

Winter 2016

Allen Views

Allenview Homeowners Association Newsletter

Animal Waste

Township law states that animal owners must clean up after their animals.

Not cleaning up after your animals could result in a fine from the township.

Association Dues

The final quarterly payment was due on December 1st for the Dec/Jan/Feb quarter.

New booklets will be mailed in March following the approval of the budget at the annual meeting.

Cold weather is on the way!

The cold winter weather is on the way and residents will be using their fireplaces once again! Please remember that firewood is to be stored on your own property. Firewood cannot be stored in any common areas.

Snow!

In case of snow, the snow removal company does not remove any accumulation of three inches or less.

Please move your vehicles from the parking areas so snow can be removed more efficiently.

Snow accumulation of less than three inches is the responsibility of the resident. For your safety and the safety of others in your area, please shovel your walkway and parking area promptly after the snow stops.

Our snow removal company, Shope's, is paid hourly so please do not interrupt them while they are working.

Allenview Homeowners Association

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www.allenview.org



**Allenview
Neighborhood,
Mechanicsburg PA**

General Information

Improper storage of garbage cans, recycling cans, grills, bikes, toys, and miscellaneous other items is becoming a problem within the neighborhood. All of these items must be stored out of sight. In the single family homes, duplexes, and any townhouse with a garage, such items must be stored inside the garage or at the rear of the home. They are not to be stored at the front of the home or garage nor alongside the building. In the townhouses without garages, these items must be kept within the confines of the fenced-in patio or screened-in porch. Again, they may not be stored at the front or side of the townhouse. We will begin to send letters to homeowners who do not comply in the next several weeks. This is an actionable item and failure to comply will result in implementation of the fine process. A copy of the fine process may be found on our website www.allenview.org under the tab for ACC Policies.

The pool is seeking lifeguards for the 2017 summer season! This is the perfect first job for your teenagers! Flexible hours, no travel to and from work and it gives them a great sense of community. MUST be at least 15 years of age in order to enroll in the certification classes. Classes are typically given through the Mechanicsburg School District beginning in January, or google the Red Cross. For any questions or to apply, please contact ginamd1@verizon.net.

In 2017, the HOA Board of Directors would like to address the state of our Covenants and Restrictions and the By-Laws. As you may know, there are 13 sets of C&Rs, dating back to 1976 and one set of By-Laws dating to 1988. They are infamously difficult to interpret and understand. Some items were not foreseen at the time they were written and other sections, such as those pertaining to the developer, no longer apply. One new development is the increased number of rental units in Allenview, currently at around 20% and growing. This is a concern for several reasons. Among them, some Federal lending guidelines cap the number of rental units in a development and will not approve mortgages if the rentals exceed a certain percentage. Absentee landlords and disinterested tenants pose other problems when it comes to property maintenance.

There will be a cost associated with a rewrite which our attorney estimates at about \$2,500. In addition to that and more importantly, we will need input and help from the homeowners. If we are able to proceed with this project, we plan to hold at least two meetings to hear any concerns from the homeowners. Any changes will require approval of 2/3 of the homeowners and we will also need help to secure those votes. Please send any comments about this project to boardmembers@allenview.org

Annual Homeowners Association Meeting

Save the date!

Date: Tuesday February 21st 2017

Time: 7:00 pm

Where: Messiah Village Community Room

Detailed information will be mailed to homeowners. If you are unable to attend, please complete and return the proxy card you will receive with the annual meeting information.

ACC Reminder

An ACC request form is required for changes of ANY KIND to the exterior of any single family, duplex, or townhouse. This includes any identical replacements.