



## Woodland Estates Community News

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**Checks** must be written to **We Care Communities** 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 defrost 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 defrosting 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





**2021** ANNUAL DRINKING WATER QUALITY REPORT  
**PWSID #: 7360100** NAME: **WOODLAND ESTATES**

*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.usidswebNiew/Collection-10045](http://www.elibrary.dep.state.pa.usidswebNiew/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.

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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, 2021. 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)

*ppm* = parts per million, or milligrams per liter (mg/L)

*pCi/L* = picocuries per liter (a measure of radioactivity)

*ppq* = parts per quadrillion, or picograms per liter

*ppb* = parts per billion, or micrograms per liter (µg/L)

*ppt* = parts per trillion, or nanograms per liter

**DETECTED SAMPLE RESULTS:**

<b>Chemical Contaminants</b>								
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	2.83	1.09-2.83	ppm	2021	N	Water additive used to control microbes.
Nitrate	10	10	1.2575	0-1.74	ppm	2021	N	Runoff from fertilizer use.
Nickel	100	n/a	6	n/a	ppb	2021	N	Naturally occurring in soil.

<b>Entry Point Disinfectant Residual</b>							
Contaminant	Minimum Disinfectant Residual	Lowest Level Detected	Range of Detections	Units	Sample Date	Violation Y/N	Sources of Contamination
Chlorine	1.00	1	1-4.56	ppm	2021	N	Water additive used to control microbes.

<b>Lead and Copper</b>							
<b>Contaminant</b>	<b>Action Level (AL)</b>	<b>MCLG</b>	<b>90<sup>th</sup> Percentile Value</b>	<b>Units</b>	<b># of Sites Above AL of Total Sites</b>	<b>Violation Y/N</b>	<b>Sources of Contamination</b>
Lead	15	0	0	ppb	0 of 5	N	Corrosion of household plumbing.
Copper	1.3	1.3	0.08	ppm	0 of 5	N	Corrosion of household plumbing.

**OTHER VIOLATIONS:** In 2021 we missed entry point samples 2/24, 6/27,7/21 and 12/20/2021. The June sample had no chlorine when checked. Public Notices had been distributed for these missed samples.

Also chlorine distribution samples were missed 2/24, 11/23, and 12/20/2021. Public Notices were also distributed for these missed samples.

**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. **Woodland Estates** 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>.

# Find Your Dream Home



**A. HUNTER HOMES**



## **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



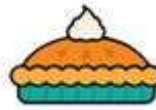
And then bake an apple pie or caramel apples



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

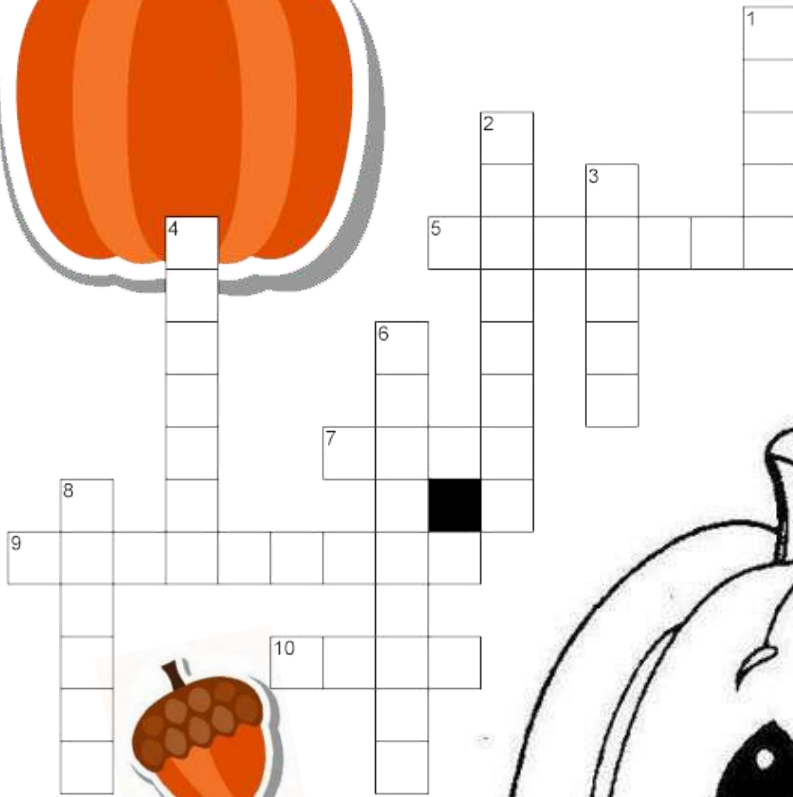
### Instructions:

- 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.



# KIDS PAGE

## 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.

