



# Spring

2023

## Rolling Hills Community News

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*Some old-fashioned things like fresh air and sunshine are hard to beat.*

- Laura Ingalls Wilder



**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)

### Spring Clean-up

Spring is approaching... and with the warm weather comes Spring Clean-up and strict enforcement of rules and regulations. It's time for outdoor cleaning and maintenance.

We will be looking for the following during our inspections:

- Lots must be clean and clear of all debris: things like tires, trash cans, boxes, gas cans, wood, etc. Lawn type furniture should be the only thing on your porch. Toys should be put away when not in use.
- Lawns need to be mowed and maintained.
- Weeds need to be removed.
- Homes must be cleaned/power washed if they are dirty.
- Porches and decks must be nicely painted, stained, and maintained.
- Sheds should be in good repair, no chipping paint, rust, or tarped roofs.
- Skirting should be clean and in place.

We expect that your homes and lots are maintained in accordance with your lease agreements. Failure to comply with the rules and regulations will result in us filing a complaint with the District Justice.

The main reason for rule compliance is the curtesy each person in the community owes to their neighbors. Those that don't comply reduce home values of each and every neighbor in the community. Failure to comply also causes health and safety issues.

Be a courteous neighbor and follow the rules which you agreed to when you moved into the community. Honor your promise and help maintain a beautiful community.

## Meet Our Staff



**Lisa Stewart-Miller**  
**CEO**

Lisa Stewart-Miller has been involved in Property Management since 1997. She holds a degree from Penn State University. She has obtained her Real Estate Sales License, PA Real Estate Broker's License, PA Dealership License, and Dealership Salesperson License. In addition, Lisa is a HUD Certified Manufactured Home Installer for Pennsylvania, holds her Notary License and Card Agent Licensing to handle the paperwork for manufactured housing between her customers and the PA DMV. Lisa worked with a management company in Harrisburg, Pennsylvania where she implemented their Manufactured Housing Division. She began A. Hunter Property Management, Inc. in 1994. The company focuses on the management of manufactured home communities throughout Pennsylvania. She held a strong belief that it was important to focus strictly on this area of the industry so that she could provide the very best services to her clients. In 2018 Lisa obtained her Dealership License and opened A. Hunter Homes. This step has allowed her to sell manufactured homes. In 1994 the company began with 2 employees and now employs over 25. The company has flourished, managing over 4200 manufactured housing pads.

Lisa is on the PMHA Community Committee and very involved with PMHA and the manufactured housing industry. In addition, Lisa serves on the Board of Directors for Brittany's Hope in Elizabethtown and cherishes time with her daughters and grandson.

## Lot Rent Doesn't Have to Cost You More

Your lease agreement requires you to pay rent on or before a certain date. If you do not pay in accordance with your lease agreement, the community owner can file complaints with the District Justice. If a complaint has to be filed for rent (or rule violations), the extra costs to you can be more than your monthly rent.

Court costs can be approximately \$250  
Admin Fees for the hearing are \$100  
Certified Letter Fees \$25  
And Late Fees

All of these fees are spelled out in your lease, as required by Act 261. They can add up to more than your monthly lot rent. Save yourself the aggravation and extra costs by making sure your rent is received in our office by the due date.

Numerous options are available to pay your rent. You can pay by check, by credit or debit card via the internet, or by calling the office. We appreciate your prompt payment.



## Affordable Housing

- Customized Homes
- 2-4 Bedrooms
- 2 Bathrooms
- Approx. 1000-2000 sq ft
- Energy Efficient
- Air Conditioning
- Vaulted Ceilings
- Hardwood Floors
- Slate Entry
- Family Room and Living Room
- Beautiful plumbing fixtures and the latest appliances
- Financing Available
- Homes must adhere to strict guidelines administered by the Federal HUD Code.



**A. HUNTER HOMES**



# A. HUNTER HOMES



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 more. Each model can be customized to suit you. Let us help you find your dream home.

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

Call A. Hunter Homes at 717 274-2104

## Let us help you find your Dream Home



# Don't Delay on Your Annual Mobile Home Safety Checkup

It's the season for New Year's resolutions, and that means making promises to ensure health and prosperity in 2023.

When thinking about what you want to accomplish this year, don't forget about your manufactured home. From your roof to your flooring, you want to make sure that your home is safe to live in from top to bottom.

