



# Spring



2020

## Glen Meadow Community News

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



**Checks** must be written  
to **Glen Meadow Co.** not A.  
Hunter. Rental payments are  
due the 1st of the month.



## spring cleanup

Spring is approaching - time to clean up.

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

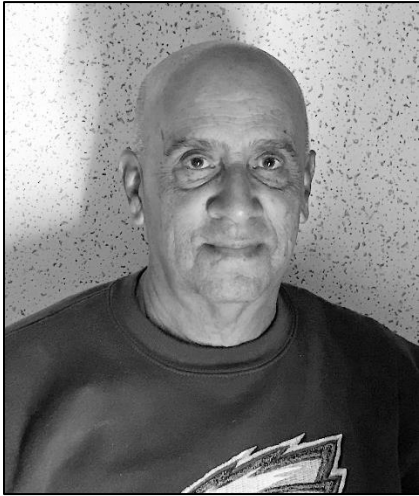
We will be looking for the following during our inspections:

- 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.



## Silver Linings: How to Stay Positive during the Coronavirus Crisis

With all the tragic things that are happening in the world as a result of the coronavirus, now might seem like an unusual time to talk about being positive. Yet staying positive is a core ingredient in the recipe of successful coping in a crisis.

Now is the time for us to create small moments of happiness in our days. Psychology research has found that **positive emotions help us to undo the negative effects of stress.**

Below are a few really practical things you can do to foster positive emotions.

**Savor the small moments**, even during lockdown. The smell of coffee, the feel of the warm shower, etc. When you stop to take in these moments, rather than let them rush by, you give your brain a chance to process the pleasure, which boosts your serotonin – the feel-good neurotransmitter that helps elevate your mood and make you feel calm.

**Spend quality time with your loved ones** while in lockdown. Take the time to hug your kids and/or partner, have long conversations with them. These gestures promote closeness and boost your oxytocin, which is a hormone that bonds people and has a calming effect on your body.

**Look for the good in others.** These types of crises can bring out the worst and the best in human nature. I like to think that the best in human nature is rising to the challenge. Philanthropists are donating money to scientists to find a cure. Doctors and medical staff are working overtime to help sick patients. Neighborhoods are putting together care packages. When we tune into these positive and pro-social aspects of the crisis, **we are united in hope.**

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By tuning into these three silver linings, you can potentially change your brain chemistry and build up your energy stores to help you cope with the other aspects of your day that have been made more difficult.

If we can foster positive emotions, the flow-on effects are well researched and well documented. Positive emotions are a key resource for us during the coronavirus crisis because they can do a number of things:

**Increase your resilience.** Research has shown that when we experience positive emotions on the back of a stressful event, we bounce back more quickly and have a faster “cardiovascular recovery” time – our heart rate lowers and our blood pressure stabilizes more quickly when we are able to be positive.

**Increase your immunity.** A study where people were deliberately infected with the influenza virus and rhinovirus found that those people who had more positive emotions were more likely to fight off the symptoms. People low on positive emotions were 2.9 times more likely to contract a respiratory illness (in this study).

**Make you think more clearly: the way we feel influences the way we think.** Positive emotions boost our problem-solving abilities as well as our judgment, decision-making, cognitive flexibility and creativity. Staying positive will help you and your kids to be better at solving all the little problems that are being thrown their way.

*Stay Safe and Stay Healthy.*

## 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

### **Pittsburgh Taco, Beer, Tequila Festival**

Taco 'Bout Fun! Sat, April 25, 11:30am–8:30 pm  
1000 Sandcastle Dr, Homestead, PA

### **National Tunnel 5 and 10K and 2K Fun Walk**

Tandem Connection, Hendersonville, April 19th,  
5K 9:15am, 10K 10:00am, walk 9:15am.  
[www.runsignup.com/race/pa/hendersonville/nationaltunnel5k10k](http://www.runsignup.com/race/pa/hendersonville/nationaltunnel5k10k)

**2020 Spring Carnival** Carnegie Mellon University  
April 16-18th. Enjoy 3 days of amusement park  
rides, booths, buggy races and delicious  
snacks. [www.springcarnival.org](http://www.springcarnival.org)

### **Kenney Chesney with Florida Georgia Line & Old Dominion**

Heinz Field, Pittsburgh.  
May 30th, 5pm [kennychesneyheinzfield.com](http://kennychesneyheinzfield.com)

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

## Leash your Dog, it's the Law

The law requires that all dogs be kept on a leash and under human control at all times when on public property. Dogs may not run loose in the community. While on private property, dogs must always be under control of their owners.



## Lots Available

277 Laurie Lane and 234 Laurie Lane

Washington, PA 15301. Glen meadows welcomes you home! An amazing community looking for some amazing residents. We have 3 vacant lots remaining. Call A. Hunter and let us design your dream home or use the dealer of your choice. We also welcome your existing approved home. Call us today, the last 3 lots won't last long. Lot Rent is \$306 per month. Pet fee is \$10 per month/per pet. Call (717) 274-2104 or visit [www.ahunter.com](http://www.ahunter.com) for more details.

## 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.

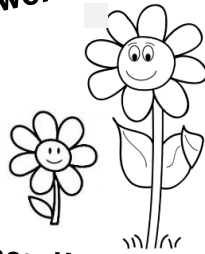
Let A. Hunter Homes get you into your new home! Visit our Facebook Page - A. Hunter Homes or contact us at 717-274-2104. We can send you video tours of some of our homes. We look forward to working with you on your Dream Home. Call us today.





# 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

Annaville, Pa 17003

## *Inside this issue:*

*Spring Maintenance,*

*Silver Linings,*

*Things to Do & more!*

## Your Newsletter

If you would like something advertised in your newsletter email [ahunternewsletter@yahoo.com](mailto: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.
- 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](mailto:lisa@hunter.com) or contact the office at (717) 274-2104.
- Rent payments should to be made payable to **Glen Meadow Co.**, and mailed to:  
Glen Meadow Co  
5112 Grey Dove Lane  
Garner, NC 27529