

# Summer 2021

## Ramblewood Community News

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

(continued on page 2)

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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](mailto: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.

## Scoop the Poop

We continue to receive complaints that residents aren't cleaning up after their dog. You agreed to clean up after your pet when you moved into the community. Your pet is your responsibility. Please be respectful of your neighbors and clean up after your pet.

## 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.
- Dogs may not be tied outside. They must be on a leash and under human control at all times.
- 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:**

**Housing Authority of the County of Chester**

30 West Barnard Street, Suite 2, West Chester, PA 19382. Phone: 610-436-9200 [www.haccnet.org](http://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.



## 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



**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.

## 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>

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

Fall Newsletter submission deadline: August 31st





# 10 AMAZING Facts for the 4TH OF JULY

1



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.

2



4



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

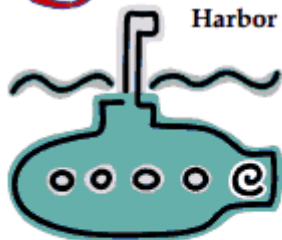


3

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.

5

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



6



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.

7



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.

8



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.

9



The United States of America won its 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.

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

10





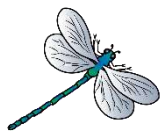


Today's manufactured homes are modern and are built with the same insulation and roofing as site-built homes. There are many floor plans to choose from as well as hundreds of options for colors, countertops, fixtures, flooring, cabinetry, and etc. Each model can be customized to suit you. Let us help you find your dream home. Call A. Hunter Homes at 717 274-2104



## Find Your Dream Home





### **Berwyn Indoor/Outdoor Vintage Flea Market**

260 Swedesford Rd, Berwyn, PA 19312

Featuring Antiques, Vintage Jewelry & Fashion, Furniture, Primitives, Pottery, Textiles, Gem Stones, Art Work, Vinyl, and Much More! Join us every Saturday & Sunday, now thru December 2021.

8AM - 4PM, But Early Birds Are Welcome!

MASKS REQUIRED. [www.philafleamarkets.org](http://www.philafleamarkets.org)

### **ChesLen Preserve**

1199 Cannery Rd, Coatesville, PA 19320

It is the largest privately-owned nature preserve in Chester County. Miles of marked hiking trails lead visitors through shady woodlands, flower-filled meadows, fields, and stream valleys. At Ollie Owl's NaturePlayGround, young explorers can, climb logs, hunt for bugs and get a little dirty. Call 610-353-5587. [www.natlands.org/cheslen-preserve](http://www.natlands.org/cheslen-preserve)

### **The Creamery of Kennett Square**

401 Birch St. Kennett Square PA 19348

The Creamery is back! with games, music and food trucks. For hours of operation visit [www.kennettcreamery.com](http://www.kennettcreamery.com)

### **Stargazers Vineyard**

1024 Wheatland Dr, Coatesville, pa

Wed-Fri, 2-7pm: Sat, 12 -7pm: Sun, 12-5pm

Limited seating, reservations are recommended but not required. [www.stargazersvineyard.com](http://www.stargazersvineyard.com)

July 17<sup>th</sup> - Yoga in the Vineyard, call to reserve.

Starting June 23, join us for Winesday, enjoy

Happy Hour Pricing from 3-6.

### **Ice Cream at the Movies - Broad Run Park**

1495 Broadrun Rd, Downingtown PA 19335

Thursday movie nights at Broad Run Park. 8:30pm.

\$1 ice cream offered at each event!

July 15 - "Tom & Jerry" - 2021 (PG)

July 29 - "Playing with Fire" - 2019 (PG)

August 5 - "The Croods, A new Age" - 2020 (PG)

August 19 - "Sonic The Hedgehog" - 2020 (PG)

### **Longwood Gardens** Open daily at 9am

1001 Longwood Rd, Kennett Square, PA

An American botanical garden that consists of over 1,077 acres of gardens, woodlands, and meadows in Kennett Square.

### **Illuminated Fountain Performances**

Thursdays, Fridays & Saturdays at 9:15 pm

Watch in awe as water of all shapes, sizes, and hues meets spectacular music during 30-minute performances in our Main Fountain Garden.

**With Bells On** All 62 bells and 5 octaves of our carillon are ringing out across the Brandywine Valley once again during carillon concerts on select Sundays at 2pm.

