



### CONTACT INFORMATION

**Emergency-** Call Greg Fox at (316) 841-6784

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:** Calvary United Methodist Church, 2525 N Rock Rd, Wichita, KS 67226

**NOTE:** Please contact

Jan.Wolcutt@Wichita.edu or call (316) 652-7436 for the most current meeting information.

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

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

EMAIL: [ABrown@homeownermgnt.com](mailto:ABrown@homeownermgnt.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

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

Robert Lankford-802

#### **~Pool:**

Milt Dowty-1501

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

Deanna Schwarz-804

#### **~Newsletter:**

Jan Wolcutt-2150

Deanna Schwarz-804

### **CONTENT:**

\* Pg. 1- Mowing & Sprinklers, Workdays, Home Improvements, Dryer Vents

\* Pg. 2- Pool News, and Rules

\* Pg. 3- Dues, Reminders & Insurance, THEFTS & SECURITY

\* Pg. 4 & 5- Portal Information & How to Submit Requests

## **Mowing and Sprinklers**

Tree Top has started mowing, and most sprinklers are now on. We have some challenges with power and cut sprinkler pipes, these are still being worked on. If you have a concern in your area, please file a report through the portal (see pg. 4 & 5)

## **NEW SOD, PLEASE HELP WATER**

The board removed the dying bushes at the eleven entrances around **Bramblewood** at the homeowner's request. We need help watering these areas while the roots take hold.

## **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](http://www.allenslake.com), from HOA Management at [ABrown@homeownermgnt.com](mailto:ABrown@homeownermgnt.com) or you may email [BOD@Allenslake.com](mailto: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.

## **BREAK DOWN BOXES**

Please be courteous to your neighbors and break apart any boxes before placing them in the trash bins. Boxes that are not broken down fill up the trash bins and result in spillage outside the bins when unsuspecting homeowners try to dump their trash.

# POOL

The pool is scheduled to open on 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.





## DUES

Tier 1: \$945      Allen's Lake raises dues every year to adjust for inflation, as opposed to  
Tier 2: \$1,028      waiting for 10 years and then shocking residents with huge increases. The  
Tier 3: \$1,114      amounts are based on the Social Security COLA Adjustment.

**Paid quarterly in January, April, July, and October**



### 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!

**H06 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 H06 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.

## Deter Thefts in Allen's Lake with Cameras

Thefts have been minor (packages mostly), but we'd like to increase security for our neighborhood by asking residents to leave porch and garage lights on all night. You can use LED bulbs for economy. Board President Greg Fox got a eufy doorbell security camera that replaces the doorbell button and has recordings available for 2 weeks without a monthly fee. Please consider adding low-cost cameras to help watch for potential thieves' activity. Having cameras is a deterrent.

**Here are some options; both are available on Amazon**

- The eufy Security, Wi-Fi Video Doorbell. It is wired to the existing doorbell button and is \$89.99 on sale. NO monthly fees/subscription
- Ring version. This one is also wired to the existing doorbell button. It works with Alexa and costs \$69.99 Plus a monthly subscription.

For more information on doorbell cameras read reviews here- [Better Homes and Gardens review](#)

The more cameras we have, with the long-range views they have, the better we protect ourselves and our neighbors

## How to Submit Maintenance Requests

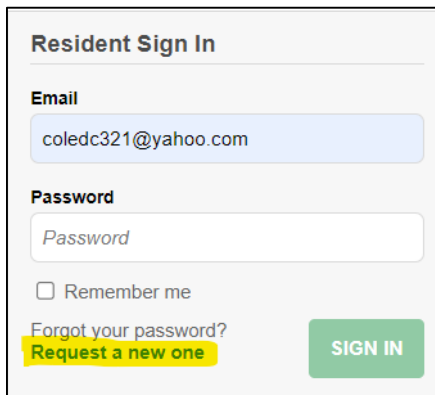
To report concerns, use the portal at [www.allenslake.com](http://www.allenslake.com) or e-mail [BOD@Allenslake.com](mailto:BOD@Allenslake.com). The portal is more efficient, because the portal sends a text message to the board member who is responsible for correcting the issues, and both the homeowner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

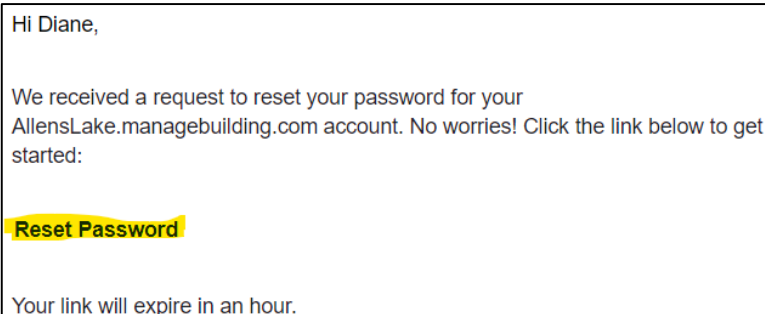
The Allen's Lake portal is a central point of communication for the Allen's Lake community. Members can create a maintenance request and/or general inquiry. The portal sends a text message to the board member who is responsible for correcting the issues, and both the homeowner and the board can track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

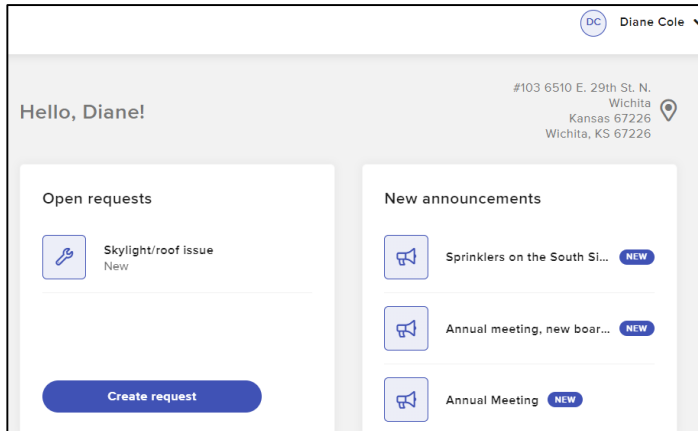
A screenshot of the 'Resident Sign In' form. It has a title 'Resident Sign In' at the top. Below it is an 'Email' field with the text 'coledc321@yahoo.com'. Below that is a 'Password' field with the placeholder text 'Password'. There is a checkbox labeled 'Remember me'. Below the checkbox is a link 'Forgot 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,

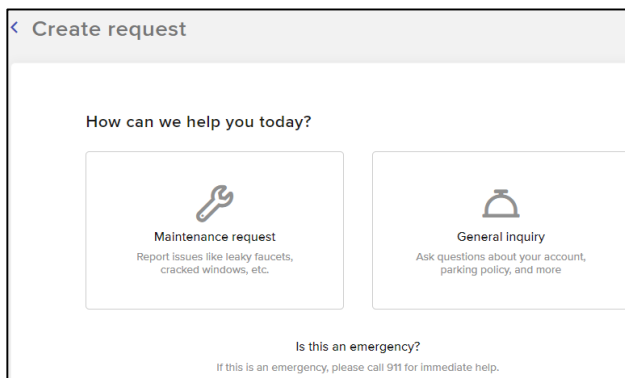
A screenshot of an email message. It starts with 'Hi Diane,'. The body text says 'We received a request to reset your password for your AllensLake.managebuilding.com account. No worries! Click the link below to get started:'. Below this text is a button labeled 'Reset Password'. At the bottom, it says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