Thankfully, there are a number of things you can do every year to help bring you peace of mind all year long. Here's what you should have on your annual mobile home safety check-up:

## **Check Your Fire Extinguishers**

Your mobile home should have at least one fire extinguisher, ideally in or near your kitchen. If you have more than one, as many homes do, placing them near entryways is a smart idea.

An equally smart idea is to check your fire extinguishers annually to ensure that they're still in working condition. No, this doesn't mean spraying them in your backyard – in fact, you should hire a professional to inspect your extinguishers annually. You can either have them visit your home, or take your extinguishers to them.

Fire extinguishers don't have a set expiration date like the gallon of milk in your fridge, but how you maintain them plays a role in how long they last. Keep your fire extinguishers in a dry, yet readily accessible place away from exposed chemicals.

If you don't already have a fire extinguisher in your home, it's in your best interest to get one. They can be incredibly useful for helping contain small fires before they turn catastrophic.

## **Check Your Smoke Detectors, And Their Batteries**

Just as important as a fire extinguisher is the smoke detector. They're often the first sign that something may be wrong in your home.

Most smoke detectors run on batteries, and it's important to ensure that every smoke detector in your home has batteries that aren't running on empty. Do a yearly check of each smoke detector to ensure that they won't fail when you need one the most.

Some smoke detectors have batteries installed within them. This means that, when a smoke detector loses its charge, you'll swap out the entire unit by slotting it into a ceiling-mounted cradle. These disposable units sell for about \$25 at most hardware stores, and only need to be changed out once every few years or so.

## **Make Sure Your Power Strips and Extensions Cords are Safe to Use**

Power strips and extension cords are more and more prevalent in daily home use. With all of the game systems, smart speakers, appliances, and of course chargers that have found their way into our lives, it's no wonder that cords and cables can be found in almost every nook and cranny.

That said, you want to ensure that all of your power strips – the devices that allow for up to a dozen electronics to be plugged in at once – aren't damaged or at risk of causing damage to your home. If any wires are frayed, for example, replace them immediately.

There are some appliances that you should NEVER use with an extension cord or power strip, such as space heaters.

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You should NEVER plug an extension cord into a power strip, or overload outlets by using multiple power strips on a single outlet or plugging too many things into any one power strip.

### **Clean Your HVAC System**

Your HVAC system – which operates both your furnace and your air conditioning – should be checked annually for a few reasons.

First, you want to make sure that your filters stay clean and in good operating order. These are often replaced on a monthly basis.

But, checking your HVAC system goes beyond that. You may want to check your ducts as well to ensure there's no mold or debris.

Your system may also have what's called a condenser or evaporator coil – these are also parts that you should check on yearly. If you don't, you risk having your entire system break down, which could result in costly repairs.

If you're unsure of how your central air system works, you're better off seeking assistance from a certified HVAC professional.

### **Check Your Nearby Trees**

Of course, not everything on this checklist is about the inside of your home.

As the leaves have fallen off the trees in many areas of the country, it's a great idea to check any trees that may be around your property.

Do any of them brush up against or come close to touching power lines or other structures?

Do any branches pose a risk of breaking off and causing property damage or personal harm?

Are there any trees at risk of falling over entirely?

If any of the above are a “yes,” then you should hire a professional to either trim the problem trees or recommend another solution for keeping you and your mobile home safe. Otherwise, you risk causing damage to the exterior of your home – or worse, injuring a loved one.

One thing to note here: if you live in a manufactured home community, check with your community's staff first to determine how to go about tree maintenance. They will likely handle it for you.

### **Check On Your Mobile Home's Foundation**

The mobile home foundation is a crucial component of your property. Each year, it's important that you check the foundation, no matter what type you have, to make sure that there is no visible damage or signs of deterioration.

Things to watch out for include cracks, mold, and water from leaks or floods.



## **Community Notices and Items for Sale**

Please email us anything you would like advertised, announced, or published in your newsletter.

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

Summer Newsletter submission deadline: May 7th

# Easter Fun Facts



## 1. The Easter Bunny legend began in Germany

Have you ever wondered where the Easter Bunny story originated?

