

Summer 2020

Hillside Estates Community News

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

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

(continued on page 2)

(continued from page 1)

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

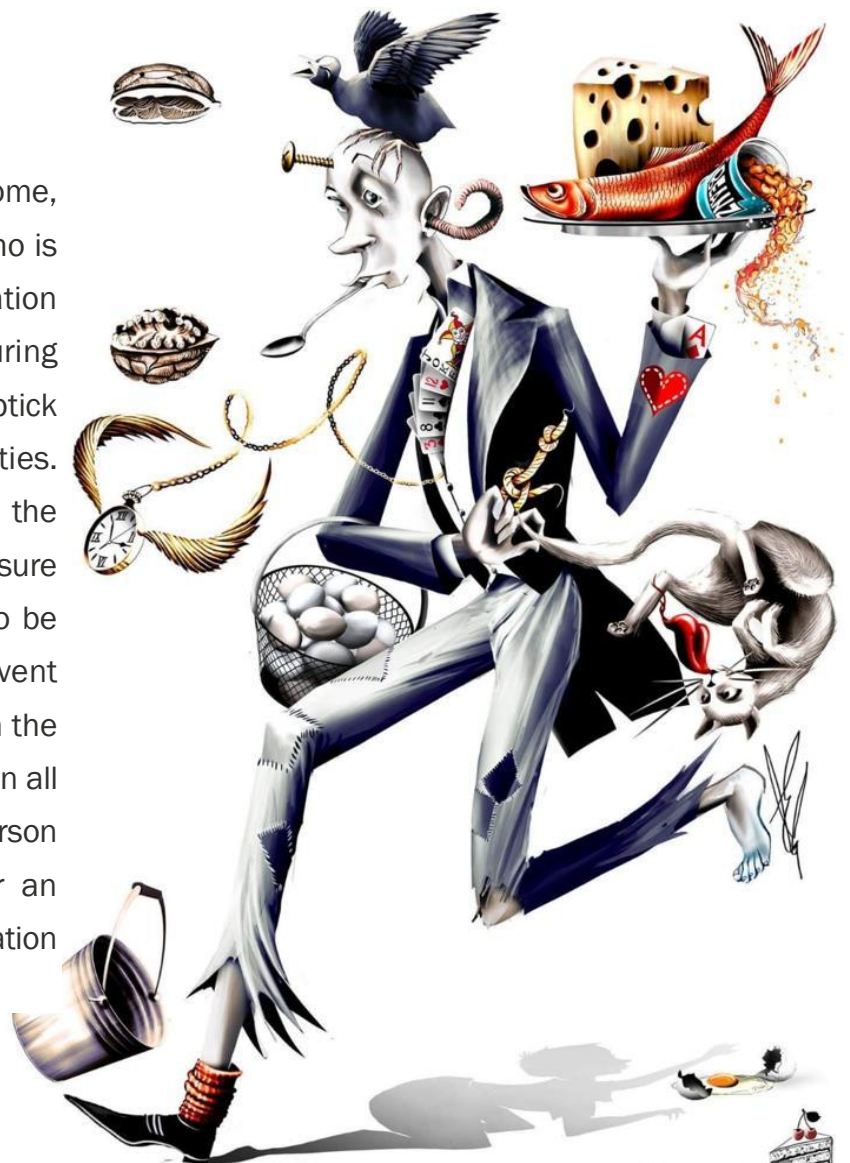
Anyone over the age of 18 residing in your home, must be on the lease agreement. Anyone who is over the age of 18 must complete an application to be approved to live in the community. During the past several months, we have seen an uptick in unauthorized occupants in our communities. Unauthorized occupants 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 5.



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.

Your Newsletter

If you would like something advertised in your newsletter email:
ahunternewsletter@yahoo.com

Fall Newsletter

Submission deadline: August 14th

Lots Available

6 Hillside Estates, McConnellsburg, PA 17233

23 Hillside Estates, McConnellsburg, PA 17233

39 Hillside Estates, McConnellsburg, PA 17233

69 Hillside Estates, McConnellsburg, PA 17233

Hillside Estates welcomes you home! An amazing community looking for some amazing residents. We only 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. For more information visit www.ahunter.com, "Our Communities", "Hillside Estates" or call 717 274-2104.

Facebook

A. Hunter is now on Facebook:

A. Hunter Property Management, Inc.



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
- 1 Graham Cracker pie shell (for the crust)

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.

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

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.



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.



6 Reasons Children Need to Play Outside

By Claire McCarthy, MD



Here's something really simple you can do to improve your child's chance of future health and success: make sure he/she spends plenty of time playing outside. Below are six crucial ways playing outside helps children:

1. Sunshine. Yes, sun exposure can increase the risk of skin cancer. But it turns out that our bodies need sun. We need sun exposure to make vitamin D, a vitamin that plays a crucial role in many body processes, from bone development to our immune system. Sun exposure also plays a role our immune system in other ways, as well as in healthy sleep — and in our mood. Our bodies work best when they get some sunshine every day.

2. Exercise. Children should be active for an hour every day, and getting outside to play is one way to be sure that happens. They can certainly exercise indoors, but sending them outdoors, especially with something like a ball or a bike, encourages active play, which is really the best exercise for children.

3. Executive function. These are the skills that help us plan, prioritize, troubleshoot, negotiate, and multi-task; they are crucial for our success. Creativity falls in here, too, and using our imagination to problem-solve and entertain ourselves. These are skills that

must be learned and practiced — and to do this, children need unstructured time. They need time alone and with other children, and to be allowed to make up their own games, figure things out, and amuse themselves. Being outside gives them opportunities to practice these important life skills.

4. Taking risks. Children need to take some risks. As parents, this makes us anxious; we want our children to be safe. But if we keep them in bubbles and never let them take any risks, they won't know what they can do — and they may not have the confidence and bravery to face life's inevitable risks. Yes, you can break an arm from climbing a tree — and yes, you can be humiliated when you try to make a friend and get rejected. But that doesn't mean you shouldn't try; the lessons we learn from failure are just as important as those we learn from success.

5. Socialization. Children need to learn how to work together. They need to learn to make friends, how to share and cooperate, how to treat other people. If they only interact in very structured settings, such as school or sports teams, they won't — they can't — learn everything they need to know.

6. Appreciation of nature. So much of our world is changing, and not for the better. If a child grows up never walking in the woods, digging in soil, seeing animals in their habitat, climbing a mountain, playing in a stream, or staring at the endless horizon of an ocean, they may never really understand what there is to be lost. The future of our planet depends on our children; they need to learn to appreciate it.

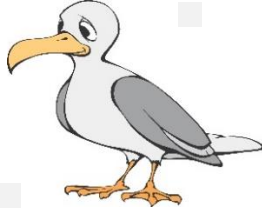
So, give it a try. Send your children outside.

Even better, go with them.

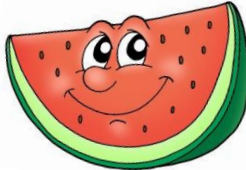
KIDS PAGE



1. When do you go at red and stop at green?



3. Why do seagulls fly over the sea?



2. Where do you learn to make ice cream?

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

Ice Cream Word Search

- | | |
|--------------|--------------|
| Almond | Licorice |
| Banana | Maple Walnut |
| Blueberry | Neapolitan |
| Butter Pecan | Peach |
| Cherry | Pistachio |
| Chocolate | Pumpkin |
| Cinnamon | Rocky Road |
| Cookie Dough | Strawberry |
| Hazelnut | Vanilla |
| Licorice | |

