



Shady Grove Community News

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Checks must be written to **New London** not A. Hunter. Rental payments can be made online at: www.ahunter.com

Rent Relief

Act 1-2021 was signed by Governor Wolf on February 5, 2021 and included in this bill was the Rental and Utility Assistance Grant Program which will distribute the \$569.8M Pennsylvania got as a result of Congress' second COVID Relief Package. Unlike the first round of rental assistance, there does not seem to be a uniform program with uniform forms being offered across all 67 counties. Though Act 1 gives PA's Department of Human Services the authority to implement the program, it does not clearly state they are to provide guidelines to the counties. Act 1- 2021 does give the counties a basic outline to build their programs. The Act defines rental assistance to include the following:

- Rent
- Rental arrears
- Utilities and home energy costs
- Utilities and home energy arrears.
- Other expenses related to housing incurred due, directly or indirectly, to COVID-19, to the extent permitted by Federal law.

In addition to the state funds, 15 counties received direct funding from the U.S. Treasury. Because of the lack of a statewide program, PMHA has been contacting each county in an effort to identify individual programs on behalf of our members. As we are made aware of programs, we will be pushing them out to our members via email blasts. Not all counties are getting back to us, so we encourage you to keep your eyes and ears open as well. Most of these programs will be starting between March 1 and April 1 as the counties are eager to get the money into the hands of landlords and utilities.

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Because of the failure of the first program, counties are reporting this round of rental assistance will be more user friendly for both the tenant and the landlord, with less restrictions. Most programs will be done online, with a few counties allowing for paper applications. There are to be no rent caps and no language that will prohibit the landlord from seeking eviction in the future. Programs are to include utilities costs and arrears as well. In the Act, "utilities" is defined as, "separately stated electricity, gas, water and sewer, trash removal and energy costs, such as fuel oil" (some counties such as Dauphin are including firewood).

Note, "telecommunications services" such as cable and internet, telephone, delivered to the rental dwelling are not considered to be utilities."

To file for assistance in paying your rent for one year, please contact:

Housing Authority of the County of Chester

30 West Barnard Street, Suite 2, West Chester,
PA 19382. Phone: 610-436-9200

www.haccnet.org

Accepting calls from tenants. Dial 211 and press 2 when prompted. Tenant must identify they are looking for rental assistance and then someone will call them back in the order they receive their information. Note: this is the most cumbersome program to date.

Also check our Facebook page for updates:

A. Hunter Property Management, Inc.

We will keep residents up to date as we receive information from various counties.

Proof of Paid Taxes

We must have proof of your paid taxes for 2020 and a proof of insurance on your home for the current year. Please submit these documents to us ASAP via mail or email at **lisa@ahunter.com**.



Mail is Slowwwww

The mail has been sooooo slowww the past several months. Some of our residents have not received their invoices. Did you know you can access your invoice on your tenant portal? If you are not already set up to view your account online, please give our office a call. Connie will be happy to get you set up.

You can also pay your rent on line or over the phone. Connie will be happy to assist you, should you decide you would like to pay this way as opposed to through the mail. This will ensure you don't end up with a late fee on your account.

Monthly Statements will be Mailed and Emailed

We are going to begin sending your monthly statements through the mail and through email. To ensure you get your statement, please contact the office to make sure we have your most up to date email address. You can also email your address to **lisa@ahunter.com**.

Dear Resident,

We are writing to let you know that over the next several weeks, we will be installing new water meters on each home. These meters are digital meters and provide us with real time readings. They also notify us if a home is using a significant amount of water. This allows us to notify you immediately, that you may have a leak that needs your attention. Installation of the meter should take no more than an hour, at which time your water will be shut off for the crew to do the installation.

You will continue to be billed at the same time each month, and your bill is based on your actual water consumption. We will now be charging for water in the amount of \$10 per month. Your sewer rate will remain unchanged and will fluctuate based on how much water you utilize. ***May 1, 2021 will be the date the new charge of \$10 will be added to your monthly invoice.***

A waste of water is a waste of your money.... some important water facts:

- Toilets use approximately 5.7 gallons per flush. A leaking toilet can waste up to 900 gallons of water per day.
- Faucets use 3 to 5 gallons a minute. A leaking faucet can waste approximately 170 gallons of water per day.
- Automatic washers use approximately 20 gallons of water per cycle. Use your washing machine only when you have a full load.

