



## Rolling Hills Community News

### Inside this Issue

Rent Reminder	2
Snow Removal	2
A Doggone Problem	2
Selling Your Home?	2
Office Holiday Hours	2
Do Not Feed Stray Cats	4
Check Us Out Online	4
Community Notices	4
Pay It Forward	4
Fall Family Bucket List	5
Recipes	6
Kids Page	7



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

### **Heat Tape**

With cooler weather approaching, it is imperative that you make sure your heat tape is on and working. Heat tape is the tape that wraps around the pipes under your home to prevent them from freezing. Just because the light is on doesn't mean that the heat tape is working. It must be warm to the touch. Every year, when the temperatures drop below freezing, we begin getting emergency calls that residents have no water. 99.9% of the time the water is fine, the resident has not installed heat tape or has not ensured it is working properly.

If your lines freeze, it is very time consuming to thaw them. We have seen tenants with hairdryers under their homes trying to de-thaw their lines. It's cold and uncomfortable and avoidable! In addition, it can be costly. Frozen lines can crack. If your lines crack, you will have the expense of replacing the water lines under your home. You also risk freezing and cracking the water meter. (The cost to install a new water meter is around \$400.)

**The very simple step of installing heat tape** and making sure it is warm to the touch when you turn it on can save you a lot of headaches such as; avoiding freezing lines, being outside in freezing temps de-thawing your lines, and the expense of replacing lines or the meter. If you are unable to install or check your heat tape, we recommend contacting a plumber to have it done.

### **Insurance Required**

Your lease requires you to carry liability insurance and homeowners insurance on your home. This insurance would cover any damages to your home and/or injuries that happen inside your home. Effective January 1, 2022, you need to provide the office with proof of your insurance. We will need that every January.

## Rent Reminder

Rent is due on the 1st day of the month.  
To avoid late fees, please make sure your  
rent is paid on time.

## Snow Removal

When it snows, please keep streets  
free of vehicles so the plows can  
get through. Please remember  
that you are responsible for  
your driveway and sidewalk.  
snow removal.



## A Doggone Problem

We continue to receive complaints about dog  
feces and dogs running loose in the community.



Please be considerate  
of your neighbors: leash  
your dog and clean up  
after your dog. **If you do  
not clean up your dog's  
feces, you risk losing  
your dog.**

## Are you selling your home?

Please remember if you are  
going to sell your home, and  
the home will remain in the  
community after the sale, the



**buyer must be approved as a resident** of this  
community. You are legally the responsible resident  
until a new resident is approved or the home is  
removed from the community. If you sell your  
home and the buyer is not approved, but moves  
into the community, your buyer is an unauthorized  
occupant that can be removed from the  
community. Knowing this and selling your home  
without having the buyer contact us to get  
approval, can result in the buyer coming back  
after you if he is not approved to live in the  
community. **Please remember**, anyone wanting to  
purchase your home, **should be completing an  
application before** you have settlement on the  
house. We can email you an application or you  
can find an application online, on our website:  
[www.ahunter.com](http://www.ahunter.com)

## 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 23rd, 9am - Noon

Closed: November 24th and 25th

### Christmas:

Closed: December 23rd - 26th

### New Year's:

Closed: December 30th - January 1st





# Find Your Dream Home



## **A. Hunter Homes is now selling homes.**

New homes are reasonably priced and are available within a few weeks. They are built to high standards, have open floor plans, and have options like never before. Each model can be customized to suit you.

