



Spring



2020

Dear's Community News

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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:

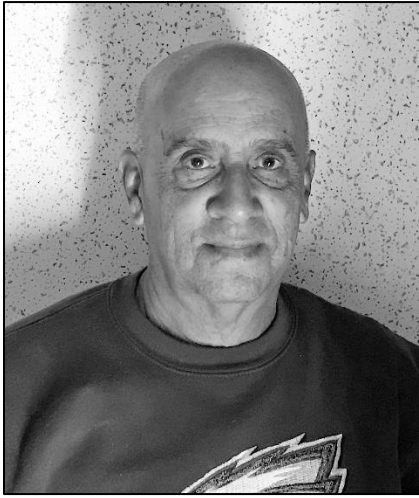
- Lots must be clean and clear of all debris things like tires, trash cans, boxes, gas cans, wood, etc. The only things on your porch should be lawn type furniture. Toys should be neatly put away when not in use.
- Lawns will need to be kept mowed.
- Weeds will need to be removed.
- Homes must be cleaned/power 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.



Checks must be written to **Dear's MHP** not A. Hunter. Rental payments can be made online (see page 4 for more information)

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.

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

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 Dear's MHP 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 Dear's MHP.

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 waste-water 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.



Lease Addendum/Clarification

February 12, 2020

Dear's MHP

Community Owned Homes Appliances and Semi-Annual Inspections

Lease agreements are not clear with respect to replacement of appliances and semi-annual inspections.

We want to make you aware of the appliance policy and the Inspection policy for your rental home.

Each year we will conduct semi-annual inspections of your rental home to check the filters, smoke detectors, interior condition of the unit, heat tape operation and other maintenance items. We will notify you at least 24 hours in advance of your inspection date. If you have changed your lock, you must provide us with a set of keys. We must always have a key in our files for your home.

Some rental units may have come with appliances. Those appliances were left in the unit as a courtesy. Appliances are not something we provide. Should you have an issue with your stove, refrigerator, washer, dryer or any other appliance it will be your responsibility to repair or replace the appliance should it become inoperable. The community will continue to be responsible for hot water heaters and the homes heating system.

This addendum goes into effective on
March 11, 2020.

Own Your Home

Dear's MHP is excited to offer you the opportunity to own your existing rental home. We will be selling the rental homes over the next few years. This can actually reduce your monthly payment. Homes are being sold for very reasonable prices - we can offer some financing. We are selling all homes "as is". You would be responsible for maintenance and taxes. You as the current resident have the first option to purchase your home. If you are not interested in purchasing your home, don't worry, your home will not be put on the market at this time and you will not lose your rental.

Please give us a call to discuss your options to own your home. (717) 274-2104

1 Month of 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.

Rental Payments

Rent payments should be made payable to

Dear's MHP and MAILED to:

A. Hunter Property Management, Inc.

PO Box 224, Annville, PA 17003.

You will also have the ability to pay on-line with a credit card, debit card, or bank account. If you would like to do this, please contact us and we will set up a user name and password for you to access your account on-line. **Please remember that rent payments are due on the 1st day of the month.**

Homes for Sale

77 Deer Lane, Tioga, PA 16946

Price: \$4,000. This 1990 Aerostar is currently being upgraded and will be ready soon. This home is a 70 x 14 offering 3 bedrooms and 2 bathrooms, modern kitchen, new flooring, vinyl siding all within a beautiful wooded community. This is a beautiful home at a fabulous price.

205 Wheeler Road, Tioga, PA 16946

Price: \$18,000. This is a 2004 Doublewide with 2016 sq ft of living. Updated through out, with a gorgeous bathroom. Home has vinyl siding and sits on a large lot. This is an absolutely fabulous home just waiting for the perfect owner.

20 Doe Lane, Tioga, PA 16946

Price: \$6,500. This 1996 Skyline manufactured home will need its exterior cleaned this spring, but the home is beautiful inside. New flooring, modern kitchen, 3 bedrooms and two bathrooms. Located on a spacious lot. Check out this beauty.

