



Spring



2020

Millcreek Village 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:

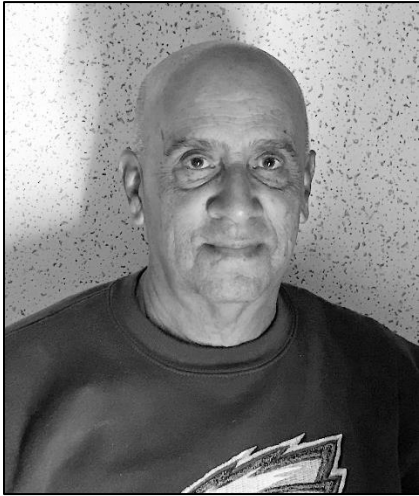
- Lots must be clean and clear of all debris things like tires, trash cans, boxes, gas cans, wood, etc. The only things on your porch should be lawn type furniture. Toys should be neatly put away when not in use.
- Lawns will need to be kept mowed.
- Weeds will need to be removed.
- Homes must be cleaned/power 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 Millcreek Village MHP, LLC not A. Hunter. Rental payments can be made online (see page 4 for details.)

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

Beware of “The Unflushables”

Sewers are designed to take away used dirty water from sinks, baths, showers, laundries, and toilets. Flushing away “unflushables” adds to the cost of operating and maintaining your sewers and the treatment plants. Putting trash down toilets and drains causes blockages in sewers and possible damage to the environment.

“Disposable” does NOT mean flushable. Disposable means you should bag it and trash it. Do NOT flush it. Most baby wipes and adult wipes are NOT flushable. This information is usually written in tiny letters somewhere on the package. The few that are flushable indicate “flushable” plainly on the front of the package. If you can’t find the phrase “flushable” or “safe to flush”, it is NOT flushable. “Unflushable” wipes do not fall apart in water like toilet paper. These wipes get tangled in sewage with other wipes and debris, resulting in clogged sewers and expensive problems for the treatment plants and residents.

Flushables – VERY Important

Flushable wipes should NOT be flushed. Even though they say flushable, they do not deteriorate or break up like toilet paper. They may go down your commode, but they will clog at an elbow in your home’s plumbing system and they will clog up the pumps in our treatment plants. So, do not flush any wipes even if they claim to be flushable.

Do NOT Flush items: Baby wipes, adult wipes, paper towels, disposable diapers, feminine products, bandages, dental floss, Q-tips, socks, underwear, sanitary towels and incontinence pads, razor and blades, and medicines.

Tip: Any unwanted or unused medicine may sometimes be returned to your pharmacy. If this is not an option, take your

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prescription out of the original container, mix the drug with an undesirable substance such as cat litter or used coffee grounds, put mixture into a disposable container with lid or sealable bag, conceal or remove any personal information (including Rx number), and place the sealed container with the mixture and empty drug container in the trash.

Clogged sewer lines means money is spent on repairs instead of beautifying Millcreek Village community. Continuous clogged sewer lines will result in an **increase in your rent**.

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.

Should 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	

New Name and Management

As you are aware, Zuck Road Mobile Home Park has been purchased by Millcreek Village Mobile Home Park, LLC. The Community name is changing to Millcreek Village Mobile Home Park. A Hunter Property Management, Inc. has been contracted, by the owners, to manage your community. We specialize in the management and daily operations of manufactured home communities throughout Pennsylvania. We are here to assist you and the owners to ensure Millcreek Village is one of the finest communities in the area. We simply ask you to abide by the rule and regulations and pay your rent on time. Your cooperation helps us to maintain a clean, attractive, & pleasant community for all residents.

If you have any concerns about anything in regards to the community (maintenance issues, selling your home, issues or concerns within the community). you will contact A. Hunter Property Management, Inc.

We visit the community several times per month and conduct monthly inspections. We inspect each lot, the home exterior and surrounding area for cleanliness, & potential maintenance issues. Your Rules and Regulations provide details on what is expected. We fairly & consistently enforce all rule violations. If you see us during our visit for park inspections, feel free to stop and introduce yourself or contact our office to schedule an appointment to meet with you during our next inspection.

We look forward to working with you and to ensure you are proud to live in Millcreek Village MHP.

Contacting A. Hunter:

Office hours: Mon- Fri, 9:00am to 5:00pm.

If you should have any questions or concerns, please feel free to call us. We will be happy to assist you with any problems, questions, comments, maintenance concerns, etc.

Phone: (717) 274-2104

Email: lisa@ahunter.com

After Hour Emergencies: 1-800-283-1338

Emergencies (after office hours):

Someone will be available to take your emergency call 24 hours/day, 7 days/week. Please remain calm and patient - the person answering the call will need you to provide them with clear and detailed information such as your name, address, telephone number and details on the emergency situation so they can properly assist you.

