

Summer 2021

Terryhill Community News

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Checks must be written to Terryhill not A. Hunter. Rental payments can 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

(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. 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:

Catholic Charities of Allentown

Starting March 15th, applications will be available online at: **www.catholiccharitiesad.org**

Questions or problems call 610 541-2191

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.

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.

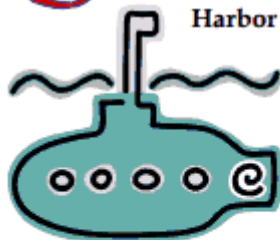


3

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

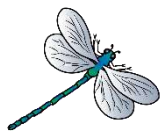


Today's manufactured homes are modern and are built with the same insulation and roofing as site-built homes. There are many floor plans to choose from as well as hundreds of options for colors, countertops, fixtures, flooring, cabinetry, and etc. Each model can be customized to suit you. Let us help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



Find Your Dream Home





Shankweiler's Drive-In Theatre

Open nightly June - August. Weekends in Sept.
Great family fun at an affordable price! What could be better than sitting in the grass on a blanket watching movies outdoors on a beautiful summer evening? One ticket, one price for both movies. Adults \$11, Children (3-12yrs old) \$7, Free for children under 2yrs. Visit www.shankweilers.com or call 610 481-0800 for the schedule.

Pennsylvania Shakespeare Festival

June 25 - August 1, 2021. Recurring daily
Labuda Center for the Performing Arts, Desales University, 2755 Station Ave, Center Valley, PA
Award-winning actors, directors, and designers from around the country, come to PSF each summer to produce Broadway caliber performances close to home. Dine there or pack a picnic and relax in the ambiance of the beautiful renaissance style music. Visit www.pashakespeare.org/shows for details.

Levitt Pavilion Summer Concert Series

Levitt Pavilion SteelStacks™, 101 Founders Way, Bethlehem, PA. Enjoy free, live music at the Levitt Pavilion SteelStacks. The lineup includes diverse artists representing many genres. Performances are every Saturday and Sunday night throughout the summer. Visit: www.levittsteelstacks.org for the lineup and details.

Fish for Free Day (Pennsylvania) – July 4th, 2021

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

Experience Musikfest® In Lehigh Valley, Pa

101 Founders Way, Bethlehem.

August 6–15. Bethlehem comes alive as the tradition of Musikfest returns to the city. The festival kicks off on the first Friday of August and continues for 10 consecutive days packed with music, food, and plenty of fun for all ages. For details and the lineup visit www.musikfest.org.

Five Must-See Hikes In Lehigh Valley

Whether you're looking for a steep, challenging trail or something more easy going, Lehigh Valley is home to countless parks and trails primed for exploring. Check out a few of our favorites.

1. Interested in birding? A visit to **Hawk Mountain** is a must! Climb to South Lookout to take in stunning panoramic views.
2. For a different viewpoint that's equally as beautiful, check out **Bake Oven Knob**. A favorite among locals, this hiking spot passes near the Appalachian Trail.
3. Perhaps you want to escape to lush, wooded areas for your hike. The grounds of the **Jacobsburg Environmental Education Center** include streams for fishing, 18.5 miles for hiking, biking, and horse-back riding and more.
4. For another experience in the woods, visit the **Wildlands Conservancy**. Visitors can hike the trails, browse open meadows, and enjoy the boardwalk along the Little Lehigh Creek.
5. For breathtaking views of the river and canal, consider a journey along the **Delaware & Lehigh National Heritage Corridor**.



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.

