



Rolling Hills Community News

Inside this Issue

Give Us a Call	2
A Doggone Issue	2
Office Holiday Hours	2
Rent Payment Options	2
Meet our Staff	3
Home Owners Insurance	3
Selling Your Home?	3
Lease Addendum	5
Back to School	5
Reminder	5
Community News	5
Happy Thanksgiving	5
Change in Lease Terms	6
Fall Bucket List	7
Find your Dream Home	8
Recipes	9
Kids Page	10



Checks must be written to **Empire Realty Homes, LLC** not A. Hunter. Rental payments can also be made online at: www.ahunter.com

Heat Tape

Please make sure your heat tape is installed and working. The light on your tape may be on, however, the tape could still not be functioning. Check to make sure your lines are warm to the touch to ensure the tape is working properly. You cannot leave water running/dripping to avoid having your lines freeze. In addition, should your lines not be heated, the water meter could freeze and burst. If this occurs, you would be responsible to pay for the new meter and the installation, which is approximately \$400.

Snow Removal

Please keep in mind that with winter approaching, it is important to keep the roads as clear as possible so the plows can get through and give residents access to the roads. If you have a driveway, please pull the cars all the way into the driveway. If you do not have a driveway, try to pull as far off the road as possible, or you may consider parking in the overflow until the plow trucks are finished. While our contractors do their best to not plow you in or make things inconvenient for our residents, there may be times when there is a snow drift behind your driveway. As everyone experiences, (even homes not in communities), sometimes we do have to shovel out behind our driveways once the plows are finished. Should you have any concerns with regards to the plowing, those concerns should be directed to the office and NOT to the snow plow operator.



Give us a Call

If you need to reach us, our office telephone number is 717-274-2104. If we are assisting other residents, please leave a message and we will get back to you shortly. We do not know you called unless you leave a message. Also, we are experiencing an increasing number of people whom we cannot call back because their "Voice Mailbox is Full". If you are leaving a number for a return call, please make sure that your phone is able to accept messages. If you don't know how to clean the messages off your phone, please contact your phone provider for assistance.



A Doggone Issue



Dogs must be on a leash and under human control at all times. If you have a pet, you are responsible to clean up after it. Please respect your neighbors by keeping the neighborhood clean. Remember: your pet is your responsibility.



Happy Halloween

Office Holiday Hours

The A. Hunter office will be closed on the following dates so our staff can enjoy the holidays with their families. We are always available for emergencies.

Thanksgiving:

Open: Wednesday, November 24th: 9am - Noon
Closed: November 25th and 26th

Christmas:

Open: Thursday, December 23rd: 9am - Noon
Closed: December 24th

New Year's:

Open: Thursday, December 30th: 9am - Noon
Closed: December 31st

Making Rent Paying Easier

A. Hunter is happy to provide residents with numerous options to pay their rent.

1) **Checks.** Checks should be made payable to:

Empire Realty Homes, LLC

Mail checks to:

A Hunter Property Management

PO Box 224

Annville, PA 17003

2) **Online.** You can pay online through our website www.ahunter.com. You need to set up an account through our office before utilizing this service.

3) **CashPay**, you can take cash into a participating store/location and pay your rent. 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. You must set up an account with our office prior to using cash pay.

Meet Our Staff



Connie Santana
Office Manager

Connie Santana is our Administrative Assistant. Connie began answering phones for A. Hunter 11 years ago and has worked hard to become our full time Office Manager. Connie takes care of resident concerns, works with the tax offices, and coordinates many of the office functions. Connie has been a valuable team member and we would be lost without her dedication and loyalty to A. Hunter. She is always there to help our residents and make sure they are satisfied and happy in our communities.

Home Owners Insurance

Your lease, rules and regulations require you to have homeowner's insurance. If a tree were to fall on your home, the community insurance does not cover your personal property. This is only one example of the many things that could destroy your home. Fire, flooding, etc - all can be devastating. Not having insurance to repair your home if something were to happen would leave you without a residence. Please call your insurance agent today and make sure you have your home and personal belongings insured.



Selling Your Home?

Please remember if you are selling your home, the **buyers must be approved** to live in the community IF they are going to keep the home in the community. **This approval must be done before they can live in the community.** It is imperative that your prospective buyer completes an application online at www.ahunter.com or contacts our office for an application. If someone moves in without being approved, we will have



them removed from the community, which would mean the buyer is going to be coming back to you for allowing them to move in when they weren't approved. As the current lease holder, remember, your lease will not terminate until we have a lease with a new resident.