The story of rabbits bringing eggs doesn't make a lot of logical sense, so why do children, every year, rush to see what treats this mythical creature has left for them? The origin of the Easter Bunny dates back hundreds of years, beginning in pre-Christian Germany. The hare was said to be the symbol of the Pagan Goddess of Spring and Fertility. As Christianity spread across Europe, Pagan traditions blended with Christian holidays, which saw the Easter Bunny lay a nest of colorful eggs for children who were well-behaved on Easter Sunday.

## 2. The holiday was named after the Anglo-Saxon Goddess, Eostre.

Why is Easter called Easter? Scholars say this Christian holiday was named after the Anglo-Saxon goddess, Eostre, who was depicted as a Fertility Goddess and a Goddess of Dawn & Light. She was honored at Pagan festivals celebrating the arrival of spring...highlighting the blend of Pagan traditions with Christian holidays.

## 3. Pretzels used to be associated with Easter

When we think of Easter, chocolate, Peeps, and eggs usually spring to mind. But did you know that pretzels are also an Easter snack?

Pretzels are associated with Easter because the twists resemble arms crossing in prayer. Since the 1950s, it was a tradition for Germans to eat a pretzel and a hard-boiled egg for dinner on Good Friday.

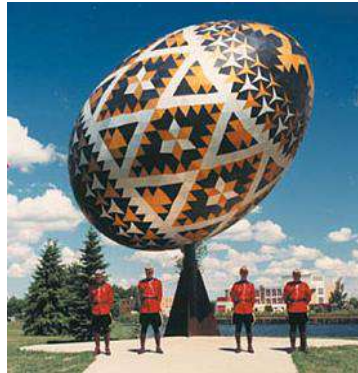


## 4. More than 1.5 million Cadbury Creme Eggs are produced every day

Cadbury's makes 500 million Creme Eggs every year! If you piled them on top of each other, it would be 10 x higher than Mount Everest. The Birmingham factory produces 1.5 million Creme Eggs every day. It is the most popular egg-shaped chocolate in the world.

## 5. Painting eggs originates from a Ukrainian tradition

For countless generations, Ukrainians have been decorating eggs as a calling out to the Gods and Goddesses of health and fertility. This traditional act of pysanka ("pih-sahn-kah") is made by using wax and dyes, but this colourful custom didn't take off until Ukrainian immigrants came to the U.S.



## 6. The world's largest Easter egg weighs in at 5000 lbs

It stands 31 ft tall and is 18 ft wide. Found in Vegreville, Alberta, Canada, the egg took 12,000 hours to complete.

Named the Vegreville Pysanka, the world's largest Easter egg is more of a jigsaw than a sculpture... as it is made from 3500 pieces of aluminium.

## 7. The UK's first chocolate egg was produced in Bristol in 1873

Who started the trend of chocolate shaped eggs on Easter Sunday? During the 19th century, the Fry family of Bristol ran the largest chocolate factory in the world and produced the first chocolate egg, in 1873. Two years later, in 1875, Cadbury's make their first Easter egg.

## 8. Easter is celebrated on the Sunday after the full moon following March 21st

Ever wondered why Easter Sunday changes date every year? Easter falls on the first Sunday after the full moon that takes place on or after March 21<sup>st</sup>, which is said to signal the start of spring.

## 9. In 2007, an Easter egg sold for £9 million

Possibly the world's most expensive egg was sold at Christie's in London for £9 million, breaking Faberge records. The enamelled egg contains a multi-coloured cockerel which at every hour pops out of the egg and flaps his wings, before nodding his head three times. The egg was made by Karl Fabergé in St Petersburg in 1902 and is the second-largest egg ever made by Fabergé.





## Dirt Dessert

### Ingredients:

- 2 (3.5-ounce) packages of instant French vanilla pudding mix
- 3 cups milk
- 1/4 cup butter, softened
- 1 (8-ounce) package of cream cheese, softened
- 1 cup powdered sugar
- 1 (12-ounce) container of frozen whipped topping, thawed
- 1 (14-ounce) package of Oreos; crushed, divided in half

### Directions:

1) Combine the French vanilla pudding mix and milk in a large bowl. Whisk the ingredients until smooth and well-combined. Allow it to set and thicken for about 2 minutes.

2) In a separate large bowl, beat together the softened butter and cream cheese until it's light and fluffy, about 2 minutes. Gradually add the powdered sugar and beat until it's smooth and creamy.

