

### **CONTACT INFORMATION**

Email address for the HOA Board:

**Bod@allenslake.com**

Portal Access- [www.allenslake.com](http://www.allenslake.com)

### **BOARD MEETING INFORMATION**

Homeowners are welcome to attend board meetings. Note: We Do Not Meet in December.

**DAY:** 3rd Tuesday of the month

**TIME:** 6:30 p.m.

**LOCATION:** Better Homes and Gardens,  
1720 New Webb Rd, Suite 102.

**NOTE:** The Covid situation may require a last-minute meeting move to zoom. Please contact Jan.Wolcutt@Wichita.edu or call (316) 652-7436 for the most current information.

### **DUES-Questions or Concerns?**

Call: Ashley Brown at 351-7650, ext. 202

EMAIL: [Abrown@homeownermgmt.com](mailto:Abrown@homeownermgmt.com)

### **2022 ALLEN'S LAKE OFFICERS**

President: Greg Fox-3031

Vice President: Ken Lippoldt-2850

Secretary: Jan Wolcutt-2150

Treasurer: Jeff Richards-2350

### **BOARD COMMITTEE RESPONSIBILITIES**

#### **~Architectural/Maintenance:**

Ken Lippoldt-2850

Jeff Richards-2350

#### **~Insurance:**

Jeff Richards-2350

#### **~Communications/Web Portal:**

Greg Fox-3031

Diane Cole-103

#### **~Covenants and Bylaws:**

Robert Lankford-802

#### **~Pool:**

Greg Fox-3031

Milt Dowty-1501

#### **~Landscape Maintenance:**

Deanna Schwarz-804

#### **~Newsletter:**

Jan Wolcutt-2150

Deanna Schwarz-804

### **CONTENT:**

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### **2022 Board of Directors - \*New to the BOD**

**The members of the Allen's Lake Board of Directors are:**

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- 1) \*Diane Cole, Unit #103
  - 2) Milt Dowty, Unit #1501(Pool)
  - 3) Greg Fox, Unit #3031 (President)
  - 4) \*Robert Lankford, Unit #802
  - 5) Ken Lippoldt, Unit #2850 (Vice-President, Architectural Control))
  - 6) Jeff Richards, Unit #2350 (Treasurer, Architectural Control)
  - 7) Deanna Schwarz, Unit #804 (Landscaping Chair, Newsletters)
  - 8) Jan Wolcutt, Unit # 2150 (Secretary, Newsletters)



★ **Gus Wesche!** ★

With a warm round of applause for our retiring president, Gus Wesche. Gus was responsible for re-organizing the board to improve the speed with which homeowner requests are handled and saved ALOA a lot of money on management fees. Our last management company would not submit a bid to manage Allen's Lake because they said they could not match the level of service and efficiency we are now accustomed to.

### **Volunteer Ambassadors for 2022**

Allen's Lake is looking for more volunteers to share their talents and assist the board as needed. If you would like to be an ambassador, please email [bod@allenslake.com](mailto:bod@allenslake.com), or if you would like more information, please call Deanna at 316-619-7116.



Current volunteers and how they will help:

- **Rhonda Hoover, #501** - Welcome to the community chair.
- **Cliff Bertholf, #901** - As an attorney, Cliff will review new contracts as needed. Cliff will also serve as a resource to put eyes on a task when a board member is unavailable and provide feedback on required action.



## DUES INCREASE EFFECTIVE JANUARY 2022

### Please make note;



Tier 1: \$869  
Tier 2: \$947  
Tier 3: \$1026

Allen's Lake raises dues every year to adjust for inflation, as opposed to waiting for 10 years and then shocking residents with huge increases. The amounts are based on the Social Security COLA Adjustment.

## Gutter Cleaning:

Contractors will begin sometime in December after we are reasonably sure that all the leaves are off the trees.



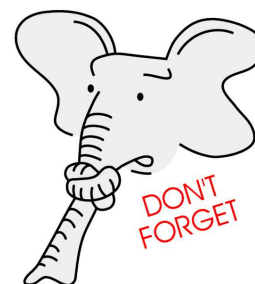
### 1) DO NOT PARK ON THE STREET OR IN YOUR DRIVEWAY!