We appreciate you making Shady Acres your home and look forward to providing you a beautiful community.

I am attaching some water saving tips, that we thought might be useful in your conservation of water.

Again, we appreciate each of you, and should you have any questions, please do not hesitate to contact us.

Sincerely,

Lisa A. Stewart
A. Hunter Property Management Inc.



Water Saving Tips

Toilets:

Habits/Frequency of Use:

- Do not use the toilet to simply flush away facial tissues, paper and other similar solid and liquid wastes.
- Flush the toilet less often. In most cases, several uses can be made of the toilet for liquid wastes before flushing is required. A deodorant can make this practice aesthetically more acceptable.

Maintenance and Leaks:

- Toilets are notorious for their hidden leaks and they waste thousands of gallons of water a day undetected. A toilet will leak when it's out of adjustment or when its parts are worn, so it is important to check it periodically.
- A toilet usually leaks at the overflow pipe or the plunger ball, if it is at the overflow, it is generally because the water level is too high, though sometimes, the over flow pipe develops a leak below the water level. You should gently bend the float arm down so that the valve shuts off 1/2 inch below the top of the overflow pipe or at the level indicated on the inside of the tank. Often the valve is worn and will run like a leaky faucet, and will probably need replacement.
- Plunger ball leaks are not easy to see. The easiest way to determine a leak is to drop a small amount of food coloring into the tank and wait to see if it shows up in the bowl, if it does you probably have a leak at the plunger ball

because the mechanism is out of alignment. Even if you do not see the coloring in the bowl, you may still have to replace the ball if you occasionally have to jiggle the toilet handle or hear a low hum. Bent or scummy connecting rods can hang up and cause leaks as well.

- A simple way to check for a flush ball leak is to place a piece of toilet paper on the dry part of the bowl just above the water line. Since the water from the leak flows through the holes in the rim of the bowl just above the water line, the paper will become wet if there is a leak. The average life of a flush ball is seven years, and as it becomes older, the possibility of a leak increases greatly.
- Infrequently, the valve seat is scarred and needs replacing. Running a finger around the seat to see if it is completely smooth can test it. It should be free of dirt or corrosion, which would prevent a complete seal. Original seats are generally brass and may be replaced by a plumber. A kit which bonds a new seat to the old one with an adhesive is available for do-it-yourselfers.
- Two other common causes for loss of water are easily detected. If the water level in the flush tank is above the overflow tube, water will continually run out. This problem occurs because the float is set too high and the ball cock is leaking. The water level in the tank should always be at least one-half to one inch below the overflow tube to avoid leakage. If the ball cock is leaking, water may run directly into the

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overflow through the refill tube. Lowering the float or repairing the leak in the ball cock will prevent these losses. Another reason for water running out of the tank continually is a defective float. If the float leaks, it will not raise high enough to shut the water off after the tank refills and water will overflow into the bowl. Test the float by taking it off and shaking it. If you hear water inside, replace it.

Devices/Water Displacement:

- You may also reduce the amount of water needed for each flush by utilizing a commercial device which includes a simple flexible toilet dam made of molded plastic and rubber and held in place by suction. When wedged into the tank around the drain hole, this device holds back 1-2 gallons per flush.
- Homemade devices can also be constructed to do the same thing. A plastic bottle filled with clean stones and water can be placed in your tank to displace and save water. You may have to work with this a bit to make certain you do not displace so much water that two flushes are required to get rid of wastes. Please reconsider putting bricks in your toilets since they can disintegrate over time and hurt toilet tanks.
- Partial/full flush systems are flooding the market. Two large brass washers on the lower lift wire or on the flapper can give the homeowner the same end result.

Do Not Let Faucets Run

Please DO NOT let your faucets run in order to avoid your lines from freezing. This causes a drain on our system. Heat Tape must be installed on all water lines to prevent your pipes from freezing.