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

Lease Addendum

EFFECTIVE September 9, 2021

All homes will need to have a sump pump under your home and they **can NOT NOT NOT be unplugged!!!!** The sump pumps are essential for removing the water from underneath the home and damaging the home. The sump pump does not use that much electric as they only turn on when water needs to be pumped out.

Back to School

School days bring congestion: school buses are picking up and dropping off their passengers and parents are hurrying to get to the bus stop. It's never more important for drivers to slow down and pay attention than when children are present – especially before and after school. Please be mindful of bus stops and children getting on and off the school bus.



Reminder:

Children are not allowed to run through other residents' property. Please respect your neighbors.

Community Notices and Items for Sale

This is your section. Email us anything you would like advertised, announced or published in your newsletter.

Email: ahunternewsletter@yahoo.com.

Winter Newsletter submission deadline:
December 1st



On the fourth Thursday in November, families across the USA celebrate Thanksgiving. Below are some facts about this American holiday.

- The first Thanksgiving was held in the autumn of 1621. It included 50 Pilgrims and 90 Wampanoag Indians and lasted three days. Many historians believe that only five women were present at that first Thanksgiving, as many women settlers didn't survive that difficult first year in the U.S.

- Thanksgiving was almost a fast – not a feast!

The early settlers gave thanks by praying and abstaining from food, which is what they planned on doing to celebrate their first harvest, that is until the Wampanoag Indians joined them and turned their fast into a three-day feast.

- Americans eat 46 million turkeys at Thanksgiving.

- Benjamin Franklin wanted the turkey to be the national bird, not the eagle.

- The heaviest turkey on record, according to the Guinness Book of Records, weighed 86 pounds.

- Only male turkeys gobble.

- Thanksgiving is the reason for TV dinners. In 1953 Swanson had so much extra turkey (260 tons) that a salesman told them they should package it onto aluminum trays with other sides like sweet potatoes – and the TV dinner was born.

- Wild turkeys can run 20 miles per hour when they are scared. Domesticated turkeys that are bred are heavier and can't run as fast.

- Campbell's soup created green bean casserole for an annual cookbook 50 years ago. It now sells \$20 million worth of cream of mushroom soup.

August 5, 2021

Dear Resident,

It has been brought to our attention that there may be an error in your lease agreement.

Paragraph 16(c) – Notice Requirement for Leases with Terms of 60 days or less.

MAY CURRENTLY STATE:

c) Leases with Terms of Sixty (60) Days or Less. If the term of this Lease is sixty (60) days or less, the notice required in this paragraph 18 will be **no fewer than fifteen (15) days** prior to the end of the then current term of the Lease. Lessee will deemed to have accepted the proposed changed terms, and this Lease will renew on such terms, unless Lessee notifies Lessor, within ten (10) days after receipt of Lessor's notice of the changed terms, that Lessee does not accept the proposed terms and will not renew this Lease, and Lessee vacates the Premises by the end of the then current term.

CHANGED TO:

c) Leases with Terms of Sixty (60) Days or Less. If the term of this Lease is sixty (60) days or less, the notice required in this paragraph 16 will be **no fewer than thirty (30) days** prior to the end of the then current term of the Lease. Lessee will deemed to have accepted the proposed changed terms, and this Lease will renew on such terms, unless Lessee notifies Lessor, within ten (10) days after receipt of Lessor's notice of the changed terms, that Lessee does not accept the proposed terms and will not renew this Lease, and Lessee vacates the Premises by the end of the then current term.

Your current lease may state the 15 days instead of the 30 days. The correct number is 30 days.

We have always given at least 30 days notice, and in most cases 60 days notice for rent increases and change in the rules and regulations and will continue to provide such notice going forward.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Lisa A. Stewart

A Hunter Property Management, Inc.



Fall

Bucket List

Go to the pumpkin patch

Pick apples

Enjoy a hayride

Decorate for the season

Try a new fall drink

Carve or paint pumpkins

Make leaf prints

Watch a football game

Try a new pumpkin recipe

Do a family service project

Drink apple cider

Go to a corn maze



Jump in a leaf pile

Enjoy a fair

Make homemade soup

Go to a Veteran's Day parade

Host a game night

Plant bulbs for next spring

Bake a pie

Take a family walk at dusk

Make a Thanksgiving table decoration

Take fall family pictures

Go to a new fall festival

Make button leaf branches

Start a Christmas craft



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





Pumpkin Spice Cheesecake Enchiladas with Caramel Drizzle

(recipe courtesy of lovebakesgoodcakes.com)