*Call A. Hunter and let us help you move in to your brand new home.*

Call A. Hunter Homes at 717 274-2104



## Pay it Forward this Holiday Season

1. Pay it Backward: buy coffee for the person behind you in line.
2. Compliment the first three people you talk to today.
3. Send a positive text message to five different people.
4. Post inspirational sticky notes around your neighborhood, office, school, etc.
5. Tell someone they dropped a dollar (even though they didn't). Then give them a dollar.
6. Donate old towels or blankets to an animal shelter.
7. Surprise a neighbor with freshly baked cookies or treats!
8. Let someone who has only a few items go in front of you in line.
9. Leave a gas gift card at a gas pump.
10. Leave quarters at the laundromat.
11. Encounter someone in customer service who is especially kind? Take an extra five minutes to tell their manager.
12. Leave a note on someone's car telling them you wish them an amazing day.
13. Write a kind message on your mirror with a dry erase marker for yourself, your significant other or a family member.
14. Place a positive body image notes in jean pockets at a department store.
15. Set an alarm on your phone to go off at three different times during the day. In those moments, do something kind for someone else.
16. Send a gratitude email to a coworker who deserves more recognition.
17. Give away stuff for free on Facebook Market Place
18. Know parents who could use a night out? Offer to babysit for free.
19. Return shopping carts for people at the grocery store.
20. While you're out, compliment a parent on how well-behaved their child is.
21. Leave a kind server the biggest tip you can afford.
22. When you're throwing something away on the street, pick up any litter around you and put that in the trash too.
23. Purchase extra dog or cat food and bring it to an animal shelter.
24. Take flowers or treats to the nurses' station at your nearest hospital.
25. Send a 'Thank you' card or note to the officers at your local police or fire station.
26. Take muffins or cookies to your local librarians.
27. Leave a box of goodies in your mailbox for your mail carrier.
28. Tape coins around a playground for kids to find.
29. Email or write to a former teacher who made a difference in your life.

## Do Not Feed Stray Cats

Please don't feed feral cats in the community! You may think you are helping, but **feeding stray cats hurts them**. Feeding causes a bunch of cats to congregate in one area and become dependent on human feeding. An increase of cats in one area causes an increase in breeding, they fight, they quickly spread disease between each other, they can damage property, and the population grows too large to feed. Please do not feed stray cats.

### Check Us Out:

on Facebook

**A. Hunter Property Management, Inc.**

and **A. Hunter Homes**

on Our Website:

**[www.ahunter.com](http://www.ahunter.com)**

## Community Notices and Items for Sale

This is your section. Please email us anything you would like advertised in your newsletter.

Email: [ahunternewsletter@yahoo.com](mailto:ahunternewsletter@yahoo.com).

Submission dates are as follows:

**Winter Newsletter:** November 20th

**Spring Newsletter:** February 5th



# Fall Family Bucket List



Rake the leaves and then jump in them!



Go on a nature walk



Go to a pumpkin patch



And collect leaves for a Fall themed craft



Go to a football game



Go to a costume store



Or tailgate at home!



Have a Halloween themed movie night



Go apple picking



Halloween Mani/Pedis



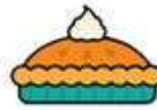
And then bake an apple pie or caramel apples



Go trick or treating



Go to a corn maze



Eat and drink pumpkin everything!



Bake and decorate Fall themed cookies



Make yummy soups in the crockpot



Carve a pumpkin



Burn Fall themed candles



Drink apple cider



Give thanks for all of our blessings!



## Quiche

Assuming you are using premade pie crust:  
Put in plate, prick with fork, line with foil and fill with dried beans or pie weights. (Bake at 375 for 10 minutes. Serves 8

### Filling Ingredients:

- 8 strips of lean bacon cooked and crumbled (or turkey, ham, chicken, asparagus, broccoli, etc)
- 4 large eggs
- 1 ½ cups half-and-half
- ¼ teaspoon dried leaf thyme (for bacon, chicken or ham filling)
- 1/8 teaspoon pepper
- 1 cup shredded sharp cheddar cheese (or your favorite)

### Instructions:

- In a small bowl, whisk together eggs, milk, thyme and pepper.
- Crumble bacon over top with the shredded cheese.
- Bake at 375 for about 30 minutes or until quiche filling is set and top is lightly browned (or toothpick comes out clean).

\*Tip: My children love ham and broccoli quiche. I make 2 (double the recipe) so we can enjoy the leftovers for a quick & easy breakfast.



