



Spring



2020

CALN Community News

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*Spring is proof
that there is beauty
in new beginnings.*



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



spring cleanup

Spring is approaching - time to clean up.

As the warm weather approaches, it's time for outdoor
maintenance and cleaning.

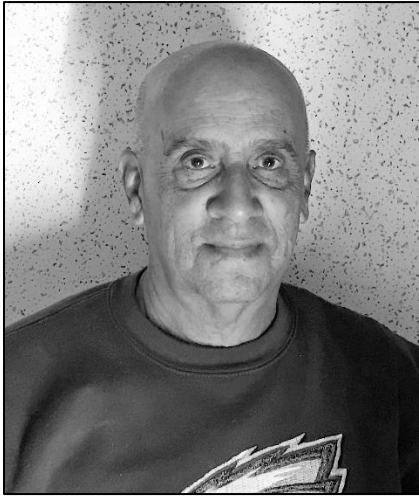
We will be looking for the following during our inspections:

- Lots must be clean and clear of all debris things like tires, trash cans, boxes, gas cans, wood, etc. The only things on your porch should be lawn type furniture. Toys should be neatly put away when not in use.
- Lawns will need to be kept mowed.
- Weeds will need to be removed.
- Homes must be cleaned/power washed if they are dirty.
- Porches and decks must be nicely painted/stained/maintained.
- Sheds should be in good repair, no chipping paint, rust, or tarped roofs.
- Skirting should be clean and in place.

We appreciate your hard work and efforts
to maintain a beautiful community.



Meet Our Staff



John Santana
Clerical Runner Assistant
and Inspector

John Santana joined our team in 2015. John takes care of daily bank and post office runs.

He also delivers product for A. Hunter and inspects several communities we manage.

John is well liked by our residents and takes pride in making sure our communities are looking their very best.



Significant Rent Increase Possible

Due to the culprit who keeps flushing wipes and flushable wipes

For months we have been writing to you to please stop flushing wipes and so called “Flushable Wipes”, advising all of you that nothing but toilet paper and human waste should be put into the septic system. \$500,000 was invested into the Sewer Plant last year. Last month we paid \$2,000 for a repair bill when these wipes entered the sewer system and clogged the new pump.

If this clogging the sewer lines continues, it will be reflected on your rent. When the rent is increased next time, we will add up all the plumbing repair bills caused by residents flushing what they should not be flushing. We will divide that bill by the number of residents. That will then reflect what the rent increase will be. So, to give you an idea of what that means - let's say we spend only \$4,000 on repairs due to things being flushed in the system (and \$4,000 is a low estimate), that results in a rent increase of \$74.00 per month per resident. The exception will be if we can locate the person doing the damage, which may be possible if one of these items gets lodged in the sewer line coming from their home. Then we will hold that particular resident responsible for the total plumbing bill.

We want to keep CALN a nice community. We want to put money into the streets, the lots, the common areas. We can only do that if we aren't paying for repairs that can be avoided by residents simply not flushing things down their commodes that should go in their garbage cans.

Just because the packaging says “Flushable”, trust me, they cannot be flushed into the sewer system. The company and advertising are correct, they will flush, but they refuse to tell you that they **will** clog sewer systems.

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So, please, please, please, think before you flush. Consider yourself and your neighbors and the fact that everyone wants a lower rental rate. We can only provide that if everyone cooperates and does their part.

I trust that this will put an end to this continual problem at CALN.

Should you not understand or if you have any questions, please do not hesitate to contact us.

Please do not use the toilet as a trash can.

Flushing inappropriate items can cause plumbing problems and harm the environment.

Things NOT to flush:

Medications, vitamins	Grease
Hypodermic needles	Fats, cooking oil
Cloth, rags, towels	Condoms
Feminine products	Diapers
Plastic bags and bottles	Dental Floss
Chemicals, solvents	Paper towels
Cigar tips, cigarette butts	Butane lighters
Baby Wipes, flushable wipes	

Did you know that the water your flush goes through the pipes and sewers, to our wastewater treatment plants, and then into our rivers and lakes? Protect our environment: dispose of diapers, paper towels, and other non-flushable items in the waste bins, not in the toilets.



Spring Maintenance Tips for Your Mobile Home

1. Unplug or turn the switch off to your heat tape. This applies only to those who have heat tape without a thermostat.
2. Make a visual check of your skirting. If you have frost heave problems, there is a possibility that a panel could have split or broken.
3. Take a strong flashlight and go under the home and make a visual inspection of the underbelly. Check for any suspicious bulges or water leaks. Repair any torn material, using belly repair tape.
4. It is essential you keep your skirting and underbelly in good condition. It is your first line of defense against keeping animals from getting under the home and creating havoc and possibly causing costly damages.
5. Being very careful, use a ladder and make a visual check of your roof for damage. If you're at all scared of heights or not experienced in using ladders, get a friend to do this. At the same time check the sealant around the vents to be sure there is no cracking or missing sealant. Vents are often the cause of roof leaks so pay special attention to them.
6. Spring is an excellent time to scrub your siding. Power washing in the hands of the inexperienced can cause damage. Use a long-handled scrub brush and the cleaner of your choice. Ordinary powdered non bleach clothes washing detergent can be used. Start at the bottom and work your way up, hosing off as you go.
7. If you have or have had rodent problems, spreading moth balls on the ground is a cheap

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deterrent. Never use poison bait to control rodents. They will crawl in your duct or belly and die and of course smell. Use live traps or, spring traps can be used up top if you check them regularly.

