



# SUNSET COURT



well hello,  
**march**



Sunset Apartments and Townhomes Newsletter

March 2023

**CONTEST!!** The first 3 people to find the hidden objects, and call Kandy to tell where you found them, wins a sweet surprise. Look for a clock with flowers, green water-can with flowers, and a brown bear with a pot of gold.



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**Daylight Savings Time starts 3/12**

**St. Patrick's Day is 3/17**

**First Day of Spring is 3/22**



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**luminest**  
community development

**82 W Queen St.  
Chambersburg, PA  
17201**

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



## Resources and Services



SCCAP's Emergency Rental and Utility Relief program can help individuals who reside in Franklin County, and have income under 80% of the Median Income.

**Who can apply? Renters who are behind on their rent and facing eviction. Must have a Notice to Quit and a landlord statement regarding being behind on rent. Contact SCCAP for further information.**

**South Central Community Action Programs**

**533 S Main Street; 717-263-5060.**

SCCAP also has a wonderful Food Bank. Call to verify dates, times and availability.

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. See attached flyer for more information.

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.



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## Resources –continued



**United Way Stepping Forward Works—Career Pathway Program at Franklin County Career and Technology Center. Courses in Pharmacy Tech, CNC Machining, CAN, HVAC 717-262-0015 x101**

**See attached flyers for more information about our local United Way.**

### **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 flyer for more information on services available.**



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

**Suicide Prevention Hotline—800-273-8255 or dial 988**



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## Luminest Updates



### 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!



If you have ideas or suggestions for events/activities you would like to have here at Sunset please let Kandy know.

Our wonderful maintenance team will always knock on your door first when coming to do any work. If there is no response they will enter and very loudly announce their presence.

They will also leave a notice of entry if you are not home.

If you need to see someone please call to make an appointment

Property Manager –Rachel's hours-

Tuesday & Thursday 8:30-4:30;

717-977-3900 ext 106

rmay@luminest.org

Supportive Service Coordinator  
Kandy's hours-

Thursday 8-4

kkane@luminest.org 717-977-3900  
x107

Schedules may change as needed.





## Reminders



All mailed payments should go to Luminest 82 W. Queen St. Chambersburg, PA 17201. You may drop off payments in an envelope with your name and address placed in the locked box in front of the office. Make checks out to Sunset—NOT Luminest.

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.

Reminder—Please clean up after your pet. This is in your Lease and in your Handbook. All pets should be registered with the office. Your pet should be on a leash & under your control when outside. Please make certain that your child can handle walking and cleaning up after their pets as well. Thank you.

Please make sure all trash is placed in the dumpster not next to or in front of but in the dumpster. Unfortunately, we have had several reports of people not disposing of trash incorrectly. No large bulk items (furniture, TV's, etc.) should be placed in dumpsters. You are responsible for disposal of larger items Do NOT put oil in the trash dumpsters! It leaks out and causes many environmental issues.

Do NOT drive on the grassy areas.

When using the laundry facilities please remove your clean clothes as soon as possible so that others may use the laundry facilities.

All vehicles must have updated registration and inspections. If your vehicle is not current then your vehicle will be towed at your expense.



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## Parkview Corner



### SENIOR (62+) HOUSING – AFFORDABLE HOUSING – APPLICATIONS BEING ACCEPTED NOW

Luminest is still accepting applications from income qualified individuals (60% of AMI or less) for **PARKVIEW CORNER**, our 62+ community's waiting list. As it typically takes about 30-45 days to process an application, so the sooner it is submitted the sooner it can be reviewed. So please **SPREAD THE WORD** to individuals and organizations so that anyone interested 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.

Check our website for photos and virtual tours!



Luminest has a 36 unit townhome Community—**Meadow View Townhomes**—in Gettysburg. We are taking applications now and they are filling up fast! Please see Kandy or check at Queen St. office for an application.



Happy  
St. Patrick's Day



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