

Olivers Community News

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Checks

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

CashPay... Another Way to Make Rent Paying Easier

We are excited to announce that we are now able to provide our residents with another way to pay their rent. Using **CashPay**, you can take



cash into a participating store/location and pay your rent. Some of the locations are: Weis, WalMart and other retailers. To see the list of retailers in your area that accept this type of payment visit **paylease.com/cash/pay/locations**, then enter your Zip Code. CashPay does charge \$4.00 per transaction, but eliminates the need to get money orders and mail it to the office.

If you are interested in CashPay, please call the office and the staff will be happy to get you set up. They will also provide you with an Account/ID number to use at the participating retailers. You will not be able to use the system without first obtaining your account number from our office.

Also, keep in mind that you can pay your rent online through our website at **www.ahunter.com**. You need to have an account set up to pay online, so if you are interested, please call the office.



Please Leave a Message

We have residents who say they cannot get in touch with us. At times, our phone lines may be very busy

and they may be directed to our answering machine. We return all calls, but can only do so if the resident leaves a message. It is imperative that you leave a message and we will get back to you within a short time. In addition, if it is **after business hours**, we have a

live answering service that can reach us for emergencies. The emergency telephone number is 1 800-283-1338. This number is only for emergencies. There is no charge to call us for emergency assistance. If you call the emergency number and it is not an emergency, the resident will be charged \$25 for the call. Also, feel free to send an email to lisa@ahunter.com. Emails are answered within 24 hours, with the exception of weekends. Do not use email for emergencies... call the office. 911 should be called for anything life threatening such as a fire.

Selling Your Home?

For residents who plan to sell their homes, please remember that the purchaser **must** be approved as a resident BEFORE they



can live in the community. If the home is going to remain in the community, **the buyer must be approved before settlement**. If the buyer is NOT approved and we do not sign a lease with the buyer, the buyer will not be permitted to live in the community and our lease agreement will still be with you. This will make you responsible for the rent and the home.

Lawn mowing must be done regularly. As long as we get sun and rain, the lawns need to be mowed. Please do not make us remind you. Respect your neighbors and mow your yard.

Summer Reminders

• Fire pits are not permitted within community. Our insurance company will not insure the community if we



allow fire pits. We understand they are nice to have and that you, (the resident) may have insurance, unfortunately, if there is an accident, the community is at risk of being sued and our insurance company is not willing to take that risk.

- Fireworks are not permitted within the community.
- Swimming and wading pools are not permitted due to health & safety and insurance regulations.
- Trampolines are not permitted due to insurance regulations
- 4 wheelers/ATVs are not permitted within the community.
- Enjoy your Summer gatherings, but be respectful of your neighbors.



- Observe quiet times: 9:00pm-7:00 am.
- Do not feed the stray cats. It is prohibited!
- Dogs may not be tied outside. They must be on a leash and under human control at all times.
- Please clean up after your dog. Scoop the Poop.
- While we're sure your child is excited about the summer break, please know where they are and be mindful of what they are doing. They should not be running through other residents' lots.
- School is out for the summer, so please watch for children.



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.

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:

Lebanon County Community Action Partnership

You can find information on the program, including an online application at their website

https://lebanoncountyrenthelp.com/

For assistance submitting the required documents email: **info@lebanoncountyrenthelp.com** or call 717 273-9328

Also check out our Facebook page:

A. Hunter Property Management, Inc.

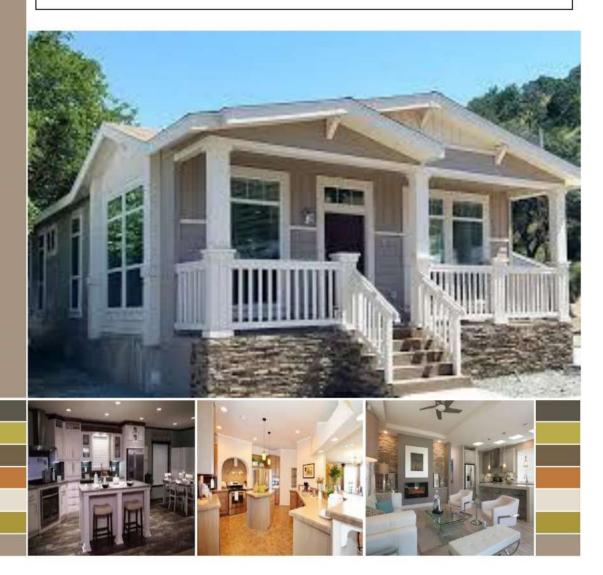
We will keep residents up to date as we receive information from various counties.