8. If you have not had your furnace and AC checked by a professional in the last few years, spring is the time to do it. Having both checked at the same time will save you a few dollars. Have it done early in the season before the heat arrives.

9. A special note about Air Conditioners. You must have the person who checks your furnace and AC check the drain pan. If it's plugged or has holes in it due to rust, your just liable to have a flood. Be warned and have it checked.

10. Check your windows for proper sealing. With the onset of spring and summer rains, you might just head off a damaging leak.

11. Weed and grass growth around the perimeter of the home. Never use a weed whacker to trim around your skirting. Here are a few suggestions to aid in weed/grass control. You can use Roundup grass killer successfully to edge around the perimeter. The trick is to not use too much or allow the killer to spread out too far, making it too obvious. Take your time and apply it only a couple of inches out from the skirting. Another tip: If you go to your local home store and find a deal on some cheap roof shingles, you can lay them under your skirting so that only about 3 or 4 inches protrude out. Just enough to allow you to mow over them. This will prevent the grass from growing too close to the skirting.

12. Do you have a few holes in your skirting? Here is one trick. This will not work if you have many holes, only a few. Take a piece of duct tape, cover the hole from the backside. Make sure it seals well. Now from the outside take some white caulking and spread it over the hole that the duct tape is now covering. Don't skimp, then take a straight edge or something like cardboard and smooth it flat. Of course, if you have a different colored skirting, find a colored caulk that matches.

13. Make a visual check of your dryer vent hose. If it has holes, replace it. Never allow dryer vent air to exit under your home, it must exit to the outside. If you allow it to vent under the home it will cause mold and / or frame rusting problem. Inexpensive kits are available at your local hardware store.

14. Never use plastic dryer vent hose. It is illegal in most states and a potential fire hazard. Use only metal straight pipes with no ribs, if possible. If you cannot configure it with the straight hose, use the flexible ribbed type. If you do use the ribbed you must make a point to clean it out once a year. It has a tendency to plug up, so be very careful.

15. It is never a good idea to use the underside of your home as a storage place. Spring is a good time to clean it out. An accumulation of items only makes it that much harder for you or a repairman to find leaks or other problems under the home.



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

Things to Do

Philly Wine Fest, Spring Edition

Sat, April 25, 12pm-10pm

990 Spring Garden, Suite 103, Philadelphia.

Sample premium varietals from some of the best wineries, all while live music keeps the party lively. Enjoy this 11-day, all night wine experience. Purchase tickets at www.phillywinefest.com

Phoenixville Beer & Wine Festival 2020

Kimberton Fairgrounds, May 9th, 12 - 4pm

www.phoenixvillebeerwinefestival.com

Tough Mudder Philly 2020

at Plantation Field Horse Trails, 347 Green Valley Rd, Coatesville

May 18th, 7am. 8-10 Miles, 25 obstacles.

www.raceplace.com/events/66288/tough-mudder-philly-2020

Strawberry Festival

at Brandywine Hospital 201 Reeceville Rd, Coatesville, May 28-31

Magicians, bounce houses, rides. Family fun.

www.brandywinestrawberryfestival.com

Free Fishing Days 2020

(Pennsylvania only) May 24th (Sunday before Memorial Day) and

July 4th. www.takemefishing.org/pennsylvania

1 Month Free Rent

We are offering 1 month of free rent if you refer someone to us to buy a home and a sales agreement is signed with the person you referred.



Own Your Dream Home



Spring is a great time to move into your new

manufactured home. Today's manufactured homes are beautiful; offering open floor plans, and top of the line flooring, roofing and building materials. You can choose your own floor plan, flooring, walls, etc. In addition to being affordable and beautifully designed with top of the line materials, A. Hunter Homes can also assist you in obtaining financing. Rates for manufactured homes are no longer high. They are competitive with stick-built housing.

Let A. Hunter Homes get you into your new home! Visit our Facebook Page - A. Hunter Homes or contact us at 717-274-2104. We can send you video tours of some of our homes. We look forward to working with you on your Dream Home. Call us today.

Interesting Easter Facts

- Easter is not fixed to a specific day. It falls on the first Sunday after the full moon following March 21st.
- The first Easter baskets looked like bird's nests.
- Eggs were a symbol of life to Ancient Egyptians, Persians, Romans and Greeks. The custom of giving eggs at Easter originated with them.
- In 1981 the White House began to use wooden Easter eggs so they could be kept as keepsakes.
- 120 million pounds of candy are sold at Easter.
- Approximately 90 million chocolate bunnies are sold at Easter. Approximately 75% of people will eat the chocolate bunny's ears first.
- Over 16 million jelly beans are eaten on Easter in the United States. This is enough jelly beans to circle the earth three times.



A. HUNTER

PROPERTY MANAGEMENT, INC.

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Inside this issue:

Spring Maintenance,

Rent Increase,

Things to Do & more!

Your Newsletter

If you would like something advertised in your newsletter email ahunternewsletter@yahoo.com

Print and cut off dates are as follows:

Summer Newsletter:

Deadline: May 1st - Print date: May 15th

Spring Holidays

April 9 – Passover

April 12 – Easter Sunday

April 15 – Tax Day

May 5 – Cinco de Mayo

May 10 – Mother's Day

May 25 – Memorial Day

June 6 – D Day



Reminders:

- Warm weather means children will be outside playing. Please watch for children.
- Firepits are not permissible.
- Please call or email us with any telephone or email changes, so we can contact you if there is an emergency.
- You can pay your account online. Call us to set up a user name and password so you can access your account and pay online.
- We care about you and the community. If you have any questions or concerns, please feel free