Easter Trivia Facts

- After Halloween, Easter is the top-selling candy holiday.
- Easter is a “movable feast” – one that is set according to the phases of the moon – so the dates are different each year.
- Easter always occurs between March 22 and April 25.
- It is believed by some that Easter was named after the Anglo-Saxon goddess, Eastre, whose symbols were the egg and the hare (rabbit).
- More than 90 million chocolate Easter bunnies are manufactured each year.
- The first Easter eggs were colored red, in memory of the blood Jesus shed during his crucifixion.
- In the 13th century, the church prohibited the eating of eggs during Holy Week. Marking the eggs laid during the week began the custom of decorating eggs.
- Households spend an average of \$131 on Easter each year. \$14.7 billion spent in total.

Happy Easter

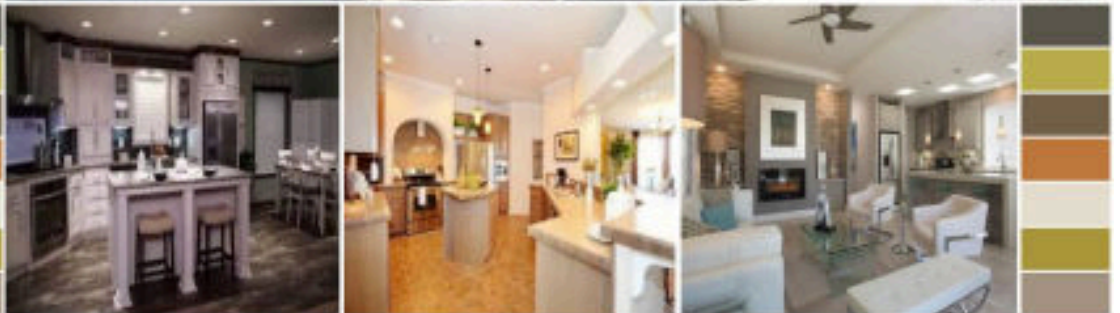


Affordable Housing..

- 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



Suzette Trey
Administrative Manager

Suzette is originally from the area. She is a graduate of Cedar Crest High School. Suzette joined the A. Hunter Property Management, Inc., team in 2001.

Suzette is pursuing her Real Estate License and is a huge asset to A Hunter Property Management, Inc. and the owners we manage for. Suzette handles all accounting, tenant screening, and management of the office team. She also works with our residents.

Suzette is proud to be an integral part of A. Hunter's growing company. She works hard to continue to learn and educate herself with regard to all aspects of the manufactured housing industry.

Assistance Available for Residents Behind in Energy Bills

The COVID-19 pandemic has created financial challenges for hundreds of thousands of families in Pennsylvania, including problems in paying energy bills. If you are in need of help, contact your utility providers to find out whether assistance is available. A list of utility providers is available from the Pennsylvania Public Utility Commission at the links below:

Electric Companies & Suppliers | PA PUC

<https://www.puc.pa.gov/electricity/electric-companies-suppliers>

Water Utilities | PA PUC

<https://www.puc.pa.gov/water-wastewater/water-utilities>

Natural Gas | PA PUC

<https://www.puc.pa.gov/natural-gas>

In addition to programs offered directly through service providers, Dollar Energy Fund, <https://www.dollarenergy.org/>, works with more than a dozen electricity, water, natural gas and other utility companies to offer financial relief to customers in need. A list of participating providers is available below:

Pennsylvania Utility Help | Dollar Energy

<https://www.dollarenergy.org/need-help/pennsylvania>

Spring Inspections

Hello everyone. Our inspectors asked us to remind you that with Spring approaching, they will be looking to make sure weeds are maintained, lawns are mowed, skirting is properly attached without holes and homes are cleaned with no dirt or mildew. Please take a look around your home and make sure this work is done. We will begin writing individuals up in late April or May for these items. Thank you for your personal time and attention to this matter and for working hard to make sure your homes and lots are well maintained.



Please Don't Feed Stray Cats!

Please don't feed stray cats! Our communities are becoming overwhelmed with kittens and cats. The cats are going under homes causing damage to skirting and creating other issues. Many people feel good feeding the cats because they think they are helping them. BUT FEEDING STRAY CATS HURTS THEM. Absolutely. The end result is horrific cases of diseased and malnourished packs of stray cats because people feed them. Feeding causes a bunch of cats to come together, they become dependent on human feeding, then they breed like crazy which results in a lot of cats in one small area. They fight, they spread disease between each other, and the population grows too large to feed. We know it's hard not to feed stray cats, but you are doing more harm than good. And, **feeding stray cats is prohibited.**



Register Your Pets

Please make sure your pets
Are registered with the office.