Affordable Housing..

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



Sean Graver Sales and Marketing Manager A. Hunter Homes Division Manager

Sean heads up one of our Property Management Divisions and the Dealership Sales Division at A. Hunter Homes. In 2018 Sean acquired his Pennsylvania Dealer Sales License. He works with our manufacturers and owners to set new manufactured homes on community lots. Sean has an extensive background in Sales, Marketing and Management.

He has held his Pennsylvania Real Estate License since 2006 and has been actively involved in property management in Pennsylvania since

2008. He is a graduate of Harrisburg Area Community College where he earned his Associate of Arts in Business Administration and Management. Sean holds his HUD Installation License.



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: **3 Reo Drive**

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 www.puc.pa.gov/electricity/electric-companies-suppliers

Water Utilities | PA PUC

www.puc.pa.gov/water-wastewater/water-utilities

Natural Gas | PA PUC

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



10 AMAZING Facts for the



Benjamin Franklin wanted the turkey to be the national animal but was out-voted when John Adams and Thomas Jefferson chose the bald eagle.

The stars on the original American flag were arranged in a circle to ensure that all colonies were represented equally.





John Hancock was the only person to actually sign the Declaration of Independence on July 4, 1776. The other 55 signers did not sign it until later.

Thomas Jefferson and John Adams died on the same day: July 4, 1826, the fiftieth anniversary of the signing of the Declaration of Independence.

History's first submarine attack took place in New York Harbor in 1776.



There were no fireworks on July 4, 1776, but there were fireworks 1 year later, on July 4, 1777. This was still 6 years before Americans knew whether the new nation would survive the war.



George Washington was the best spymaster in American History! He ran espionage rings in British-held areas and he was a genius at misinformation. He constantly befuddled the British by leaking, through double agents, inflated reports of the strength of his army.



The song "Yankee Doodle" was sung originally by British officers making fun of backwoods Americans.



The United States of America won it's independence despite the fact that the British Army was established, experienced, disciplined, and trained and the American army was not. In addition to this, the British Army had ample quantities of powder, guns, and clothing and the American Army was not well supplied.

Washington was robust man with a seeming immunity to disease and bullets. In one encounter in the French and Indian War, he absorbed 4 bullets in his coat and hat and had 2 horses shot from under him without any injury to himself.

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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. Call A. Hunter Homes at 717 274-2104



Find Your Dream Home





Lebanon Area Fair July 24-31, 2021

80 Rocherty Road, Lebanon, PA 17042 Celebrate "Farms, Families, Fairs & Fun" at the Lebanon Area Fair. The Fair features farm animals, delicious food, and a terrific line up of performers, family-friendly concerts, and track-side entertainment for all to enjoy. Free admission from 8am-3pm daily. Children under 10 are free. Events held at the track require a separate admission ticket. For a schedule visit **www.lebanonareafair.com**

July 4th Food Truck Festival & Fireworks

Sunday, July 4th, 3-9pm

Riverfront Park, North Front St, Harrisburg, PA The event will feature 30+ food trucks, live music, a wine garden, kids activities and the largest fireworks display in Central PA. The fireworks will begin at 9:15pm. Free kids activities include balloon animals, patriotic craft, caricatures and 6-9pm visit from Captain America and Wonder Woman. Street parking is free for the holiday and parking on City Island is \$5.