ALHOA rules and regulations prohibit parking on the street or in your driveway. Our streets are narrow, and cars parked on the street may block emergency vehicles. If you read Next Door, you know that there has been a wave of break-ins of cars parked in the driveways in neighborhoods around us. Don't make Allen's Lake attractive for thieves!

### 2) INSURANCE:

Be sure you have this on your insurance!

A Loss Assessment Endorsement (HO6 policy) covers personal liability should someone get hurt on your property and covers the contents of the inside of your house. If there is a large claim, the HOA will assess a fee to cover the \$10,000 deductible among the owners.



Please talk with your insurance provider and confirm that you have:

**1)** An endorsement on your HO6 policy that covers a deductible that might be assessed. Currently, the amount of the deductible that could be assessed is \$10,000/unit.

**2)** Earthquake insurance for the inside of the house tends to be \$6-50. Note: Allen's lake HOA Insurance covers the structure in the event of an earthquake.



## Allen's Lake 2<sup>nd</sup> Annual Christmas Decoration Contest!

This is an opportunity to show your Christmas spirit and win some money for yourself (50%) AND some money for the landscaping committee (50%). The winner will assist the landscaping committee on how to use the money.



### 1. Entry fee: \$20.00

~ Winnings divided: 50% winner and 50% winner's landscaping choice (Examples: entryways or corners, mailboxes, Allen's Lake signage, or any location selected by the winner in need of landscaping improvement.)



**2. Registration:** Contact Deanna Schwarz @ 619-7116 or email the board at [bod@allenslake.com](mailto:bod@allenslake.com)

### 3. Registration & Fee Due Dates: **On or before Sat, Dec 11th.**

~ Payment method's: Deliver check or cash to 6510 E 29th St N #804 (cash must accept receipt) or electronic payments via Pay Pal to [Dehappy@ymail.com](mailto:Dehappy@ymail.com) or Cash App to [\\$dehappy910](https://cash.app/$dehappy910).

**4. Judging:** This will be completed by members of the Chamber of Commerce, Toastmasters International, and any non-participating volunteer neighbor.

~ To volunteer as a judge, contact Deanna 619-7116 before Nov 30th.

### 5. Judging ballot:

a) **Ballot Distribution:** Ballots will be distributed to all judges by Dec. 12th.

b) **Ballot Completion:** Judges must select a 1st, 2nd, and 3rd place winner, sign the ballot and return to Deanna by Friday, Dec 17th.



**6. Vote Counting:** Saturday, Dec 18th at 11 AM in the pool house area. All neighbors are welcome to hear the results in person.

**7. Winner Announced:** Saturday, Dec 18th following the vote count; via winner's choice of contact via personal Email or phone call. A community notification will be sent via portal email and announced in our December Newsletter.

## How to Submit Maintenance Requests

To report concerns, use the portal at [www.allenslake.com](http://www.allenslake.com) or e-mail [BOD@Allenslake.com](mailto:BOD@Allenslake.com). The portal is more efficient, because the portal sends a text message to the board member who is responsible for correcting the issues, and both the homeowner and the board can track how the issue is being resolved.

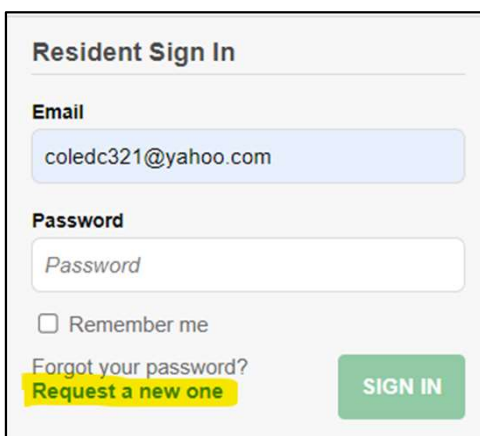
**If you are not familiar with the portal, a how-to video is available at**