Pets that are not registered cannot live in the community. If you are in need of a Pet Lease, please contact us at 717 274-2104 or email us at lisa@ahunter.com

YOUR NEIGHBORS CALLED... They don't like your dog's poop



This has been a recurring complaint in our office. Every day a neighbor calls because you have not cleaned up after your dog. When you brought your dog into the community, you promised to clean up after it. So why are we continuously receiving complaints from your neighbors?

Your pet is your responsibility. Please do what you promised and please be respectful of everyone who lives around you. You must go out with your dog, so take a baggie with you and clean up after him.



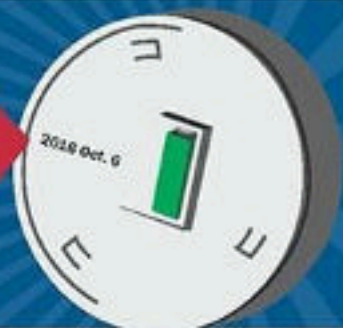
Community Notices and Items for Sale

This is your section. Please email us anything you would like advertised, announced or published in your newsletter. Email: ahunternewsletter@yahoo.com.

Summer Newsletter submission deadline: May 9th

Don't Wait — Check the Date!

Replace Smoke Alarms Every 10 Years



Age matters when it comes to your smoke alarms.
Check the manufacture dates on your smoke alarms today!

1

Remove the smoke alarm from the wall or ceiling.



2

Look at the back of the alarm for the date of manufacture.

3

Smoke alarms should be replaced 10 years from the date of manufacture.



4

Put the alarm back on the ceiling or wall if it is less than 10 years old.



A closed door may slow the spread of smoke, heat and fire.



Test smoke alarms at least once a month by pushing the test button.



If the smoke alarm sounds, get outside and stay outside. Go to your outside meeting place.



Install smoke alarms in every bedroom, outside each separate sleeping area, and on every level of the home, including the basement. Larger homes may need more alarms. For the best protection, make sure all smoke alarms are interconnected. When one sounds, they all sound.



Call the fire department from a cellphone or a neighbor's phone. Stay outside until the fire department says it's safe to go back inside.

For more information about smoke alarms, visit usfa.fema.gov and www.nfpa.org.

U.S. Fire
Administration



FEMA

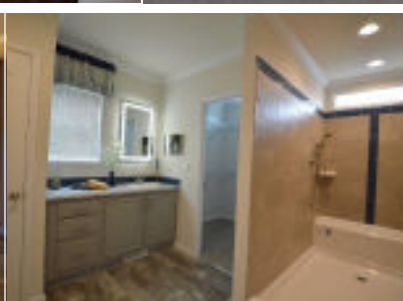
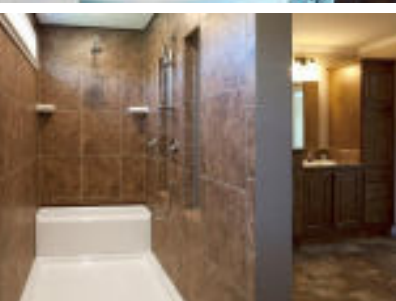
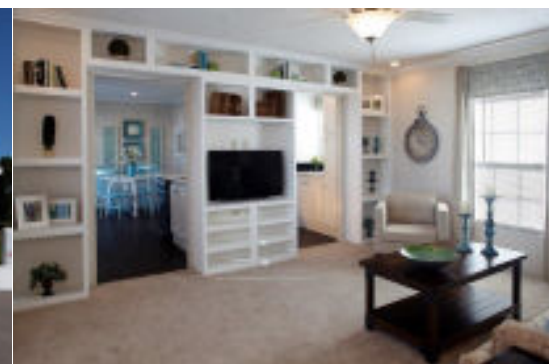




Today's manufactured homes are modern and are built with the same insulation and roofing as site-built homes. There are many floor plans to choose from as well as hundreds of options for colors, countertops, fixtures, flooring, cabinetry, and etc. Each model can be customized to suit you. Let us help you find your dream home.