Fish for Free Day (Pennsylvania) – July 4th, 2021. Anyone (resident or non-resident) can legally fish on Pennsylvania waterways on July 4th with no fishing license required. All other regulations still apply.

Rose Day at the Hershey Gardens

170 Hotel Road, Hershey, PA 17033 Sunday, August 8th, 2021, 10:00am - 2:00pm Everything is coming up roses at Hershey Gardens! Learn about rose care, watch flower arranging demonstrations, tour the Historic Rose Garden, enjoy kids' activities, Sarah's Ice Cream truck and more! Plus, enjoy two performances of "The Very Hungry Caterpillar Show, 1pm and 3pm at the Children's Garden Amphitheatre. The criticallyacclaimed show features a menagerie of 70+ large scale magical puppets.

One Team Scavenger Hunt Harrisburg

by Puzzling Adventures

A cross between a scavenger hunt, an adventure race, and an informative self-guided tour. Each adventure consists of a series of locations that you are guided to where you are required to answer questions or solve puzzles to receive your next instruction. All you need is your mobile device and internet connection. Participate in a group, as a couple, or individually. Our adventures are selfguided, so you can start at any time on any day. The goal is to have fun enjoying the sights, sounds, smells, and tastes of the various locations. Cost: \$49.99. Price is per team. Visit www.puzzlingadventures.com to register.

Please keep June 18th, 2022 open. Big things happening! —

Community Notices & 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**. Fall Newsletter submission deadline: August 31st



Dole Whip Lemonade

Ingredients: 1 cup frozen pineapple 1 cup lemonade 1/2 cup coconut milk Pineapple wedges, for garnish Maraschino cherries, for garnish

Directions:

1. Blend frozen pineapple, lemonade, and coconut milk in a blender.

2. Pour into glasses and garnish each with a pineapple wedge and a maraschino cherry.



Applesauce Barbeque Chicken

Ingredients:

4 boneless skinless chicken breast halves 1/2 teaspoon pepper 1 tablespoon olive oil 2/3 cup chunky applesauce 2/3 cup spicy barbecue sauce 2 tablespoons brown sugar 1 teaspoon chili powder

Directions:

Sprinkle chicken with pepper. In a large skillet, brown chicken in oil on both sides. In a small bowl, combine the remaining ingredients; pour over chicken. Cover and cook until a thermometer reads 165°, 7-10 minutes.



Chocolaty S'mores Bars

Ingredients: 1/4 cup butter, cubed 1 package (10 ounces) large marshmallows 1 package (12 ounces) Golden Grahams cereal 1/3 cup milk chocolate chips, melted

Directions:

1. In a large saucepan, melt butter over low heat. Add marshmallows; cook and stir until blended. Remove from heat. Stir in cereal until coated.

