



# SUNSET COURT

September

**LABOR DAY**



Sunset Apartments and Townhomes Newsletter

September 2023

**Sunsets' Annual Block Party was a success in spite of the rain!**

**Pap's Hot Dogs, Face painting/ glitter tattoos/ henna, music, and prizes!**

**Giant gift card winners— 600L \$25; 700D \$15; and 700G \$10**

**Luminests' new office hours—**

**Monday—Thursday 8-3:30 and Fridays 8-2.**



**If you have ideas or suggestions for events/ activities you would like to have here at Sunset please let Kandy know. Paint night has been suggested, please let me know what you'd like.**



**WE WILL BE  
CLOSED ON  
LABOR DAY**



**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 infor-

### 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

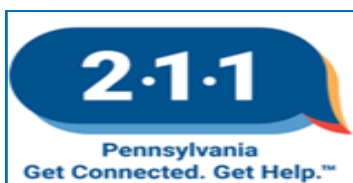
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**United Way Stepping Forward Works—Career Pathway Program at Franklin County Career and Technology Center. Courses in Pharmacy Tech, CNC Machining, CAN, HVAC 717-262-0015 x101**

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

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



**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/>



# Happy Labor Day

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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!

Please contact Kandy to update annual paperwork. It takes about 10 minutes. Your place or mine. Thank you.

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

Property Manager – Tyreeya's hours-

Wednesday 8:30-3:30pm, Friday 8:30-2pm

[tyearby@luminest.org](mailto:tyearby@luminest.org) ext. 106

Supportive Service Coordinator Kandy's hours-

Monday 9/11 & 925 8-4pm & Fridays 9-2pm

[kkane@luminest.org](mailto:kkane@luminest.org) 717-977-3900 x107

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 this challenge. 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 queue. 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.

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.



## Reminders

GOODBYE  
SUMMER

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. 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.

Maintenance will not move patio furniture or other items when mowing. Please keep area clear for mowing.

Grills— please make sure when using grills that they are 25ft from building (Fire Code) and put away when done. Do not leave anything on the grass.

Going forward, Maintenance will enter your unit to replace filters.

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

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## Parkview Corner

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

Luminest is continuing to accept applications from income qualified individuals (60% of AMI or less) for **PARKVIEW CORNER**, our **62+** community's waiting list. As it can typically take about 30-45 days to process an application, the sooner an application 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 or **picked up** at our offices at 82 W. Queen Street in Chambersburg.



## Citrus Grove



We are excited to announce that our new Senior Development in Shippensburg is now under construction! We are accepting applications at this time.

goodbye  
Summer



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