



Spring



2020

Hillside Estates Community News

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



Checks must be written
to CTR Properties, LLC not
A. Hunter. Payments can be
made online.



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.

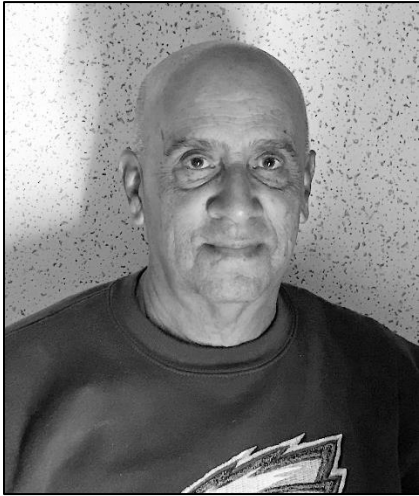
We appreciate your hard work and efforts to
maintain a beautiful community.



Now is the Time

Now is the time to start painting, staining, repairing skirting and power washing. Failure to do so by June 1st will result in us filing complaints with the District Justice.

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

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.

Lease Addendum Effective April 1st, 2020 Hillside Estates

Effective April 1, 2020, Hillside Estates will no longer allow homes to be sub-let. All homes in the community must be owned by the person who is living in the home.

There are several homes currently being sub-let, which we will grandfather.

Lots Available

Hillside Estates welcomes you home! An amazing community looking for some amazing residents. We have 4 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. Lot Rent is \$250 per month, trash included. Pet fee is \$10 per month/per pet with a maximum of 2 dogs. For more details call (717) 274-2104 or visit www.ahunter.com.

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.

Dear Hillside Estate Resident,

I am writing concerning the tremendous amount of rule violations within the community.

Residents have garbage and trash lying about, car parts on porches, garbage not in containers, yards need to be cleaned up, vehicles are parking in the grass and the list goes on and on.

You received letters recently with regard to your particular violations, so you know what you need to do to become compliant with the rules and regulations. I understand that staining and power washing cannot be done till early spring, however, the rest of the violations can and must be corrected within 7 days.

During our next inspection, violations that still remain will result in us filing a Landlord Tenant Complaint with the District Justice for violating the lease/rules and regulations of the community. All of which you agreed to when you moved in to Hillside Estates.

We want Hillside Estates to be a top-notch community - a pleasant and clean environment for all.

District Justice and legal proceedings cost in the area of \$250. We will be asking the court to not only rule in our favor for the rule violations, but for the legal fees. Rules not complied with after the court issues a judgment can result in you being evicted from the community. Please save yourself the money and aggravation and simply bring your homes and lots into compliance with the rules and regulations.

I do want to thank all of you who have been complying with the rules and who are maintaining their homes and lots so nicely. We appreciate your efforts and look to provide you with a community that is just as nice as you are keeping your property.

Another benefit to all of you – the more desirable the community, the more your home is going to be worth when you sell it. If the community has trash and is a complete mess, people will not want to move into Hillside Estates and you will not get as much for your home when you go to sell.

Cleaning up and complying with the rules is a win-win for all of us.

Should you have any questions or concerns, please do not hesitate to contact me directly at my email lisa@ahunter.com.

I appreciate your time and personal attention to this matter.

Kind regards,

Lisa A. Stewart-Miller

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

Fulton County Strawberry Festival Fulton County Court House Square, McConnellsburg.

June 12th-13th. Fri 10am-9pm, Sat 9am-2pm. Entertainment, local food & craft vendors, strawberry shortcake, pies fresh strawberries. 5k Strawberry Stampede Saturday morning.

Cowans Gap State Park 6235 Aughwick Rd, Fort Loudon, PA. This place fits the bill for those wanting outdoor fun!

Fort Loudoun is a remnant of the French and Indian War era, part of what used to be the wild frontier in colonial America.

1720 North Brooklyn Road, Fort Loudon, PA.
www.fortloudounpa.com

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.

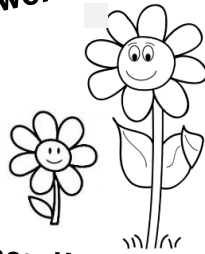
Interesting Easter Facts

- 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 | JUNE |
| BASEBALL | MARCH |
| BLOOM | MAY |
| BUNNY | NEST |
| BUTTERFLY | PASSOVER |
| CHICK | PUDDLE |
| EASTER | RAINBOW |
| EGGS | RAINCOAT |
| FLOWERS | SEEDS |
| GREEN | SHOWERS |
| GROW | SPRING |
| HATCH | UMBRELLA |



1 You're really growing, bud.

2. An umbrella

3. Hip Hop

A. HUNTER

PROPERTY MANAGEMENT, INC.

PO Box 224

Annville, Pa 17003

Inside this issue:

Letter to the Residents,

Lease Addendum,

Things to Do & more!



Lawn Care Contractor Needed

We are looking for a lawn care contractor for the 2020 lawn care season. If you are interested or know someone who is, please have them email lisa@ahunter.com.

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.