

REDWOOD TOWNHOMES



Redwood Townhomes Newsletter

December 2021

Please contact Kandy (717-977-3900 X108) to schedule a time to meet and complete annual paperwork. This is not leasing paperwork and should take about 15 minutes. Thank you.

Please contact Kandy if you would prefer to receive your monthly Newsletter (and flyers) by email or in Spanish. Contact Kandy at kkane@luminest.org or 717-977-3900 ext. 108

Don't forget the Door Decorating Contest for December! Holiday/winter themed. Judges are staff from our Admin office.



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



Recently we tried to have classes on Family Self Sufficiency (Housing Choice Voucher program) and a Credit Report class but received no response. 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 x1

Please note—Kandy will be out of the office from 12/20 thru 1/3 and Angela will be out of the office from 12/27 thru 1/3.

Luminest will require anyone entering our buildings to wear a protective mask. We are returning to this policy due to the increased number of cases and hospitalizations in Franklin County. Thank you for your cooperation.

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. See flyer.

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



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

Rabbittransit

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.



We will maintain our regular 24-hour service during the COVID-19 situation.

- 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.

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

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.

All vehicles need to be registered and inspected, any vehicle out of compliance will be towed at the owner's expense.

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

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



Maintenance calls– All requests need to be called in for tracking purposes.

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!



It has come to our attention that a request for a traffic calming device on Redwood Street due to traffic concerns stemming from OSI and children getting on and off the school bus. The Borough has advised that speed bumps are not permitted on public streets but other devices are allowed -pursuant to PENNDOT and the Borough of Chambersburg's Traffic Calming Policy. However, the first step in a request for a traffic calming device is a citizen petition with more than half the residents of the block in question indicating they would like the Borough to consider some type of installation. Once this is completed you can submit it to the Borough for review and consideration.

Clarification– Redwood residents are permitted to wash their vehicles in their driveway. Just no vehicle repairs.

Due to the increase in cases of COVID in Franklin County we are going to suspend the use of the Community Center at all locations at this time. We are sorry for any inconvenience and are hopeful that this will only be temporary.

If you have any questions or concerns about living here at Redwood Townhomes please speak to Luminest staff so that you can receive current, correct, accurate information. Other residents may not be able to supply the current/correct answers.



Take a break from Holiday shopping!

Come and pick up a Jersey Mike's sub with chips and a cookie (one sub per household please)! On December 13th from 6-7PM. +You MUST respond no later than 12/6. We need an accurate count. Attached please complete the response form.

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Parkview Corner



NEW 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. 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!!



**HAPPY
HOLIDAYS!**



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