

Summer 2020

Cupola Court Community News

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

COVID Updates

How They Affect Rental Payments and Rules:

We hope you have all been well and healthy during this pandemic. It has been quite an experience for all of us. With things beginning to open, we hope that everyone realizes that the virus is still around and continues vigilance so you can remain healthy.

We want to remind you that rules are still important for the overall appearance and safety of the community.

We are now asking that you start looking around your home exterior. Decks and steps should be in good repair. Steps should not be broken, paint should not be peeling. Check your skirting to make sure it's in good repair. Sheds should be well maintained. Lots should be clean and free of debris. Your home and lot should be looking good in accordance with the rules and regulations of the community. If you don't know what the rules are, please refer to our webpage at www.ahunter.com: click on your community and you will find a set of your community rules and regulations. Our inspectors are still doing inspections and we do expect that everyone is taking care of their homes and lots.

We are also looking for common area issues and are doing our part to make sure your communities are clean and safe so you have a beautiful and enjoyable community in which to live.

RENT: I am pleased that so many have made it through the past several months and have been able to keep your rent accounts current. We have had very few delinquent residents throughout

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the pandemic. However, it seems that the residents who did not pay rent on time in the past, have let their account balances go unpaid. For those of you in this position, it is imperative that you get rent caught up immediately. The State of PA is allowing us to begin refiling Landlord Tenant Complaints beginning July 10th. We urge you to get your accounts caught up to avoid any legal complaints being filed against you. If you are having a serious issue due to COVID, then please call our office to discuss your situation, and we will see what we can do to assist you during this time.

Again, we hope all of you are well and continue to stay safe during these trying times.

Unauthorized Occupants

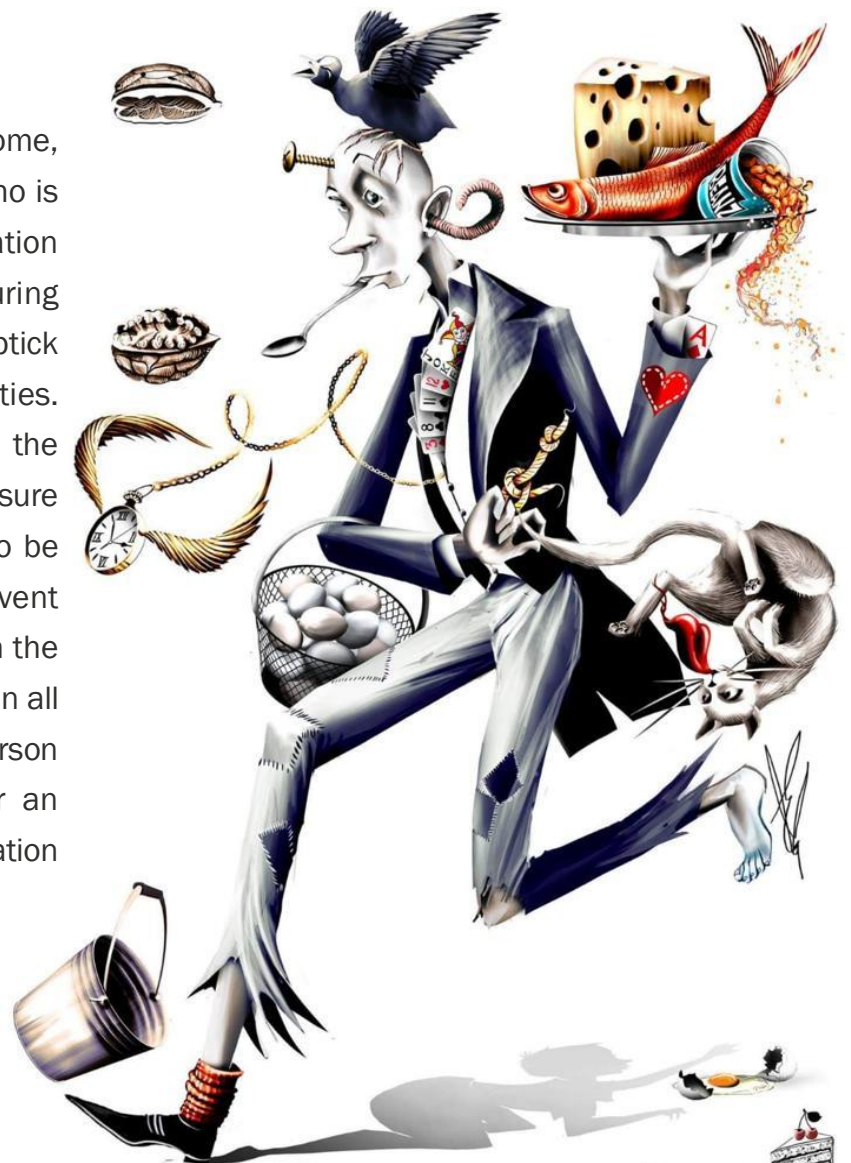
Anyone over the age of 18 residing in your home, must be on the lease agreement. Anyone who is over the age of 18 must complete an application to be approved to live in the community. During the past several months, we have seen an uptick in unauthorized occupants in our communities. Unauthorized occupants are a violation of the rules and can result in eviction. Please make sure everyone living in your home is registered to be there. This information is also helpful in the event of an emergency. There may be a time when the Township needs to know exactly who is living in all of the homes. If you have an unauthorized person living in your home, please contact us for an application or have them complete an application on our website.

