

# Summer 2020

## Olivers Community News

### Inside this Issue

Unauthorized Occupants	2
A. Hunter on Facebook	2
Reminders	2
Water Hose Reminder	2
Meet Our Staff	4
Your Newsletter	4
Summer Spotlight	4
A Figure of Speech	4
Annual Drinking Water Quality Report	5-9
Covid, Stay Safe	9
6 Reasons Children Need to Play Outside	10
Kids Page	11



### Checks

must be written to **Steve Oliver** not A. Hunter. Rental payments can also be made online at: [www.ahunter.com](http://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](http://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.

## Facebook

A. Hunter is now on Facebook:

**A. Hunter Property Management, Inc.**

## 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
- Each resident may have 2 cars. A third car must be approved.
- No feeding the outdoor cats.
- Residents are allowed 2 pets. There will be no exceptions.
- Lawns must be mowed regularly. Lawns that are not maintained will be maintained by A. Hunter and the resident will be billed a minimum of \$35.
- Oliver's Community Rules and Regulations are to be followed. To review the rules and regulations visit [www.ahunter.com](http://www.ahunter.com), click "our communities", then click "Oliver's Upper Lawn".

## Water Hose Reminder

The warm summer months bring out the water hoses. Just a reminder that hoses need to be disconnected or rolled up and off the ground. They cannot be left on the ground. Also, there is a possibility of contaminating our water source if there is no back-prevention hose bib connection to your spigot. Hose bibs prevent contamination. They can be purchased at your local hardware store.