### **Fireworks & Fountains Shows Return!**

Fireworks soar, fountains dance, and wonder fills the night sky during 6 dazzling evenings. Tickets on sale now for July 17 & August 7 shows.

For more details and ticket information visit: [www.longwoodgardens.org](http://www.longwoodgardens.org)

### **Fish for Free Day (Pennsylvania) - July 4<sup>th</sup>, 2021**

Anyone can legally fish on Pennsylvania waterways on July 4th with **no fishing license required**. All other regulations still apply.





## 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.

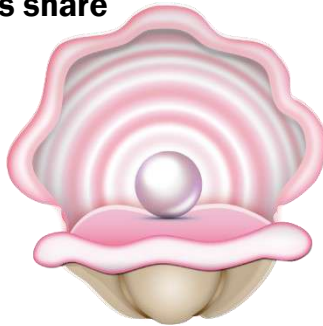
### Test Kitchen Tips

- \* 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.



# KIDS PAGE

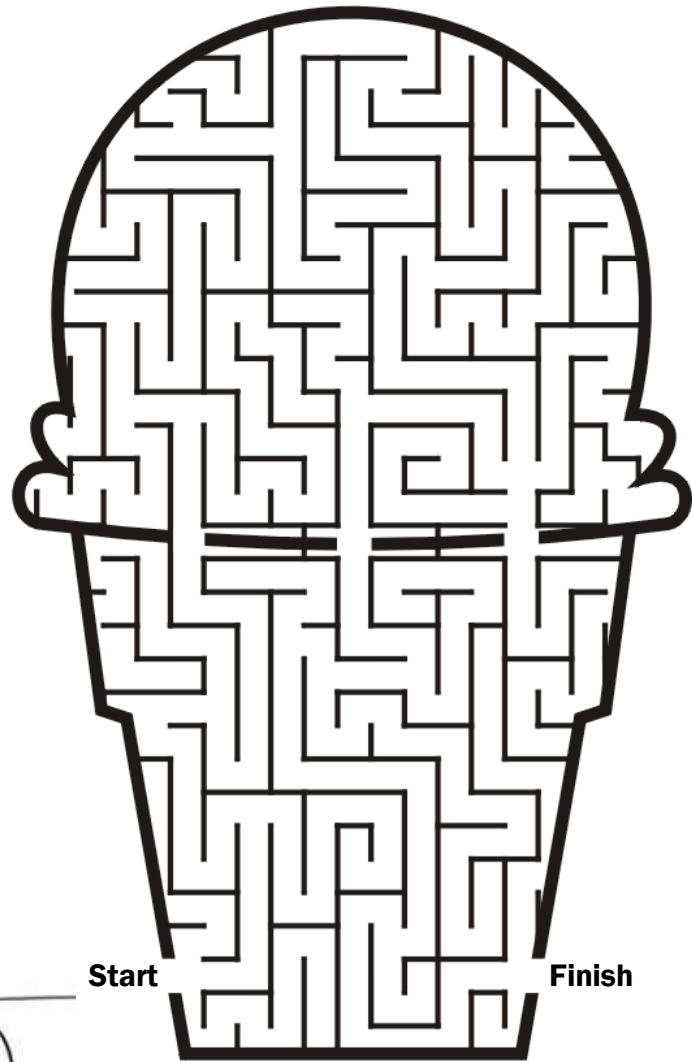
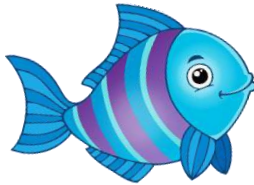
1. Why don't oysters share their pearls?



2. What does the beach say to the tide when it comes in?



2. What do you get when you combine an elephant with a fish?



Start

Finish

## Ice Cream in a Bag

### Ingredients

- 1 cup half-and-half
- 2 tbsp. granulated sugar
- 1/2 tsp. pure vanilla extract
- 3 cups ice
- 1/3 cup kosher salt
- Toppings of your choice

### Directions

1. In a small resealable plastic bag, combine half-and-half, sugar, and vanilla. Push out excess air and seal.
2. Into a large resealable plastic bag, combine ice and salt. Place the small bag inside the bigger bag and shake vigorously, 7 to 10 minutes, until ice cream has hardened.
3. Remove from bag and enjoy with your favorite ice cream toppings.