



Contact Information

Email address for the HOA Board: Bod@allenslake.com
This email address delivers your emails to all members of the board.

Board Meeting information

Members are welcome to attend board meetings. The Board currently meets on the 3rd Tuesday of the month at 6:30 p.m. at Risen Savior Lutheran Church, 6770 E 34th St., Entrance 2. If you would like to come to a meeting, check with Jan.Wolcutt@Wichita.edu or call (316) 652-7436 for the most current information.

PROBLEM WITH DUES?

The board does not handle dues collection. If you need help, contact: Ashley Brown at 351-7650, ext. 202 or email Abrown@homeownermgnt.com

2021 Allen Lake Officers

President: Gus Wesche
Vice President: Greg Fox
Secretary: Jan Wolcutt
Treasurer: Gus Wesche

BOARD RESPONSIBILITIES

Architectural/Maintenance:

Ken Lippoldt / Jeff Richards

Insurance:

Jeff Richards

Communications/Web Portal:

Greg Fox

Covenants and Bylaws:

Deanna Schwarz

Pool:

Greg Fox/Milt Dowty

Landscape Maintenance:

Greg Fox

Newsletter:

Jan Wolcutt/Deanna Schwarz

VOLUNTEER CORNER:

WORKDAY - June 12 / 9:00 AM



Allen's Lake will have a workday to pick up litter; and spruce up the landscaping on Saturday, June 12.

We will meet at the post office area next to the bridge at 9 am that morning



HELP!

Your board needs YOU!

If you have administrative, project management, planning or organizational skills, please email BOD@allenslake.com or call Jan Wolcutt @ (316) 652-7436.

Administrative skills: The board needs a volunteer with administrative skills primarily to monitor project payments to ensure that board expenditures stay within the budget and to verify that projects were completed satisfactorily before payments are made.



Bookkeeping skills: The board also needs a volunteer with bookkeeping skills to translate the financial statements from HOA Management to a format that is easier for the board to work with.

SWIMMING POOL

Opening Sat May 29th.



The pool is scheduled to open Memorial Day weekend. Residents are expected to follow these rules:

1. The pool is for the use of the residents. Guests are welcome so long as they do not cause overcrowding of the pool area to the detriment of residents.
2. Access to the pool shall be by key only. Each owner will be issued with a pool key, and each resident is responsible to bring the key to the pool for each visit. Do not open the pool lock for persons who are not known to you, and lock gate when leaving. Replacement key is \$25.
3. Residents and their guests assume all risks when in the swimming pool or pool area.
4. Residents 18 or over must remain with guests when they are at the pool. Unaccompanied guests are not permitted.
5. Residents and their guests are responsible for damages to any of the equipment available for use in the pool area.
6. All persons under the age of 18 must be accompanied by an adult while in the pool area.
7. The pool closes each day at 10:00 p.m.
8. Only non-glass containers are permitted in the pool area.
9. Swimsuits must be worn in the pool. Cut off pants and jeans are not allowed.
10. Footwear and a towel or cover-up must be worn between the unit and the pool.
11. Pool users are expected to show courtesy to others in the choice and volume of any music played in the pool area.
12. Since the pool is being used by many units, the owners must be considerate of the rest of the residents in the matter of inviting guests, as the residents living in the units must have first consideration as to the use of the pool. It is suggested that owners give careful thought to inviting any guest, especially children, on Saturdays, Sundays, and holidays when most of the residents will be at home.
13. No smoking in the pool area.



What Your Neighbors Wants You to Know:

PLANNING IMPROVEMENTS TO YOUR HOME?

- If you are having work done on your home that will alter the outside appearance of your unit, you must fill out a Project Request form and request approval from the board. It is best to do this before beginning work, because if you unknowingly violate Allen's Lake or city policies, you will have to redo the work so it conforms to regulations. This form is available from the portal at www.allenslake.com, from HOA Management at ABrown@homeownermgmt.com or you may email BOD@Allenslake.com. If you are not changing the outside appearance, please inform the board so that the board is aware that construction activities will be occurring, and can plan around these activities if necessary, without having to incur additional costs.



Keep your garage clean for your car(s)

Park in your garage



PARKING POLICY

Section 6.04.Vehicles and Parking of our Covenants states: No boat, boat trailer, house trailer, camper, camper trailer, recreational vehicle, pickup truck, or similar item shall be stored or permanently, continually, or regularly parked in and on any street, the Common Area, or in the open on any Lot or driveway; all other vehicles shall be parked in the garage and not continually parked on a regular basis in the street or driveway. No junk or derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept on any of the common elements or in the open on any Lot. Vehicle repairs, other than ordinary light maintenance, are not permitted on the property

No parking continually on your driveway or visitor/overflow, **NO PARKING** in the streets.



In short, Residents may not regularly park in the street, in driveways **or in the Visitor/Overflow parking**. If there are extenuating circumstances, residents may apply to the board for exceptions to the policy by emailing BOD@allenslake.com or call Jan Wolcutt @ (316) 652-74. The fine is \$250 and will be added to the quarterly assessment.

Community Activities:

SOCIAL GATHERING

- The board opted to wait until more is known about Covid and its variants before organizing a social gathering.



GUTTER CLEANING

Gutter cleaning occurs once a year in December at \$8500/instance.

SPRINKLER UPDATE

Sprinkler update: Sprinkler systems require maintenance, so please bring it to the board's attention through the portal at www.allenslake.com. If there is a gusher, call someone right away.



BRIDGE REPAIR

Work will begin soon to repair the bridge. Traffic will be reduced to one way, please be courteous with your neighbors and of the workers safety.