## 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](mailto:ahunternewsletter@yahoo.com)

**Fall Newsletter**

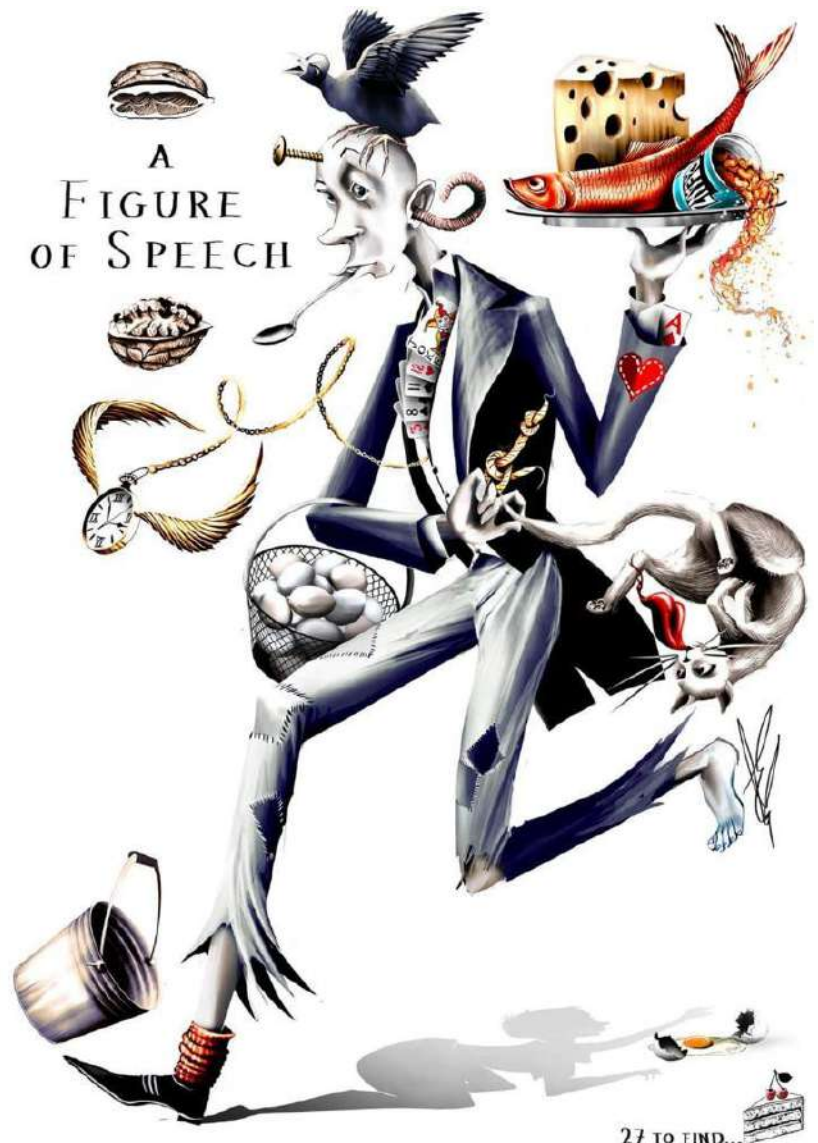
Submission deadline: August 14th



## Summer Spotlight

Recognizing one of our wonderful residents who is doing a fabulous job of maintaining their lot and home. Congratulations and thank you to **12 Reo Drive**.

Can you find 27 figures of speech in this photo?  
Example: one is "In a Nutshell". Answers on page 9.



## 2019 ANNUAL DRINKING WATER QUALITY REPORT

PWSID #: 7380029

NAME: Oliver's Upper Lawn Mobile Home Community

*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 Steven N. Oliver at 717-838-6748 or e-mail sno2632@yahoo.com. We want you to be informed about your water supply.

### SOURCE(S) OF WATER:

Our water source(s) is/are: (Name-Type-Location)

Our Community has 3 wells; Well #1, located on My Way Drive. Wells #3 and #5 are located on Oliver Drive Extended. All three wells are connected and blended, using chlorine as our disinfectant and 4-log treatment for detention time. The treatment all occurs at the well house located on Oliver Drive.

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:

We routinely monitor 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.

**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 In CCR Units	MCLG	Highest Level Detected	Range of Detection s	Units	Violation Y/N	Sources of Contamination
Chlorine <b>Wells 1, 3, and 5</b>	MRDL = 4	MRDL = 4	1.32	0.45 mg/l to 1.32  Minimum residual at Distrib. 0.20	ppm	N	Water additive used to control microbes
Trihalomethanes (TTHM)  Bromodichloromethane and Chlorodibromomethane <b>Wells 1, 3, and 5 (8/18)</b>	80	80	2.5	2.5	ppb	N	By-product of drinking water chlorination
Haloacetic acids five (HAA5)  <b>Wells 1, 3 and 5</b> Total Halocetic acids (8/18)	60  60	60  60	ND  ND	n/a  n/a	ppb	N	By-product of drinking water chlorination
Nitrite <b>Wells 1, 3, 5</b>  (02/21/19) 1 <sup>st</sup> Qtr.	1	1	ND	ND	ppm	N	Run-off from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.
Nitrate <b>Wells 1, 3, and 5</b> 02/21/19) 1 <sup>st</sup> Qtr. Only one nitrate and nitrite test taken this year.	10	10	3.6	3.6	ppm	N	Run-off from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.

Chemical Contaminant	MCL In CCR Units	MCLG	Highest Level Detected	Range of Detection s	Units	Violation Y/N	Sources of Contamination
Arsenic (11/26/18) Wells 1, 3, and 5	10*	0	6.1	6.1	ppm	N	Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes
Barium, Total (11/26/18) Wells 1, 3, and 5	2	2	0.083	0.083	ppm	N	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
Alpha emitters(pCi/l 11/25/19 Wells 1, 3, 5	15	15	7.2	1.8 and above	pCi/l	N	Erosion of natural deposits

Contaminant	Action Level (AL)	MCLG	90 <sup>th</sup> Percentile Value	Units	# of Sites Above AL of Total Sites	Violation Of TT Y/N	Sources of Contamination
Lead (8/13/19) Wells 1, 3, and 5	15	0	2	ppb	0 out of 5	N	Corrosion of household plumbing
Copper (8/13/19) Wells 1, 3, and 5	1.3	1.3	0.021	ppm	0 out of 5	N	Corrosion of household plumbing

\*These arsenic values are effective January 23, 2006. Until then, the MCL is 0.05 mg/l and there is no MCLG.