3) Pour the pudding into the cream cheese mixture and beat to combine. Gently mix in the thawed whipped topping with a rubber spatula, just until well-combined.

4) Assemble the pudding. Place 1/2 of the crushed cookies into the bottom of a 9x12-inch baking dish. Spread the cream cheese pudding mixture evenly on top of the cookies. Sprinkle the remaining crushed cookies on top. Refrigerate for 30 minutes. Serve and enjoy!

\*Serve in 9x12 baking dish or individual cups. For fun, add gummy worms.



## Avocado Crab Boats

### Ingredients:

- 5 medium ripe avocados, peeled and halved
- 1/2 cup mayonnaise
- 2 tablespoons lemon juice
- 2 cans (6 ounces each) lump crabmeat, drained
- 4 tablespoons chopped fresh cilantro, divided
- 2 tablespoons minced chives
- 1 serrano pepper, seeded and minced
- 1 tablespoon capers, drained
- 1/4 teaspoon pepper
- 1 cup shredded pepper jack cheese
- 1/2 teaspoon paprika
- Lemon wedges

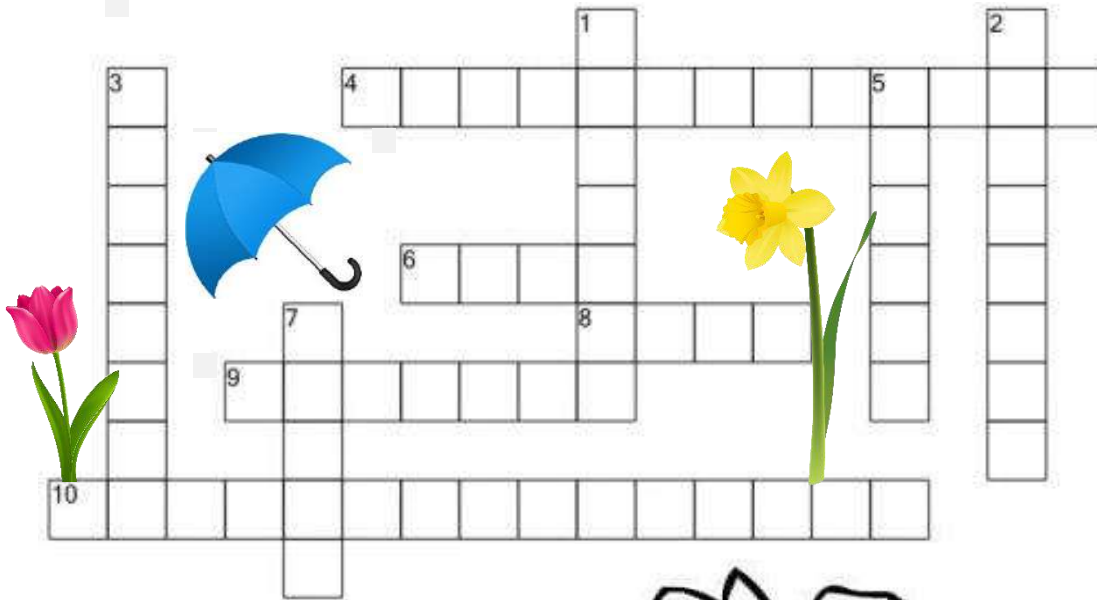
### Directions:

1) Preheat broiler. Place 2 of the avocado halves in a large bowl. Mash lightly with a fork. Add mayonnaise and lemon juice; mix until well blended. Stir in crab, 3 tablespoons cilantro, chives, serrano pepper, capers and pepper. Spoon into remaining avocado halves.

2) Transfer to a 15x10x1-in. baking pan. Sprinkle with cheese and paprika. Broil 4-5 in. from heat until cheese is melted, 3-5 minutes. Sprinkle with remaining cilantro; serve with lemon wedges.



# KIDS PAGE



WORD KEY	
Daffodil	Tulip
Spring	Rain
Puddles	Flowers
Umbrella	Kite
April Fool's Day	
Daylight savings	

## ACROSS

4. A day for pranks
6. Works best on a windy day
8. Precipitation
9. A small pool of water
10. Set clocks ahead one hour

## DOWN

1. April showers bring these
2. A yellow flower with a trumpet-shaped center
3. Used to keep dry
5. A season of the year
7. A flower often associated with Holland