Find Your Dream Home





Lemon Bars

Ingredients:

- 1 cup butter, softened
- ½ cup white sugar
- 2 cups all-purpose flour
- 4 eggs
- 1 ½ cups white sugar
- ¼ cup all-purpose flour
- 2 lemons, juiced

Directions:

- 1: Preheat oven to 350 degrees F (175° C)
- 2: In a medium bowl, blend together softened butter, 2 cups flour and 1/2 cup sugar. Press into the bottom of an ungreased 9x13 inch pan.
- 3: Bake for 15 to 20 minutes in the preheated oven, or until firm and golden. In another bowl, whisk together the remaining 1 1/2 cups sugar and 1/4 cup flour. Whisk in the eggs and lemon juice. Pour over the baked crust.
- 4: Bake for an additional 20 minutes in the preheated oven. The bars will firm up as they cool. For a festive tray, make another pan using limes instead of lemons and add a drop of green food coloring to make a very pale green. After both pans have cooled, cut into 2 inch squares and arrange in a checker board fashion.



Strawberry Spinach Salad

this is one of my personal favorites

Salad Ingredients:

- 10 oz Spinach
- 1 cup sliced strawberries
- 2 Tbsp slivered almonds

Dressing Ingredients:

- 3 Tbsp Sugar
- 3 Tbsp Mayo
- 2 Tbsp Milk
- 1 Tbsp Vinegar
- 1 Tbsp Poppy Seeds

Directions:

- 1: Mix Salad ingredients
- 2: Mix Dressing ingredients
- 3: Add dressing just before serving



Egg Salad

Ingredients:

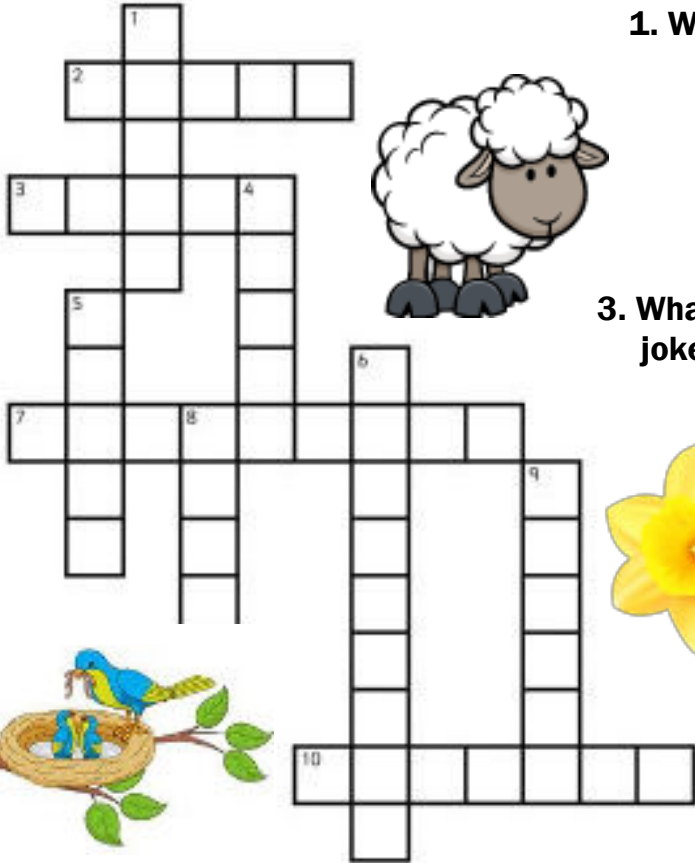
- 8 eggs *hard boiled*
- ½ cup mayonnaise
- 1 ½ tsp yellow mustard
- 1 green onion *thinly sliced*
- 1 rib celery *finely diced*
- 2 tsp fresh dill *chopped*

Directions:

- 1: Boil, cool and peel the eggs. Cut in half, remove the yolks and chop the whites.
- 2: Mash the egg yolks with the mayonnaise, mustard, salt and pepper (to taste) until smooth and creamy.
- 3: Add the chopped egg whites, the green onion, celery, and the chopped fresh dill. Blend carefully and serve cold on bread, a salad, or a wrap.