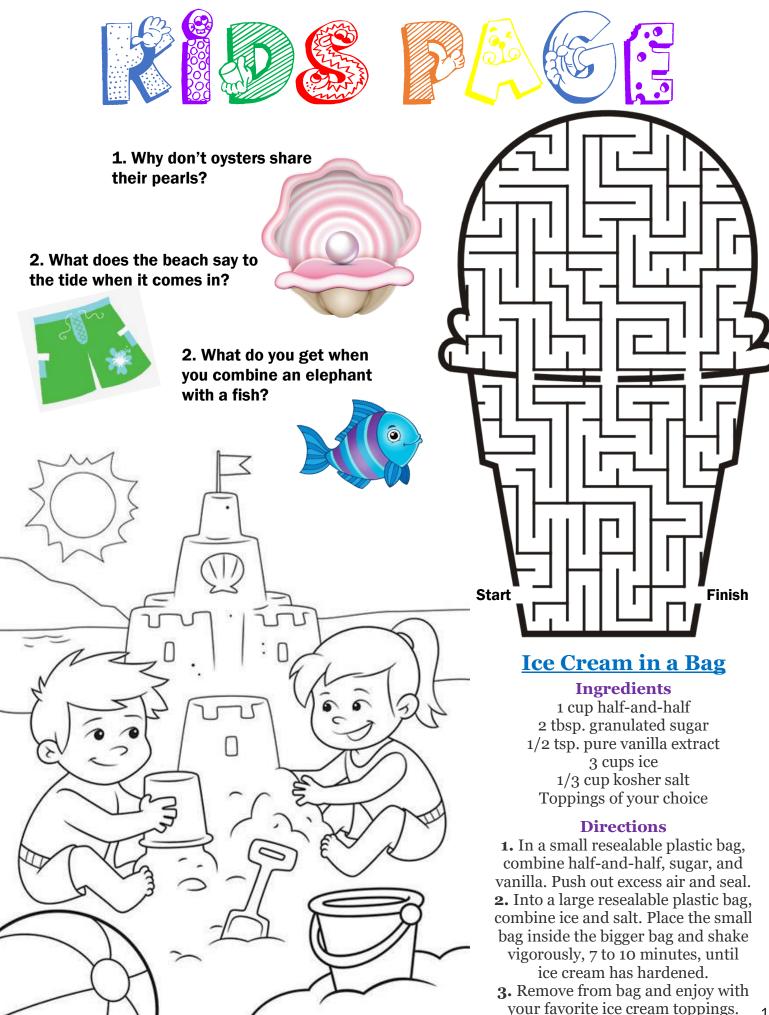
2. Press into a greased 13x9-in. pan using a buttered spatula. Drizzle with melted chocolate. Cool completely before cutting. Store in an airtight container.

Test Kitchen Tips

* Use a butter wrapper to press the cereal into the pan.

* For a rich twist on a classic, add 1/4 cup of peanut butter to the marshmallows and stir a handful of chopped peanuts into the cereal.





^{1.} Because they're shellfish 2 Long time,

2020 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 <u>Steven N. Oliver</u> at <u>717-838-6748 or e-mail sno2632@yahoo.com</u>. 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, 2020. 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

Chemical Contaminant	MCL In CCR Units	MCLG	Highest Level Detected	Range of Detection S	Units	Violation Y/N	Sources of Contamination	
Chlorine Wells 1, 3, and 5	MRDL = 4	MRDL = 4	1.54	0.43 mg/l to 1.54 Minimum residual at Distrib. 0.20	ppm	N	Water additive used to control microbes	
Trihalomethanes (TTHM) Bromodichloromet hane and Chlorodibromom ethane Wells 1, 3, and 5 (8/18)	80	80	2.5	2.5	ррb	N	By-product of drinking water chlorination	
Haloacetic acids five (HAA5) Wells 1, 3 and 5 Total Halocetic acids (8/18)	60 60	60 60	ND ND	n/a n/a	ppb	Ν	By-product of drinking water chlorination	
Nitrite Wells 1, 3, 5 (02/06/20) 1 st Qtr.	1	1	ND	ND	ppm	Ν	Run-off from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.	
Nitrate Wells 1, 3, and 5 02/06/20) 1 st Qtr. Only one nitrate and nitrite test taken this year.	10	10	4.1	4.1	ppm	Ν	Run-off from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.	

DETECTED SAMPLE RESULTS:

Chemical Contaminant			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 th 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

Contamina nt	Minimum Disinfecta nt	Lowest Level Detected	Range of Detections	Units	Sample Date	Violation Y/N	Sources of Contamina tion
Chlorine	Residual 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 for 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. In 2020, we met the one test parameter for nitrate since the result was 4.1 mg/l and nitrite was ND.

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 total coliform was taken September 22, 2020. The test came back from Pure Test Laboratory and it passed. The violation was not getting the report to DEP by the 10th of the next month. Pure Test did not meet that deadline. This is a laboratory error and not Oliver's Upper Lawn Mobile Home Community's error, but the violation comes back to Oliver's ULMC. No action needed to be taken.

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 byproducts 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. We also took an asbestos test for our water. This test must be done every 9 years. This test came back ND, which means we were well below the concentration of the contaminant to trigger any action. We met all our parameters and our water passed all tests required by the Department of Environmental Protection.