What Constitutes an Emergency?

The following are typical community emergencies but are not limited to:

- Fire
- No water
- Electric (if the problem is caused by the community's electrical service)
- Water Line Breaks / Sewer Problem
- Any situation that may injure someone or cause damage to the property.

If you need police, fire or ambulance, you should call 911 immediately!

If your call is not an emergency please contact us during normal business hours.

Residents are billed \$25.00 for non-emergency calls/pages only after hours. We want you to call us with an emergency - fire, water leaks, anything that could cause injury to someone. Non-emergencies would be considered something that can wait till the next day. For example, your neighbor playing loud music.

Community Name Change

Zuck Road Mobile Home Park has a new name. Our new community name is Millcreek Village. Signage will be changing soon.

Street Parking

Cars cannot be parked on the street overnight. Parking on the streets makes it difficult for other residents to get through. Also, when it snows, the snow removal contractor cannot get the roads cleared. Please be considerate of everyone else who needs to use the streets.

Rental Payments

Rent payments should be made payable to **Millcreek Village MHP, LLC** and MAILED to:

A. Hunter Property Management, Inc.

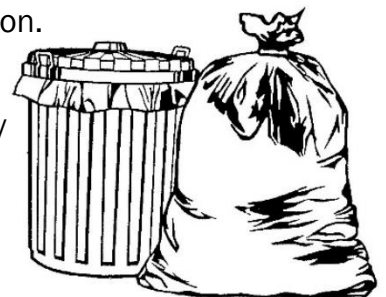
PO Box 224, Annville, PA 17003.

You may pay by check or money order. You also have the ability to pay on-line with a credit card or debit card. If you prefer this option, please contact our office and we will set up a user name and password for you to access the payment system. **Please remember that rent payments are due on the 1st day of the month.**

Trash Container Removal

In order to preserve the health, safety and beauty of Millcreek Village, trash containers must be removed promptly. Garbage cans may be placed on the curb after 4:00 pm on the day before trash collection.

Trash containers must be removed by 10:00 pm on trash collection day.



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

Festival of The Birds showcases Birds of North America, bird checklist, free tickets for auction items, music, delicious food and beverages. May 8 - May 10, 9am - 6pm.

Presque Isle State Park, 301 Peninsula Dr, Erie
www.10times.com/festival-birds

Erie Wine Shine 'n TacoPalooza

Ambassador Conference Center (Inside Event)
7794 Peach St, Erie. April 25th, (11:30 - 4:00)
Cost: \$10 Online or \$15 at the Door. Sample and purchase Fine PA Wines/Spirits/Ciders.

www.localwineevents.com/events/detail/748891/Erie-Wine-Shine-n-TacoPalooza

Erie's Wild Rib Cook Off & Music Festival

Perry Square Park, 571-601 State St, Erie
May 27-30th. Wed & Thurs: 11am-10pm,
Fri & Sat: 11am-11pm. Celebrating 30 Years.
Award Winning BBQ Rib Cooking Teams present the very best in barbecue cuisine. Enjoy festival foods, Beer on the Plaza, and more.
www.festivalnet.com/16584/Erie-Pennsylvania/Food-Festivals/Erie-s-Wild-Rib-Cook-Off-Music-Festival

The Terrain Race - Lake Erie FREE event

An 5K Obstacle & Mud Run. Experience 3 miles of mud, walls, ropes, monkey bars, and more. First Wave: 7:30am. 10700 Delmas Dr, North East, PA. www.racethread.com/race/obstacle-adventure-pennsylvania-north-east-terrain-race-lake-erie-reviews

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.

Easter Fun Facts

- 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

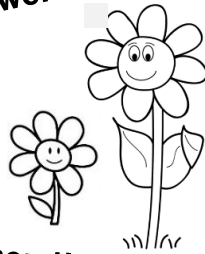
the chocolate bunny's ears first.



Over 16 million jelly Beans are eaten on Easter in the USA. 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	JUNE
BASEBALL	MARCH
BLOOM	MAY
BUNNY	NEST
BUTTERFLY	PASSOVER
CHICK	PUDDLE
EASTER	RAINBOW
EGGS	RAINCOAT
FLOWERS	SEEDS
GREEN	SHOWERS
GROW	SPRING
HATCH	UMBRELLA



3. Hip Hop

2. An umbrella

1 You're really growing, bud.

A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annville, Pa 17003

Inside this issue:

Beware of Unflushables,

Trash Removal,

Things to do & more!

Lease Agreements

We recently sent you a new lease agreement, as well as a questionnaire. If you have not returned your completed lease and/or questionnaire to the office, please do so today.

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.