KIDS PAGE



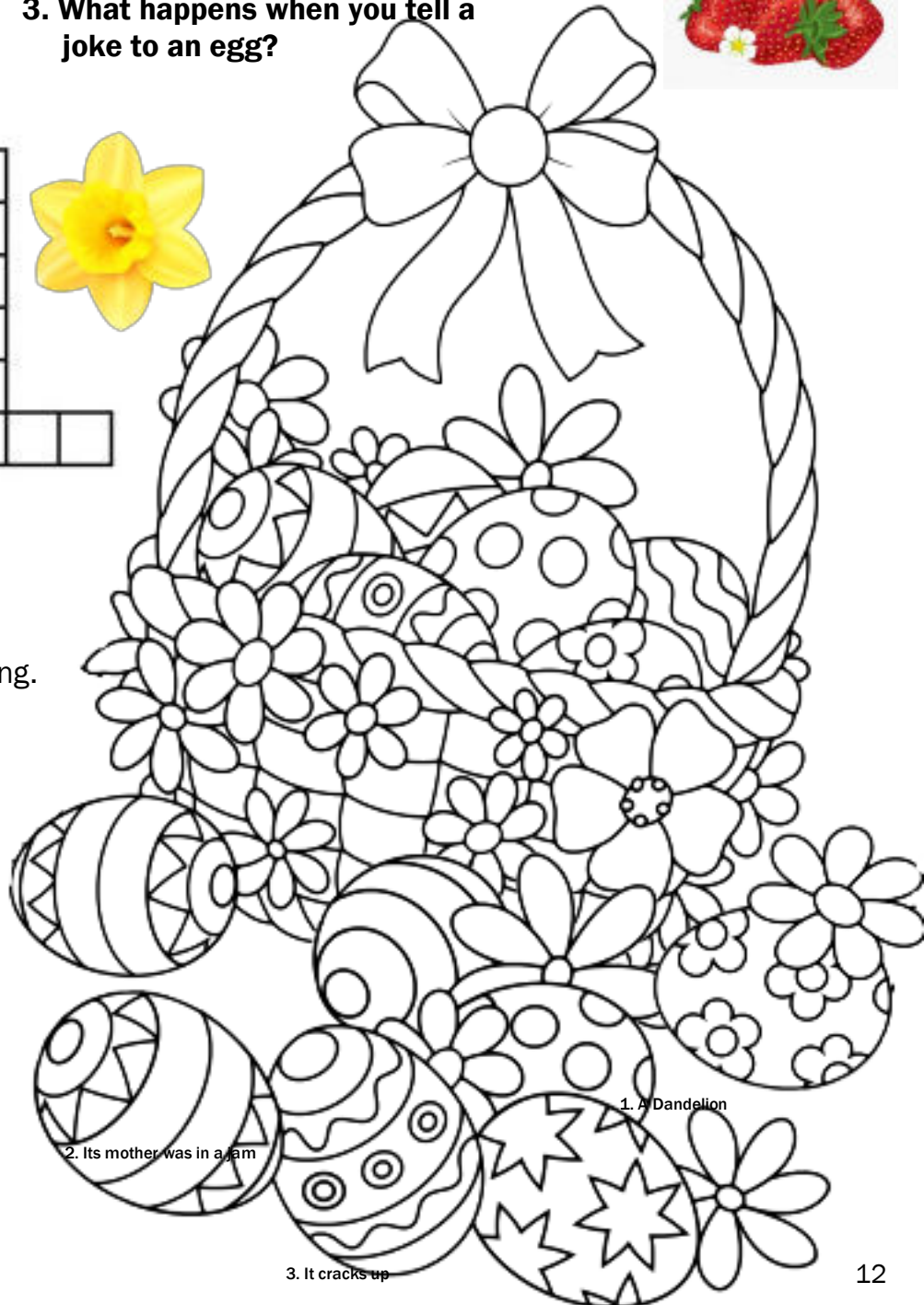
1. What do you call a plant that roars?



2. Why was the baby strawberry sad?



3. What happens when you tell a joke to an egg?



Across

2. Baby sheep born in the Spring.
3. Birds build these to lay eggs in.
7. You might see this in ponds in spring.
10. Pink and white flowers that grow on trees.

Down

1. Flower which you can make into chains.
4. We plant these to grow fruit and vegetables.
5. A spring month.
6. Yellow spring flowers.
8. Plants start to _____ in spring.
9. Baby birds are called _____.

crossword puzzle answers

blossom, chicks, daffodils, daisy, frogspawn, grow, lambs, March, nest, seeds

2. Its mother was in a jam

1. A Dandelion

3. It cracks up