Reminders:

- Fire pits are not permitted. No fires of any type are permitted within the community.
- Fireworks are not permitted within the community.
- Swimming pools are not permitted within the community due to health and safety and insurance regulations
- Trampolines are not permitted within the community due to insurance regulations

A Figure of Speech

Can you find 27 figures of speech in this photo?
Example: one is "In a Nutshell". Answers on page 7.



27 TO FIND...

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

Meet Our Staff



Mark Emberger
Inspector

Mark Emberger is one of our property inspectors. He is dedicated and thorough and the residents and owners both admire and respect the job he does. Mark's job is to make sure the residents are complying with the rules and regulations, and that the community itself is being maintained and safe. In addition, Mark also attends our hearings and does a fantastic job. He is extremely detailed and organized and we are so happy to have him as an employee of A. Hunter.



Facebook

A. Hunter is now on Facebook:

A. Hunter Property Management, Inc.

Community Notices & Items for Sale

This is your section. Please email us anything you would like advertised in your newsletter.

Email: ahunternewsletter@yahoo.com.

Submission dates are as follows:

Fall Newsletter: Submission deadline, August 14th

Winter Newsletter: Submission deadline, November 15th



2020 Holiday Schedule

*Our updated holiday schedule will now delay all collections by one day.
Please review our holiday schedule below, we thank you for your continued support!*

Cupola Court HOA

MEMORIAL DAY• MONDAY, MAY 25, 2020

Trash & Recycling will be collected on Thursday May 28th.

INDEPENDENCE DAY• SATURDAY, JULY 4, 2020

This HOA will not be affected by this holiday.

LABOR DAY • MONDAY, SEPTEMBER 7, 2020

Trash & Recycling will be collected on Thursday September 10th.

THANKSGIVING DAY• THURSDAY, NOVEMBER 26, 2020

This HOA will not be affected by this holiday.

CHRISTMAS DAY• FRIDAY, DECEMBER 25, 2020

This HOA will not be affected by this holiday.

NEW YEAR'S DAY• FRIDAY, JANUARY 1, 2021

This HOA will not be affected by this holiday.

**Please place materials curbside the night prior to your service day so we may guarantee collection!*



No Bake Pineapple Dream Dessert

Ingredients:

- 1 8-oz package cream cheese (softened)
- 1 cup powdered sugar
- 1 cup crushed pineapple (drained)
- 1 8-oz tub whipped topping, like Cool Whip

Crust:

- 1/2 cup granulated sugar
- 1/2 cup melted butter
- 20 individual graham crackers, crushed

Topping:

- 1/4 cup shredded coconut
- 1/4 cup diced pineapple (drained)

1. In a mixing bowl, use an electric mixer to mix the cream cheese until slightly fluffy
2. Gradually add the powdered sugar. Mix until well combined
3. Mix in the whipped topping. Beat until fluffy
4. With a spatula, fold in the crushed pineapple.
5. Spoon the filling over the crust. Smooth with spatula until even.
6. Top with shredded coconut and diced pineapple. Refrigerate for 2 hours or until firm.

Orange Dream Punch



- 1/2 gallon orange sherbet
- 1 (6 ounce) can frozen orange juice concentrate
- 1 (2 liter) bottle ginger ale

Place sherbet and frozen orange juice concentrate in a punch bowl. Allow to thaw for 10 to 15 minutes. Stir in ginger ale and enjoy.



Pineapple Watermelon Tango

Ingredients:

- 1 cup pineapple diced
- 1 cup watermelon diced
- 1/2 cup orange juice
- 100g frozen yogurt (optional)
- 1/2 cup ice cubes (optional)

Blend all ingredients together until smooth.

Tip: Use 1 cup frozen pineapples, no ice cubes.





Answers to “A Figure of Speech”

1. In a nutshell
2. Piece of cake
3. Cherry on the cake
4. Bald as coot
5. A screw loose
6. Stiff upper lip
7. Born with a silver spoon in your mouth
8. Ear worm
9. Keep your cards close to your chest
10. Joker in the pack
11. Ace up your sleeve
12. Heart on your sleeve
13. On a silver platter
14. Spill the beans
15. Big cheese
16. Red herring
17. To tie the knot
18. Put all your eggs in one basket
19. Walking on egg shells
20. Shadow of your former self
21. No room to swing a cat
22. The cat's got your tongue
23. Pull your socks up
25. Cold feet
26. From rags to riches
27. Time flies

Sudoku

Sudoku is played on a grid of 9 x 9 spaces. Within the rows and columns are 9 “squares” (made up of 3 x 3 spaces). Each row, column and square (9 spaces each) needs to be filled out with the numbers 1-9, without repeating any numbers within the row, column or square.

1		8			6	4		
		6		9		8		7
5								
2	6	9	5				8	
			4		9			
	8				2	7	9	1
								5
6		4		7		2		
		1	2			9		3