**<https://youtu.be/nqa3BfQCuuE>**

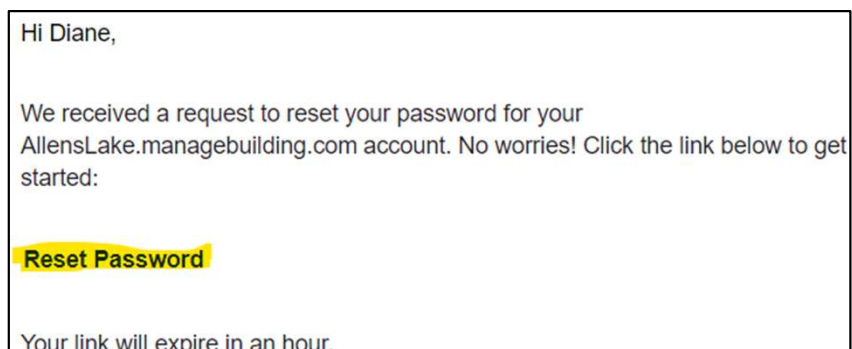
The Allen's Lake portal is a central point of communication for the Allen's Lake community. Members can create a maintenance request and/or general inquiry. The portal sends a text message to the board member who is responsible for correcting the issues, and both the homeowner and the board can track how the issue is being resolved.

### To access the portal:

1. Click on [www.allenslake.com](http://www.allenslake.com)
2. If you are new to the portal, type in your email, then request a new password by clicking on **Request a new one**. If you forgot your password, click on **Forgot your password**.

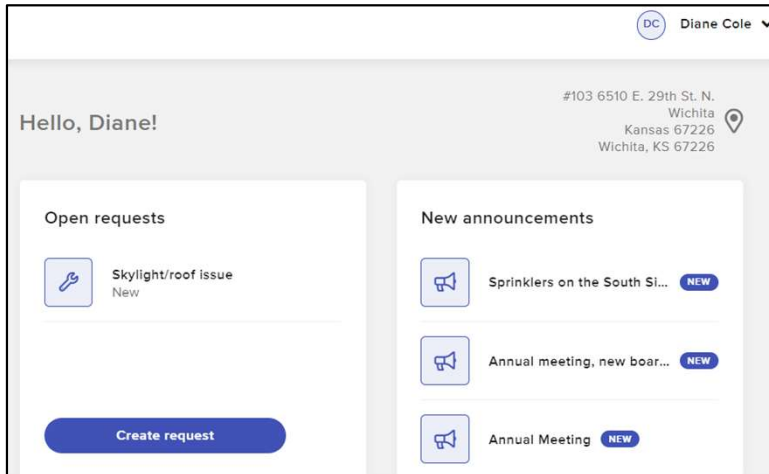
A screenshot of the 'Resident Sign In' form. It has a title 'Resident Sign In' at the top. Below it is an 'Email' field with the text 'coledc321@yahoo.com'. Below that is a 'Password' field with the placeholder text 'Password'. There is a checkbox labeled 'Remember me'. Below the checkbox is a link 'Forgot your password?' and a button labeled 'Request a new one'. To the right of these is a green button labeled 'SIGN IN'.

3. The portal will automatically send a password link to your email.
4. Click on Reset Password,

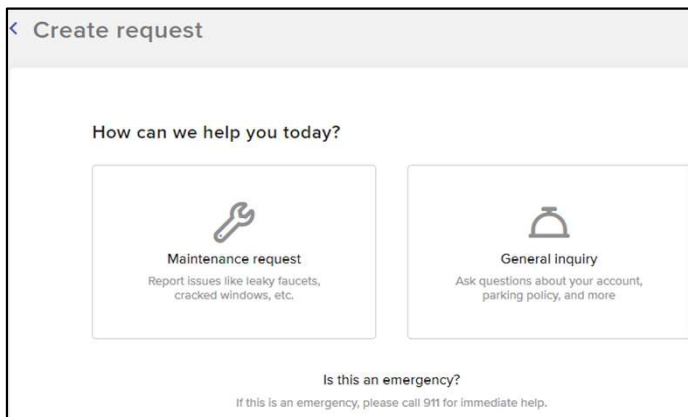
A screenshot of an email body. It starts with 'Hi Diane,'. Then it says 'We received a request to reset your password for your AllensLake.managebuilding.com account. No worries! Click the link below to get started:'. Below this is a button labeled 'Reset Password'. At the bottom, it says 'Your link will expire in an hour.'

## The Allen's Lake portal continued...

- 5) Key in a new password.
- 6) To create a general inquiry or maintenance request, click on Create request:



- 7) Select Maintenance request or General inquiry:



- 8) After you have submitted your request, be sure and sign out of your account:

