

Summer 2020

Dear's Community News

Inside this Issue

Unauthorized Occupants	2
A. Hunter on Facebook	2
Reminders	2
A Figure of Speech	2
Meet Our Staff	3
Your Newsletter	3
Lease Addendum	3
Own Your Home	4
1 Month Free Rent	4
Rental Payments	4
COVID, Stay Safe	4
Homes for Sale	5
Annual Drinking Water Quality Report	7-9
Recipes	10
6 Reasons Children Need to Play Outside	11
Kids Page	12



Checks

must be written to **Dear's MHP** not A. Hunter. Rental payments can be made online (see page 4 for more information)

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 and 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)

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.

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.

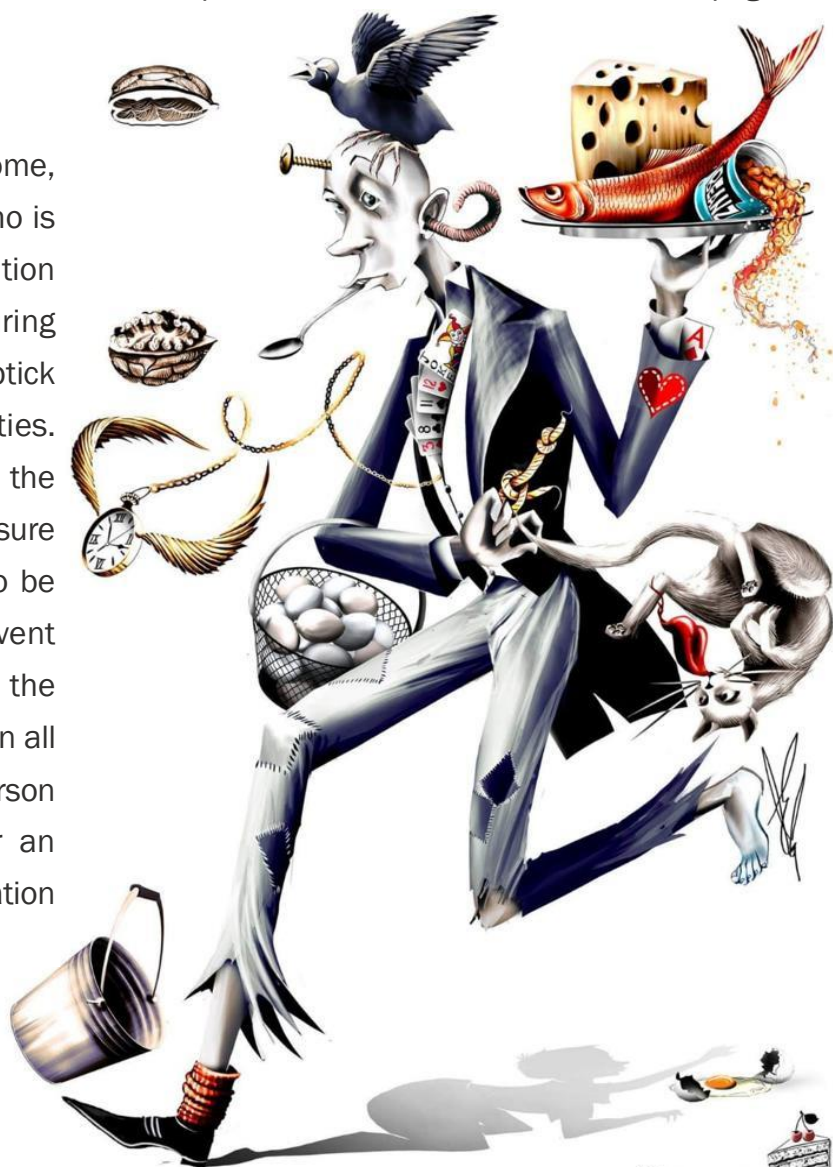
Facebook

A. Hunter is now on Facebook:

- 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 10.



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

LEASE ADDENDUM **Effective 8/1/2020** **Water/Sewer Rate Change** **Dear's MHC**

Effective August 1, 2020,

water and sewer rates will be changing.

Currently you are paying \$29.00 for water for up to 2,000 gallons. And \$25 for sewer up to 2000 gallons. If you keep your usage under 2,000 gallons you will see no change in your monthly bill. Over 2,000 gallons you are currently charged .0045 per 100 gallons.

The rate change will increase for usage over 2,000 gallons. This allows you to determine what your monthly charge will be after the base rate of \$54.00, because you will be able to control the water consumption used in your home.

We are basing our rates on the local municipality.

For every 1,000 gallons of water used, over 2,000 gallons, water will be charged at an additional 7.50 per 1,000 gallons.

For every 1,000 gallons of water used, over 2000 gallons, sewer will be charged an additional \$6.50 per 1,000 gallons.

The new rates will go into effective on August 1, 2020.



Own Your Home

Dear's MHP is excited to offer you the opportunity to own your existing rental home. We will be selling the rental homes over the next several months. Why not own your home and have a lower monthly payment at the same time?

Purchasing your existing rental home can actually reduce your monthly payment. Homes are being sold for very reasonable prices. Some financing available. All homes are selling "as is". You would be responsible for maintenance and taxes. You, as the current resident, have the first option to purchase your home. If you are not interested in purchasing your home, don't worry, your home will not be put on the market at this time and you will not lose your rental.

Instead of paying monthly rent and having nothing to show - if you purchase your home, it belongs to you. That means you can sell it if you decide you want to move from the community. So, the monthly home payment is now going toward something that belongs to you.

Your current lot rent must be paid in full to take advantage of this offer.

Please give us a call to discuss your options to own your home. Call (717) 274-2104 or email lisa@ahunter.com.

One Month of Free Rent

We are offering one 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.



Rental Payments

Rent payments should be made payable to

Dear's MHP and MAILED to:

A. Hunter Property Management, Inc.

PO Box 224, Annville, PA 17003.

You will also have the ability to pay on-line with a credit card, debit card, or bank account.

If you would like to do this, please contact us and we will set up a user name and password for you to access your account on-line.

Please remember that rent payments are due on the 1st day of the month.



Homes for Sale



56 Geobet Lane, Tioga, PA 16946

Price: \$10,000

This upgraded 1999 Fleetwood home features 3 bedrooms and 1 bath with an open floor plan. Open modern kitchen, new flooring, located on a private lot. This is a great home at a fabulous price.



6 Fawn Lane, Tioga, PA 16946

Price: \$6,500

We are offering this 1996 Skyline for only \$6500. What a beauty! Take a look inside...new flooring, updated kitchen 3 bedrooms and 1 bathroom. Located in Dears MHC and just waiting for you! Call today to schedule your showing. This home will be gone fast.



20 Deer Lane, Tioga, PA 16946

Price: \$8,000

This upgraded 1995 Colony home features 3 bedrooms, 1 bath with sunken tub and shower. Open modern kitchen, new flooring, located on a private wooded lot. This a great home at a fabulous price.



113 Deer Lane, Tioga, PA 16946

Price: \$12,500

This 1996 Redman manufactured home features new flooring, modern kitchen, 3 bedrooms and two bathrooms. This home is beautiful inside and is located on a spacious lot. This beauty will not last at this price. Financing Available.



205 Wheeler Road, Tioga, PA 16946

Price: \$18,000

This is a 2004 Doublewide with 2016 sq ft of living space. Updated throughout, with a gorgeous bathroom. Home has vinyl siding and sits on a large lot. This is an absolutely fabulous home just waiting for the perfect owner.

Vacant Lot / 24 Fawn Lane, Tioga, PA 16946

A. Hunter Home Sales or a dealer of your choice can help you place your new dream home on this lot. We also welcome you to bring your approved existing home into this amazing community. Lot rent is \$200 per month plus utilities.

Affordable Housing..

- o Customized Homes
- o 2-4 Total Bedroom(s)
- o 2 Bathrooms
- o Approx. 1000-2000 sq ft
- o Energy Efficient
- o Air Conditioning
- o Vaulted Ceilings
- o Hardwood Floors
- o Slate Entry
- o Family Room and Living Room
- o Beautiful plumbing, faucets and the latest appliances
- o Affordable
- o Financing Available
- o 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

2019 ANNUAL DRINKING WATER QUALITY REPORT

Dear's Mobile Home Community

PWSID # 2590053

Este informe contiene información muy importante sobre su agua de beber. Tradúzcalo ó hable con alguien que lo entienda bien. (This report contains very important information about your drinking water. Translate it, or speak with someone who understands it.)

WATER SYSTEM INFORMATION:

This report shows our water quality and what it means. If you have any questions about this report or concerning your water utility, please contact A. Hunter Property Management at 717-274-2104.

SOURCES OF WATER: One groundwater well located on the property.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

MONITORING YOUR WATER

Burnside Borough Water System routinely monitors for contaminants in your drinking water according to federal and state laws. The following tables show the results of our monitoring for the period of January 1 to December 31, 2019. The State allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data is from prior years in accordance with the Safe Drinking Water Act. The date has been noted on the sampling results table.

DEFINITIONS AND ABBREVIATIONS:

Action Level (AL) - The concentration of a contaminant, which, if exceeded, triggers treatment or other requirements, which a water system must follow.

Maximum Contaminant Level (MCL) - The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Minimum Residual Disinfectant Level - The minimum level of residual disinfectant required at the entry point to the distribution system.

Treatment Technique (TT) - A required process intended to reduce the level of a contaminant in drinking water.

Mrem/year = millirems per year (a measure of radiation absorbed by the body)

pCi/L = picocuries per liter (a measure of radioactivity)

ppb = parts per billion, or micrograms per liter (µg/L)

ppm = parts per million, or milligrams per liter (mg/L)

ppq = parts per quadrillion, or picograms per liter

ppt = parts per trillion, or nanograms per liter

DETECTED SAMPLE RESULTS

Chemical Contaminant	MCL	MCLG	Highest Level Detected	Range of Detections	Units	Sample Date	Violation Y/N	Sources of Contamination
Chlorine (Distribution)	MRDL =4	MRDLG =4	1.16 (February)	0.44-1.16	(ppm)	2019 (Sampled Monthly)	N	Water additive used to control microbes
Barium	4	4	0.0162	N/A	(ppm)	3/25/18	N	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
TTHMs [Total Trihalomethanes]	80	N/A	4.54	N/A	(ppb)	8/15/19	N	By-product of drinking water chlorination

Entry Point Disinfectant Residual							
Contaminant	Minimum Disinfectant Residual	Lowest Level Detected	Range of Detections	Units	Lowest Sample Date	Violation Y/N	Sources of Contamination
Chlorine (2019)	0.40	0.50	0.50-2.18	(ppm)	10/8/19	N	Water additive used to control microbes.

Contaminant	Action Level (AL)	MCLG	90 th Percentile Value	Units	# of Sites Above AL of Total Sites	Violation of TT Y/N	Sources of Contamination
Lead (2019)	15	0	0.68	ppb	0 out of 5	N	Corrosion of household plumbing systems; Erosion of natural deposits
Copper (2019)	1.3	1.3	0.071	ppm	0 out of 5	N	Corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives

Information about Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The Dear's Mobile Home Community is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Microbial (related to Assessments/Corrective Actions regarding TC positive results)					
Contaminants	TT	MCLG	Assessments/ Corrective Actions	Violation Y/N	Sources of Contamination
Total Coliform Bacteria	Any system that has failed to complete all the required assessments or correct all identified sanitary defects, is in violation of the treatment technique requirement	N/A	(1) Level 1 Assessment 1 Corrective Action	N	Naturally present in the environment.

Coliforms are bacteria that are naturally present in the environment and are used as an indicator that other potentially-harmful, bacteria may be present or that a potential pathway exists through which contamination may enter the drinking water distribution system. We found coliforms indicating the need to look for potential problems in water treatment or distribution. When this occurs, we are required to conduct assessments to identify problems and to correct any problems that were found during these assessments.

During the past year we were required to conduct 1 Level 1 Assessment. One Level 1 Assessment was completed. In addition, we were required to take 1 corrective action and we completed this action.

Violations: We did not complete or distribute a CCR for calendar year 2018. We did not collect a sample for Volatile Organic Chemicals during calendar year 2019 as required. We did not sample for Radiological contaminants (Gross Alpha, Combined Radium, and Uranium) during calendar year 2019 as required. We will collect samples for these contaminants during 2020, and historical results for these samples have met drinking water standards.

EDUCATIONAL INFORMATION:

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm water run-off, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can, also come from gas stations, urban storm water runoff, and septic systems.
- Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA and DEP prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA and DEP regulations establish limits for contaminants in bottled water, which must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (800-426-4791).



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

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.

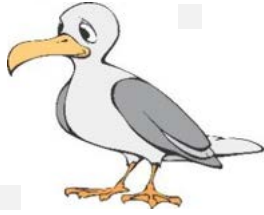
5. Socialization. Children need to learn how to work together. They need to learn to make friends, how to share and cooperate, how to treat other people. If they only interact in very structured settings, such as school or sports teams, they won't — they can't — learn everything they need to know.

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.

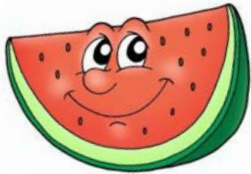
Even better, go with them.

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	