Ingredients

- 1 package (8 oz.) cream cheese, softened
- 1 cup canned pumpkin
- 1/2 cup sugar
- 1/2 teaspoon pumpkin pie spice
- 2 1/2 cups Cool Whip, thawed
- 18-24 Flour tortillas (you may also use crepes or cannoli shells)
- 6 tablespoons butter, melted
- 2 teaspoons sugar
- 2 teaspoons cinnamon
- Caramel sauce

Directions:

- 1) In a large bowl, beat the cream cheese, pumpkin, sugar and pumpkin pie spice with electric mixer on medium speed until well blended. Gently stir in the whipped topping.
- 2) Divide the cream cheese mixture evenly between the tortillas.
- 3) Roll each tortilla up and put on serving plates.
- 4) In a small bowl, combine the butter, sugar and cinnamon.
- 5) Brush the mixture over the over the rolled tortillas. Top with caramel sauce.



Cherry Cheesecake (makes 2)

Ingredients:

- 2 graham cracker pie crust in tin
- 3 - 8oz Philadelphia cream cheese
- 1 1/4 cups of sugar
- 3 eggs
- 2 cups sour cream
- 1 tablespoons vanilla
- 2 cans Cherry fruit filling (if desired)

Directions:

- 1) Set cream cheese out to soften.
- 2) Mix cream cheese and sugar.
- 3) Add eggs.
- 4) Add sour cream and vanilla.
- 5) Bake at 350 degrees for 40 minutes.
- 6) Turn off oven and leave in for an additional 15 minutes.
- 7) Let cool and add cherry topping (if desired).



KIDS PAGE

Word Search

acorns apples Autumn
corn football harvest
hayride leaves orange
pumpkin red scarecrow
sunflower yellow Thanksgiving

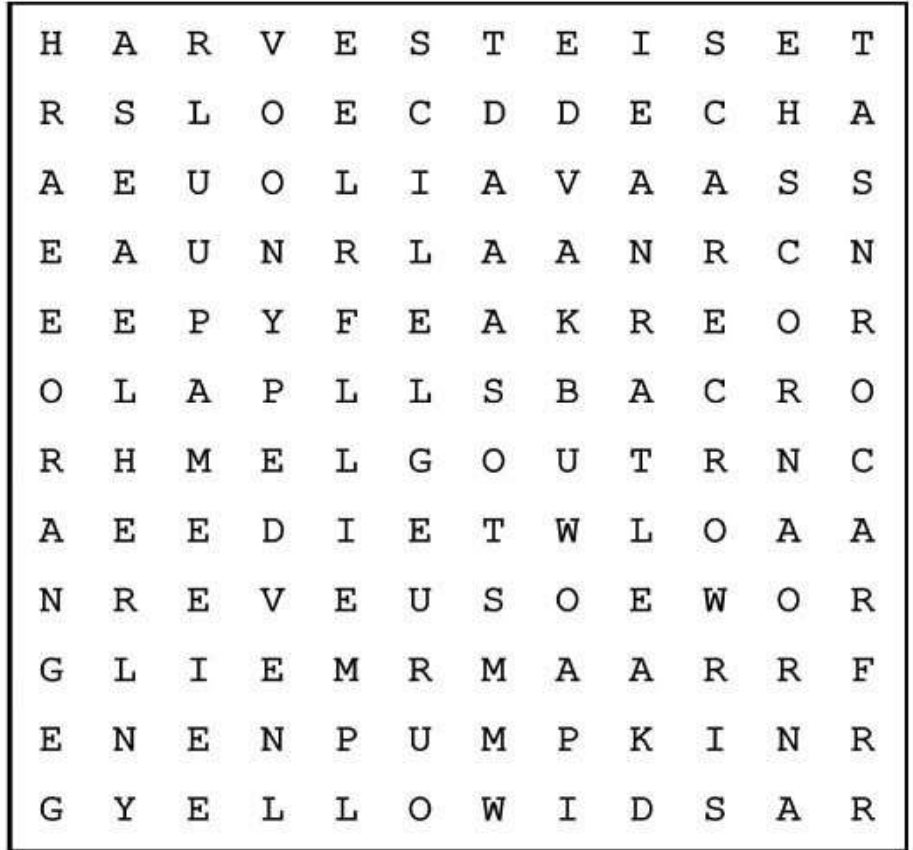
1. Why did Summer catch Autumn?



2. How do trees get on the internet?



3. What happens when winter arrives?



1. Because it was about to fall.

2 They just log on.

3 Autumn leaves