250 Wheeler Road, Tioga, PA 16946

Price: \$15,000. Beautiful 2000 Fleetwood has 3 bedrooms/2 baths, a beautiful kitchen, and was just upgraded. This home is located on its own wooded area. This home will not last long.

20 Deer Lane, Tioga, PA 16946

Price: \$8,000. This upgraded 1995 Colony [home](#) features 3 bedrooms, 1 bath with sunken tub and shower. Open modern kitchen, new flooring, located on a private wooded lot. [This a](#) great home at a fabulous price.

Vacant Lot 24 Fawn Lane, Tioga, PA 16946

A. Hunter Home Sales or a dealer of your choice can help you place your new dream home on this lot. We also welcome you to bring your approved existing home into this amazing community.

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

Wellsboro Spring Community Yard Sale

Wellsboro, PA. April 17th and 18th

Wellsboro Memorial Day Parade

Wellsboro, PA. Monday, May 25th, 10:30am

Coal Festival Island Park, Blossburg, PA
May 21st-23rd. Events for all ages, including a car/truck show, parade, live music, food & craft vendors, fire dept water battles, kids activities, fireworks & more. Help us celebrate coal mining heritage! www.coalfestival.com

Chocolate Trail Tour Corning's Gaffer District.
Visit the downtown businesses on this famous self-guided Chocolate Trail Tour.
gafferdistrict.com/chocolate

Corning Museum of Glass

One Museum Way, Corning NY. See more than 35 centuries of glass artistry in the galleries and/or make your own glass. Kids 17 and under are FREE. cmog.org

Free Fishing Days 2020 (Pennsylvania only)
May 24th (Sunday before Memorial Day) and
July 4th. www.takemefishing.org/pennsylvania



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.

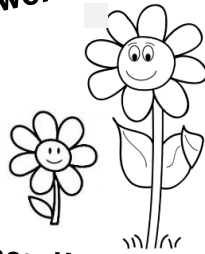
Let A. Hunter Homes get you into your new home! Visit our Facebook Page - A. Hunter Homes or contact us at 717-274-2104. We can send you video tours of some of our homes. We look forward to working with you on your Dream Home. Call us today.

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.

KIDS PAGE

1. What did the big flower say to the little flower?



2. What goes up when the rain comes down?



3. What kind of music do bunnies like?



C H I C K E J U N E G R W O W
H P U D D L E M A P R I L H S
I B L O H B U N N Y E B O M E
B A S E B A L L T T E U M A E
S U M A M A T C H A N T F R D
H O T S P R I C I N G T L C S
N E S T T A P I H E A F O H O
E G S G E T R A I N B O W L R
E G S S Y R E W S O L Y E E A
A S E H B U F N N S O L R S I
E G R O W O F L L Y O Y S S N
A N U W E F M A Y Y M V R O C
S A N E R A N B O W S H E S O
U M B R E L L A E A S T E R A
T H A S P R I N G P U D D E T

Spring Word Search

APRIL

BASEBALL

BLOOM

BUNNY

BUTTERFLY

CHICK

EASTER

EGGS

FLOWERS

GREEN

GROW

HATCH

JUNE

MARCH

MAY

NEST

PASSOVER

PUDDLE

RAINBOW

RAINCOAT

SEEDS

SHOWERS

SPRING

UMBRELLA



1 You're really growing, bud.

2. An umbrella

3. Hip Hop

A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annaville, Pa 17003

Inside this issue:

Spring Maintenance,

Rent Increase,

Things to Do & more!

Avoid being Towed

Campers, boats, trailers, etc must be removed from the sewer plant field. If you have boats, campers, trailers or anything parked or stored down by the sewer plant, it must be removed immediately. On **June 1st** we will tow anything that remains in the area.

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 to contact me directly at lisa@hunter.com or contact the office at (717) 274-2104.