

REDWOOD TOWNHOMES



Redwood Townhomes Newsletter

July 2022

Do you have something you'd like to see in your monthly Newsletter? Would you like to post a recipe, poem, story, or upcoming event? Please let Kandy know.

Please contact Kandy if you are interested in attending Home Ownership classes. I have several resources that can provide information on credit scores—how to read them, how to request corrections, etc. I can schedule these classes for evenings or weekends as well.



82 W Queen St.
Chambersburg, PA 17201
717-977-3900

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Work order phone numbers: Non-emergency– 717-977-3900 option 2, **Emergency**-717-977-3900 option 1



Luminest Updates



Are you thinking about your future plans? Does that include homeownership? Please contact Kandy 717-977-3900 x108 if you are interested in homeownership classes.



Please call to schedule an appointment as needed. Hours subject to change.

Property Manager Angela's onsite hours-

Monday– 9-3:30; Friday 8-1

abarbour@luminest.org 717-977-3900 x114

Supportive Services Coordinator Kandy's on site hours -

Monday 8-4; Friday 8-1

kkane@luminest.org 717-977-3900 x108

Luminest offices will be closed on 7/4.

Follow us on Social Media!

Luminest is now active on both Facebook and LinkedIn!



Like/Follow our page to get up close & personal with Luminest staff, board members, development news and much more!

Luminest is now accepting applications from anyone interested in our First Time Home Buyers program. We are building two single family homes in Waynesboro. Please contact Kandy for more information. 717-977-3900 ext. 108.



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Resources and Services



WellSpan Addiction Services Help Line—1 (844) WARM-LINE for a warm and friendly voice.

Suicide Prevention Hotline—800-273-8255

Rabbittransit –limited services at this time. Call for more information.

Rabbit transit offers transportation at no cost to veterans within the counties of Adams, Cumberland, Franklin and York. Veterans are encouraged to complete a basic application for Shared Ride service, which aids in supplementing additional rider transportation options such as local medical, pharmacy, socialization, or grocery trips while also allowing more Veterans the opportunity to ride. Click here for more information <https://www.rabbittransit.org/shared-ride/veterans-transportation/>

•Phone: 1-800-632-9063

If your income has been effected by COVID-19 there is a program that may help with rent and or utilities. Please check out the link: <https://www.sccap.org/relief> for the application. These applications will go to SCCAP—

SCCAP's Emergency Rental and Utility Relief program can help individuals who reside in Adams or Franklin counties, have income under 80% of the Median Income, have been directly or indirectly impacted by COVID and need help with rent or utilities.

Who can apply? Renters who are behind on their rent. Renters or homeowners who are behind on their utilities (gas, electric, water, sewer, trash, or fuel oil or propane).

SCCAP also has a Food Bank if you are in need. Call to confirm days of availability.

533 S Main Street; 717-263-5060. Please contact our office 717-977-3900 for further information as needed.



Information and Resources regular 24-hour service

- Dial 2-1-1 for info and referral**
- 800-932-4616 for emotional listening**
- Or go online to: <https://www.uwp.org/211gethelp/>**

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Reminders



Please contact Angela if you have, or are considering getting, a pet. Please clean up after your pet. This is in your Lease and in your Handbook. Also, your pet should be on a leash/ under your control when outside. You will receive a lease violation if you do not clean up after your pet.

All mailed payments should go to Luminest 82 W. Queen St. Chambersburg, PA 17201. You may also drop off rental payments to this location –check or money order only– in an envelope with your name and address on it. If you need/want a receipt please submit that request with payment.

All of Luminest properties are smoke free. You may smoke outside—25 ft. from buildings– but please clean up you butts. Do not leave butts in flower pots, etc.

Please do not have indoor furniture outside on patios/porches.

Please avoid placing furniture/TVs in front of the air filters grills. It makes it difficult to access when changing air filters and may cause an accident when moving items in front of grills. Also, please clean the grill (wipe it down or vacuum) periodically to prolong life of filter.

Children 12 and under must be accompanied outside by an adult.

Summer

Maintenance calls–

When calling in a work order, please speak clearly/slowly and provide: name, address (property name), and issue.

For emergency calls Maintenance will return your call—however, **if your phone blocks unknown calls they will not be able to reach you. Please remove this feature when waiting for a return call from Maintenance.**

Examples of emergencies are (but not limited to):

Plumbing leaks which could flood the unit or cause damage; electrical hazards; no hear/ac; clogged toilet, tub, sink if on a weekend and you have no second toilet/tub; and a completely clogged kitchen sink.





ATTENTION!



For those who have expressed an interest in purchasing a home at Redwood, at this time it is anticipated that the future HOA for those homeowners here would be between \$100 and \$125 per month in the first year based upon current information. Please be sure to follow up with Ben if you are interested in pursuing home ownership.

All vehicles need to be registered and inspected, any vehicle out of compliance will be towed at the owner's expense. If you have a vehicle that you park on the street, please be mindful of parking in front of others' homes.

Note– The Community Center is now open for residents use. The Community Center is to be used only by Redwood resident house hold members. No outside reservations will be permitted.

If you see something in the community that needs to be fixed please call maintenance and leave that information.

If you see, or suspect, any illegal activity in the community please call the police.

It's mowing season. Maintenance will check each Wednesday to verify who will be charged for mowing.

Rental payments are due on the first of every month. If received after the 5th (and the post marked if mailed if after the 5th) you will be charged a late fee. All payments are applied to any arrears amount first. If you have questions contact Angela or Kandy for clarification.



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Parkview Corner

NEW SENIOR (62+) HOUSING – AFFORDABLE HOUSING –

APPLICATIONS BEING ACCEPTED NOW

Luminest is continuing to accept applications for our waiting from income qualified individuals (60% of AMI or less) for PARKVIEW CORNER, our 62+ community. It can typically take about 30-45 days to process an application, so please **SPREAD THE WORD** to individuals and organizations that may be interested so people can get on the waiting list! Applications can be downloaded from our website -luminest.org or picked up at our offices at 82 W. Queen Street in Chambersburg.

Once application is completed please call to schedule a time to review completed application with office assistant 717-977-3900.

Check our website for photos and virtual tour!!



Luminest is growing again! We are in the process of building a 36 town-home development in Gettysburg—Meadow View Townhomes. The first building (out of 9) is scheduled to be completed this summer. We are now accepting applications. Please see Kandy or go to our office at 82 W. Queen St. to pick up an application. You can get more information on our website www.luminest.org



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