## Holiday Party Mix

### Ingredients: (Serves 8)

- 5 cups rice square cereal (chex mix)
- 5 cups cheerios
- 2 cups peanuts, cashews, or walnuts
- 1 lb m&m's
- 1 bag small pretzels (10oz)
- 2 bags of white chocolate chips
- 2 tablespoons of oil

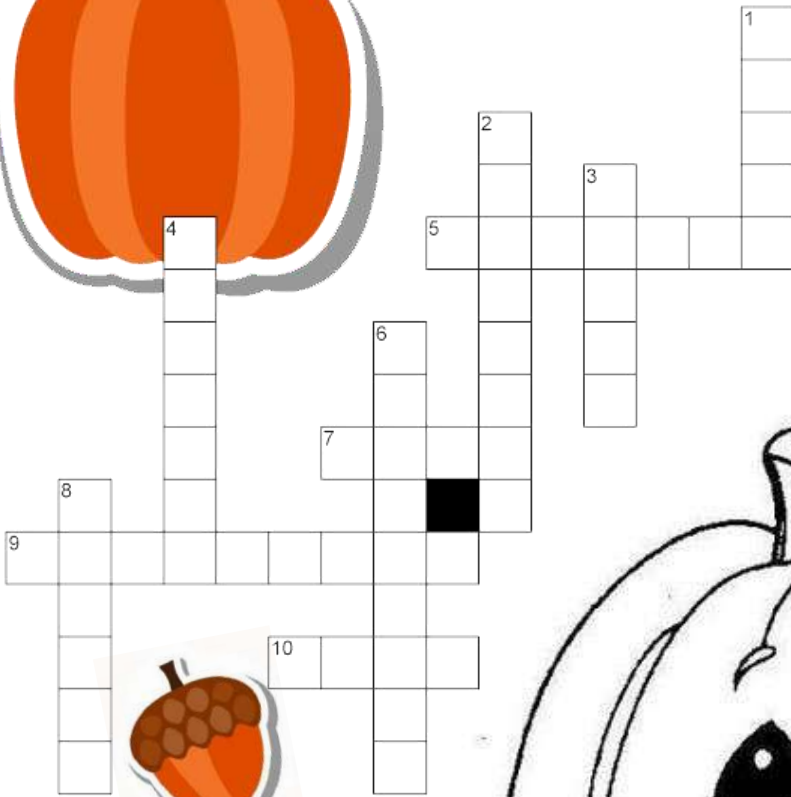
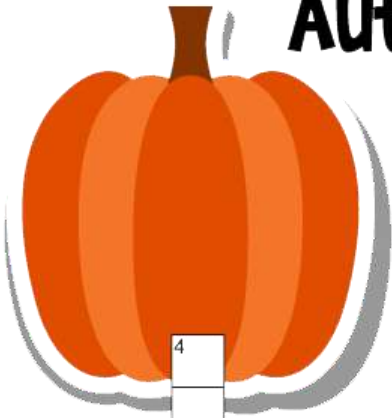
### Instructions:

- Mix chex mix, cheerios, nuts, m&m's and pretzels in a large bowl.
- Melt vanilla chips and oil in a pan.
- Pour vanilla mixture over the other ingredients. Stir well, but gently.
- Place on cookie sheet to harden.
- When cool, break up and store in a sealed tin or glassware. Plastic containers not recommended.





## Autumn Crossword Puzzle



### Across

5. An orange vegetable used to carve Jack O' Lanterns.
7. A garden tool used to capture fallen leaves from the yard
9. The ninth month of the year, when autumn begins.
10. A vegetable that grows inside a green husk with yellow kernels inside.



### Down

1. The seed produced by oak trees.
2. A small, usually brown mammal with a long, fuzzy tail that lives in trees.
3. A type of fruit that can be red or green and is baked in pies.
4. The gathering of crops at the end of the growing season.
6. A dummy used to scare away birds and other animals from eating a farm's crops.
8. These grow from a stem or branch of a tree and change color in the Fall.

