payment Options

We are excited to announce that additional payment options are available to the residents in our community.

1) We accept **Check or Money Order**

- Please include the following account number on your check: **13306**.
- Mail your check or money order to:
**Imperial MHC Management, LLC,
PO Box 529, Morgantown, PA, 19543.**

2) **Online Using a Checking/Savings Account or Credit/Debit Card.**

ePay is available through our Tenant Web Portal where you can access your account online, view charges and payments, and make online payments using your checking account, savings account, or credit/debit card.

To set-up your online Tenant Web Account:

Go to <https://gsp.twa.rentmanager.com>

Select the **Sign-Up** button

If you need assistance, email us at:

support@gspmanagement.com. Include your community, unit, and account number.

3) **Cash.** Follow these instructions to pay your rent with cash at Walmart, Kmart, and other convenient locations. Find a **Paylease CashPay location** near you by visiting:

<https://PayLease.com/cashpay/locations>.

- Go to customer service at the Paylease CashPay location. Tell them you want to make a **Paylease Community Payment**.
- Provide customer service with your **CashPay Account ID** number (this was mailed to you).
- Pay with cash and save your receipt.

*A convenience fee of \$4 will apply for CashPay.

4) **Recurring ACH.** To set-up recurring payments by checking/savings account or by credit/debit card*, but don't want the hassle of going online, Ask your property manager for a **Recurring Payment Authorization** form or email us at support@gspmanagement.com.

*There is no convenience fee for using a checking or savings account to pay online or by Recurring ACH. If using a credit or debit card, a convenience fee of 3% of the transaction amount will be assessed.

Fall fun list

Rake the leaves and
then jump in them!

Go to a pumpkin patch

Go to a football game
Or tailgate at home!

Go apple picking
And then bake an apple
pie or caramel apples

Go to a corn maze

Carve a pumpkin

Drink apple cider

Eat and drink pumpkin
everything!

Make yummy soups
in the crockpot

Give thanks for all
of our blessings!

Happy 
Thanksgiving

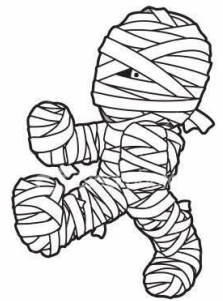
Kids Page

1. I'm tall when young,
I'm short when old, and every
Halloween I stand inside a
jack-o-lantern. What am I?



2. What happened when
the turkey got into a fight?

3. What is a mummy's
favorite type of music?



DOWN

1. On Thanksgiving, many people eat _____.
2. A large, orange vegetable.
3. _____ fall from the trees in autumn.
4. In Fall, people watch this sport on Sundays.
5. This type of bird will fly south for the winter.

ACROSS

1. The leaves change _____ in fall.
2. A night that people wear costumes.
3. A fall fruit you pick off trees.
4. This is used to clean up leaves.
5. Another name for Autumn.



1. A candle 2. He got the stuffing knocked out of him 3. Rap music

A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annville, Pa 17003

Inside this issue:

Check your Heat Tape,

Letter to the Residents,

Payment Options and more!

(Heat Tape, continued from page 3)

- When you purchase a new tape, get the correct size for the intended job. Do not overlap heat tape over itself. Do not wrap tape at a 90 degree bend.
- Install according to the instructions. Not all heat tapes can be used over plastic pipes. Check the recommended usages.

Words from Foremost Claims Department:

"If you do not check your heat tape regularly, you may eventually find that it has deteriorated to the point that it may actually melt plastic pipe. This kind of thing has led to fire and water damage in the home. Because your safety is most important, check with the manufacturer or dealer to see if a certain heat tape will work on your pipes. Like anything, maintenance is necessary, but if used properly, heat tape can save many headaches during the winter months.

Back to School

School days bring congestion: school buses are picking up and dropping off their passengers and parents are hurrying to get to the bus stop. It's never more important for drivers to slow down and pay attention than when children are present - especially before and after school.

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.

Print and cut off dates are as follows:

Winter Newsletter: Deadline: November 2nd

Print date: November 25th

Spring Newsletter: Deadline: February 8th

Print date: March 2nd