#### Entry Point Disinfectant Residual

Contaminant	Minimum Disinfectant Residual	Lowest Level Detected	Range of Detections	Units	Sample Date	Violation Y/N	Sources of Contamination
Chlorine	0.40	0.46	0.46- 1.31	ppm	2019	N	Water additive used to control microbes.



## **HEALTH EFFECTS:**

---

As of June 30, 2012, all wells were connected and DEP allowed us to go from two entry points to one entry point. We now only have entry point 102. Entry point 101 no longer exists.

---

In 2014 we took quarterly tests for nitrite and nitrate. The reason for the quarterly testing was due to having a 4.5 mg/l test result. The nitrate test result must be less than 4.5 mg/l. In 2015, we had to continue to take quarterly tests for nitrite and nitrate. Since the first two quarters had nitrate results less than 4.5 mg/l, DEP had us discontinue the nitrite, nitrate testing until 2016. A minimum of one test has to be taken per year. We met that parameter. In 2017, we only took one test for nitrate and nitrite and our result nitrate was 4.3 mg/l and nitrite was ND, not detected. The same thing occurred in 2018. The nitrate test was 4.2 mg/l and the nitrite test was ND. In 2019, again we met the one test parameter since our result was 3.6 for nitrate and ND for nitrite.

---

## **OTHER VIOLATIONS:**

---

Our water system had one violation this year and it was a reporting error to DEP, not sampling or testing violations. The sample for Gross Alpha was taken 11/25/19. The results were sent to me, but did not get to DEP on time. Since the test had to be analyzed in Colorado, the lab in that state did not send the results to DEP on time. This is a laboratory error and not Oliver's Upper Lawn Mobile Home Community's error.

---

---

## **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 stormwater 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 stormwater 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 stormwater 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).

### OTHER INFORMATION:

**About Nitrate:** Nitrate in drinking water at levels above 10 ppm or 10 mg/l is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask for advice from your health care provider. This information is provided to you since we live in an agricultural area. You know when they are spreading manure on the fields.

**E.P.** These two letters stand for entry point. The entry point is where I can grab a sample in the well house directly after disinfection occurs along with 4-log. 4-log is a term used for detention time. Detention time is needed to kill any bacteria that might be in the water. As a water operator, I must keep a 0.4 mg/l of chlorine at the entry point.

**Distrib.** This is an abbreviation for distribution. The distribution system is any point out in the community beginning with the first mobile home to the last mobile home that receives water from the 3 wells. The distribution system must have a minimum of 0.2 mg/l of chlorine.

Chlorine tests are taken every month. We also must take a nitrate and nitrite test annually. The lead and copper tests were taken this year and are done every three years. The final test taken for 2019 was Gross Alpha. This test must be done every six years and we took the test and there was not a violation. We met all our parameters and our water passed all tests required by the Department of Environmental Protection.

### 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. Ear worm                                | 8. Joker in the pack     |
| 9. Ace up your sleeve                      | 10. Heart on your sleeve |
| 11. On a silver platter                    | 12. Spill the beans      |
| 13. Big cheese                             | 14. Red herring          |
| 15. To tie the knot                        | 16. Cold feet            |
| 17. Time flies                             | 18. Kick the bucket      |
| 19. Born with a silver spoon in your mouth |                          |
| 20. Keep your cards close to your chest    |                          |
| 21. Put all your eggs in one basket        |                          |
| 22. Shadow of your former self             |                          |
| 23. No room to swing a cat                 |                          |
| 24. The cat's got your tongue              |                          |
| 25. Walking on egg shells                  |                          |
| 26. Pull your socks up                     |                          |
| 27. From rags to riches                    |                          |



# 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.

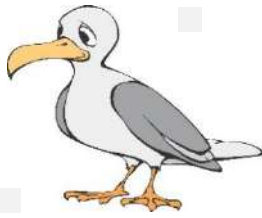
Even better, go with them.



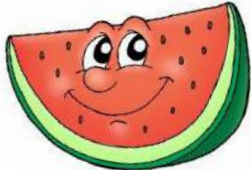
# KIDS PAGE



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     |              |