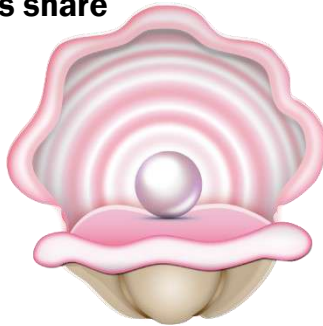
Test Kitchen Tips

- * 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

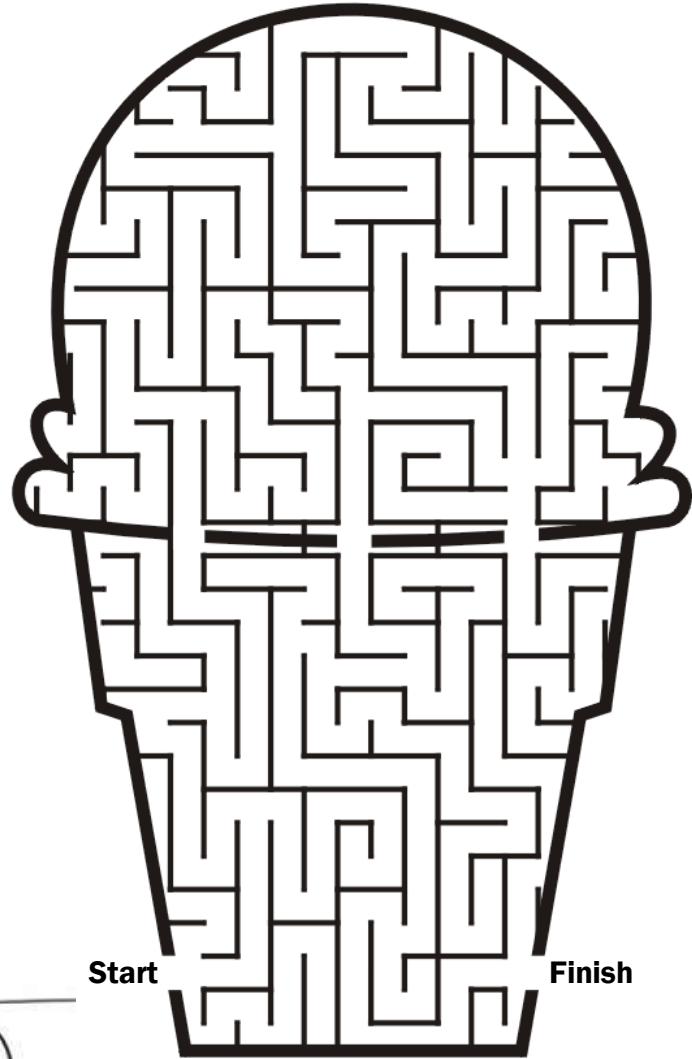
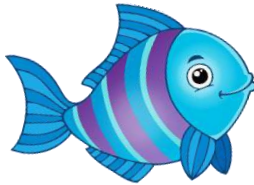
1. Why don't oysters share their pearls?



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?



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.





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF SAFE DRINKING WATER

2020**ANNUAL DRINKING WATER QUALITY REPORT****PWSID #: 3390031****NAME: Terry Hill MHP**

Este informe contiene información importante acerca de su agua potable. Haga que alguien lo traduzca para usted, ó hable con alguien que lo entienda. (This report contains important information about your drinking water. Have someone translate it for you 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: Thomas M. Heist at (717) 587-4172. We want you to be informed about your water supply.

A Source Water Assessment of our source was completed by the PA Department of Environmental Protection (Pa. DEP). The Assessment has found that our source is potentially most susceptible to Agriculture, Low and High Density Development, and Major Roads. Overall, our source has moderate risk of significant contamination. A summary report of the Assessment is available on the Source Water Assessment Summary Reports eLibrary web page: www.elibrary.dep.state.pa.us/dswa/Collection-10045. Complete reports were distributed to municipalities, water supplier, local planning agencies and PADEP offices. Copies of the complete report are available for review at the Pa. DEP Regional Office, Records Management Unit at (717)-705-4732.

SOURCE(S) OF WATER:

One ground water well located on the property.

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

MONITORING YOUR WATER:

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:

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

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

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

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

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

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

Level 1 Assessment – A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

Level 2 Assessment – A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an *E. coli* MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

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 Contaminants**

Contaminant	MCL in CCR Units	MCLG	Level Detected	Range of Detections	Units	Sample Date	Violation Y/N	Sources of Contamination
Chlorine	MRDL= 4	MRDLG =4	1.69	1.29-1.69	ppm	2020	N	Water additive used to control microbes.
Nitrate	10	10	4.495	4.35-4.71	ppm	2020	N	Runoff from fertilizer use.
Radium – 228	5	5	1.23	n/a	pCi/L	2016	N	Erosion of natural deposits.

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	0.9	0.9-2.04	ppm	2020	N	Water additive used to control microbes.

Lead and Copper

Contaminant	Action Level (AL)	MCLG	90 th Percentile Value	Units	# of Sites Above AL of Total Sites	Violation Y/N	Sources of Contamination
Lead	15	0	0	ppb	0 of 10	N	Corrosion of household plumbing.
Copper	1.3	1.3	0.041	ppm	0 of 10	N	Corrosion of household plumbing.

OTHER VIOLATIONS: Terryhill MHP had missed taking a weekly distribution sample for chlorine Aug 23-29 2020. They were also late in entering the distribution and entry point chlorine residuals for November 2020. A public notice was distributed for the missed weekly sample in August 23-29,2020.

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).

Information about Lead

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