

# REDWOOD TOWNHOMES



# March



Redwood Townhomes Newsletter

March 2023

**CONTEST!!** The first 3 people to find (and call me to let me know where you found them!) a clock, a water can with a frog, and a green owl will win a Spring treat!! Good luck!

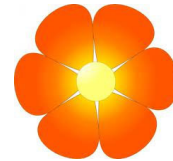
**St. Patrick's Day—March 17th**

**Daylight Savings Time—March 12th**

(Turn clocks ahead)

**First Day of Spring—March 20th**

I was recently asked about having some kind of craft or cooking demonstration. Would you be interested in this? Please call Kandy,



**luminest**  
community development

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? Do those plans include homeownership? Please contact Kandy 717-977-3900 x108 if you are interested in homeownership classes. We need 7-10 people for a class. At this time, we have two.



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

Property Manager Kristina onsite hours-

Monday & Friday 9-3:30

kreese@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

Schedules may change as needed.



Luminest is growing again! We are almost finished construction on a beautiful 36 unit townhome development in Gettysburg—Meadow View. We are now accepting applications but units are going fast! Go online 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](http://www.luminest.org)



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!





## Resources and Services



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

**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. Who can apply? Renters who are behind on their rent and facing possible eviction, homelessness, or home instability. Must show a Notice to Quit and landlord letter confirming behind on rent. Please contact SCCAP for more information.**

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

**The Gleaning Project hours are Monday, Wednesday 9-4; and Thursdays 9-7 or until food runs out. Get fresh fruit and produce. Call to confirm availability.**

**South Central Community Action Program, 533 S Main Street; 717-263-5060**



### 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/>

**See attached flyers for information and services available.**



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



## Resources continued



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.

•Phone: 1-800-632-9063

Also, check out the new Stop Hopper. Get around Chambersburg for \$2 per ride. Free for seniors 65+! Call for more information.



Please contact Kandy if you are interested in attending Home Ownership classes. There are 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. I need to have at least 7-10 people interested for me to get a class scheduled. We have possibly two at this time. Please let me know.

Please see Kandy for any assistance needed completing Rent Rebate forms.





## Reminders



Please contact Kristina 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 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.

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

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 residents and house-hold members. No outside reservations will be permitted.**



Maintenance calls— Maintenance will now be able to enter units as early as 8am.

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 heat/ac; clogged toilet, tub, sink if on a weekend and you have no second toilet/tub; and a completely clogged kitchen sink.





# ATTENTION!



We have had several issues reported about loud music, video games, and noises in general. Also, that on occasion residents have difficulty leaving their driveways because someone has blocked them in with their car.

First—Chambersburg has an existing noise ordinance—no loud noises (music, video games, parties) after 10PM and before 7AM. I have a copy of this ordinance if you would like to read it. IF there is loud noises (music, video games, radios, parties, etc.) that is disturbing you please call the Police to report the situation.

Second—no one should be parking so that a driveway is blocked. The Police should be contacted for this as well—anytime of day or night.

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

We have noticed an increase in trash/debris around the property. Please make sure your trash & recycle lids are on firmly. I know the wind can get wild sometimes but let's work to keep our community as clean as possible. Thanks!





## Parkview Corner



### SENIOR (62+) HOUSING – AFFORDABLE HOUSING –

#### APPLICATIONS BEING ACCEPTED NOW

Luminest is accepting 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](http://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!!

