

REDWOOD TOWNHOMES



September



Redwood Townhomes Newsletter

September 2023

Redwood's Annual Block Party—September 21st! 5-7pm.

Pap's Hot dogs, face painting/glitter tattoos/ henna; music,; snacks; prizes, etc.

Plan to come and mingle with neighbors!

Luminest office hours (82 W Queen St)

Monday—Thursday –8:30-4pm

Friday—9-2pm



Please contact Kandy to schedule time to update annual paperwork. Your place or mine. It will take about 10 minutes.



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 three.



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

Property Manager Kristina onsite hours-

Tuesday mornings 9-3pm; Thursdays 9-3pm

kreese@luminest.org 717-977-3900 x114

Supportive Services Coordinator Kandy's on site hours:

Monday 9/18 8-4pm; Tuesday 8-4pm

kkane@luminest.org 717-977-3900 x108

Schedules may change as needed.

MAINTENANCE CHALLENGES -As most of you know, our region is dealing with staffing issues. Luminest shares in this struggle. We've continued to work short-staffed in our maintenance department. We've hired people who then left for higher wages, several even before they were fully trained; others had to be let go for various reasons. We continue to deal with these challenges. Often that leaves us with one trained person trying to do the job of two, or sometimes even three, people. We apologize for any inconveniences this may cause and appreciate those of you who show understanding and patience. We work according to the priorities we have established. Unfortunately, that means that sometimes we don't get to things like mowing or trimming or less critical items as quickly as we would like (and as quickly as many of you were used to before Covid). We remain in the hiring and training process with the hope of finding long-term success soon. Please continue to call in your work orders so they are documented and remain in que. And feel free to call us if you haven't heard anything for 3 weeks or more. Our great team is doing their best and will continue to address things that are brought to our attention.



Resources and Services



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

Suicide Prevention Hotline—800-273-8255 or you can dial 988.

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/>



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 three at this time. Please let me know.





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.

The Community Center is open for residents' use. The Community Center is to be used only by Redwood residents and/or their 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 any 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.** Contact Kristina or Kandy for clarification.

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Monday—Thursday 8:30-4pm **Friday—9-2pm**



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!



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 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!!



pumpkin
spice
season

Citrus Grove



We are excited to announce our new Senior Development in Shippensburg (Citrus Grove). This is a senior property –62+– and we are accepting application now.