

FALL

2019

Valley View Community News

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We are Happy to be Working with You

We are thrilled to be managing Valley View Tuckerton. We are here to help you. If you have any questions, please contact our office at (717) 274-2104 or email me personally at lisa@ahunter.com.

Rent Payments

Just a reminder that rent payments will continue to be made payable to **Valley View**. Checks get mailed to:

A. Hunter
PO Box 224
Annville, PA 17003

You can also set up an account and pay online at www.ahunter.com. Please remember that **rent payments are due on the 1st day of the month** and late fees are assessed on the 5th.

Inspections

As you may know, A. Hunter inspects your community regularly. We want to ensure that your homes and lots are well maintained. Skirting should be nice and in place, lots should be mowed and without weeds, couches and such items should not be on the deck or yard, porches should be painted and not deteriorating. In addition, we are looking for issues in the common areas that need to be addressed by the owner such as road conditions, potholes, dead trees or anything that doesn't look nice or could pose a hazard. Our goal is to make your home a nice, clean community that you are proud to live in. Keep in mind, if you ever go to sell your home, the home will be more in demand if it's in a community that people want to reside. It will make your home more profitable in addition to having a really nice community in which to live.



Checks must be written to **Valley View** not A. Hunter. Rental payments can be made online at: 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.

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)

(Heat Tape, continued)

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.

(continued on back page)

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



Prevent Clogged Lines and Repair Costs

This recent \$600 blockage was caused by disposable wipes. Just because they say “flushable” does not mean they are good for our system. Yes, they will flush, but they do not deteriorate and fall apart in water like toilet paper. They may go down your toilet, but they will clog at an elbow in your plumbing system, in the lines within the community, or in the pumps at the treatment plant, causing expensive problems. Next time we find a clog like this, we will have no alternative other than to bill each person who uses that particular line. In the future, we will bill the residents on that line for the cost of the repair. Only 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.

Do NOT flush items:

baby wipes, adult wipes, disposable diapers, feminine products, paper towels, dental floss, bandages, Q-tips, socks, underwear, sanitary pads and incontinence pads, razors and blades, and medicines.

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.



This is Your Newsletter

Would you like us to include a birthday or an anniversary wish to someone, announce an item you have for sale, or anything you would like to tell your neighbors? We will include your item in the next newsletter. Submissions must be in writing so we have all the details documented. Newsletters go out quarterly. Email your information to:

ahunternewsletter@yahoo.com.

Submission dates are as follows:

Winter Newsletter:

Submission Deadline: November 2nd

Print date: November 25th

Spring Newsletter:

Submission Deadline: February 8th

Print date: March 2nd



Happy Fall y'all

Bucket list



Rake the leaves and then jump in them!



Go on a nature walk



Go to a pumpkin patch



And collect leaves for a Fall themed craft



Go to a football game



Go to a costume store



Or tailgate at home!



Have a Halloween themed movie night



Go apple picking



Halloween Mani/Pedis



And then bake an apple pie or caramel apples



Go trick or treating



Go to a corn maze



Eat and drink pumpkin everything!



Bake and decorate Fall themed cookies



Make yummy soups in the crockpot



Carve a pumpkin



Burn Fall themed candles



Drink apple cider



Give thanks for all of our blessings!

Happy  Thanksgiving

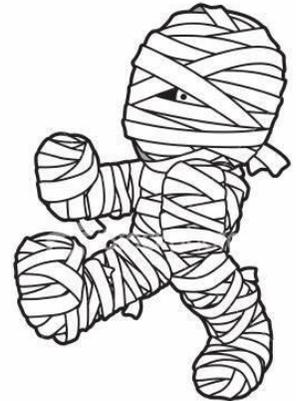
Kids Page

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?



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

A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annville, Pa 17003

Inside this issue:

Prevent Clogged Lines,

Check you Heat Tape,

Fall Bucket List 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. Please be mindful of bus stops and children getting on and off the bus.

