



Allen Views

NEW GOVERNING DOCUMENTS REMINDER

At the beginning of March all Allenview homeowners received a packet containing the revised governing documents for our community. These documents are more current, succinct, and easier to understand. Instead of fourteen governing documents, we now will only have 2: Declarations of Covenants and Regulations and the Bylaws.

There have been clarifications made based on ACC requests, complaints and questions to remove any need for interpretation by the board on what is and what is not applicable for our community. It also discusses leasing and imposes a new rental cap which is consistent with the other HOAs in the area. The documents define what exterior maintenance is covered by the HOA and what is the responsibility of the homeowner. Lastly, the annual meeting will be held in the fall, under circumstances similar to now, the board will be given the option of holding electronic meetings, and dues will now be owed monthly, though homeowners can pay in advance quarterly or annually.

****IMPORTANT: *Ballots are due June 14, 2021.* ****

Please ensure your voice is heard and submit your vote on the approval of these governing documents. The board will have a table at the pool during the community yard sale on May 22, 2021 and again at the opening day of the pool on May 29, 2021. Any homeowner who would like to talk about the changes and/or drop off the completed ballot should come speak with us. We will have extra ballots available for those that may have been misplaced or you can email boardmembers@allenview.org if you need a replacement ballot. The revised documents can be viewed on the website.

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KEEP IN MIND...



- The speed limit in Allenvue is 25 miles per hour.



- We extend a heartfelt thank you to all residents who clean up after their dogs.

POOL PARTY TIME!

Did you know the pool is available for private parties?

We know that after a year of seclusion people want to be with their friends and family in person. With that in mind, we are excited to bring this opportunity back for the residents of our community.

For the nominal fee of \$150, the pool can be rented from 7:00 PM–11:00 Pm for up to 50 people in attendance. The rental fee includes the use of a gas grill and stereo/CD player upon request as well as covering the cost of having a pool monitor present.

Any resident may reserve the pool for a party by filling out a Pool Party Request Form AND Pool Party Agreement, which can be found at www.allenvue.org. The resident who signs the agreement must remain at the pool for the entirety of the party. A non-refundable deposit of \$25 is due with your request form and party agreement. To find out if a date is available, please email mmkelly35@hotmail.com.

****IMPORTANT:** *The annual meeting that was re-scheduled for May 18th is postponed to a date, time and location to be determined. (It is election day!)***



- Mulch is for use by the Town Houses. Please only use the mulch provided on your front and side yards. It will be removed at the end of June. It is the responsibility of the resident to purchase mulch for within your fenced in area, if applicable.



- If you are planning to change the appearance of the exterior of your home, you will need to complete and submit the Architectural Control Request Form which can be found on the HOA webpage (Examples include windows, doors, trees, bushes, etc.).

DELICIOUS DISHES

The lemon-thyme pound cake with lemon frosting below, from 1000 Gluten-Free Recipes, would make a wonderful dessert for a potluck picnic!

The necessary ingredients are as follows:

- 2 cups sugar
- 4 large eggs
- 3/4 tsp salt
- 1/2 cup unsalted butter
- 1.5 tsp xanthan gum
- 1/2 tsp baking powder
- 1/2 tsp baking soda
- 2 tsp vanilla extract
- 3 cups carol's sorghum blend:
- * 1.5 cup sorghum flour
- * 1.5 cup potato starch
- * 1 cup tapioca flour
- * This makes 4 cups - only use 3 cups
- 2 tbs grated lemon zest
- 1.5 cup buttermilk-shaken
- 1 tbs chopped thyme leaves
- Frosting:
- * 1.5 cup powdered sugar
- * 2 tbs lemon juice
- * 1 tsp grated lemon zest
- * 2 cups fresh blueberries

Cake Directions:

- 1) In a large mixing bowl, beat the butter on medium speed until smooth. Add sugar and continue beating on medium speed until well blended. Mix in eggs, one at a time, beating well after each addition.
- 2) In a medium bowl sift together the sorghum/bean flour mixture with the xanthan gum, salt, baking powder and baking soda. On low speed beat the dry ingredients into the egg mixture, alternating with the buttermilk and ending with the flour mixture. Stir in the lemon zest, vanilla extract and thyme. Spread the batter evenly in the generously greased, 10" nonstick bundt pan.
- 3) Bake 1 hour at 325° on the middle rack of the oven or until the top is golden brown and a toothpick inserted into the center of the cake comes out clean. Cool the cake in the pan 10 minutes on a wire rack. Remove cake from the pan with a thin metal spatula and col completely on the wire rack.

Frosting Directions:

- 1) In a medium bowl, whisk together the powdered sugar, lemon juice and lemon zest until smooth. Pour over the top of the cake and let the frosting fall down the sides in puddles. Let the frosting set up for 10 minutes. Place blueberries in the hold of the bundt cake and a few around the edges of the plate for garnish. Serve immediately.

BIG OR SMALL, SAVE THEM ALL!

It is a sunny Spring day in Central Pennsylvania. On a nice nature hike you come across a small, feather-less baby bird with no nest or parents in sight; now what? Well, finding a local wildlife rehabilitation center is the best option for that baby to have a chance to return to the wild!

Wildlife rehabilitation centers provide a true service to our communities by helping sick, injured, and orphaned wildlife. New to Central Pennsylvania is West Shore Wildlife Center founded in 2019 by Emily Garrigan. This center is a welcomed addition as wildlife face many human-caused environmental issues including urban development and habitat destruction. As a non-profit, West Shore Wildlife Center helps the wildlife brought in for care, provides education and one-on-one counseling to prevent wildlife from needing hands-on assistance. This service can provide an alternative to traditional pest control companies, offering a more environmentally friendly approach.

The need has never been higher, as many centers have seen a boom in their patient numbers. For example, the Wildlife Rehab Center of Minnesota took in 17,600(+) patients in 2020. In the first full year, West Shore Wildlife Center took in 1,028 patients. For more information and to support their efforts, please check out the West Shore Wildlife Center website (www.westshorewildlife.org), Facebook, or Instagram.



“Wildlife rehabilitation centers provide a true service to our communities by helping sick, injured, and orphaned wildlife.”

PRESIDENT’S MESSAGE

Greetings Fellow Residents!

Spring is finally here, after an unusually tough winter for our Region, and so starts the work in the community. This was the first season with our new snow removal contractor and the Board recognizes that the snow removal was less than adequate this year. We shared your complaints with the contractor and will continue to work with them directly to ensure that the snow removal services improve moving forward.

Mowing has resumed! We ask people to be mindful of toys, trash and dog poop to prevent unsightly or dangerous situations. The contractor may choose to steer clear of an unsafe area.

We have 2 painters contracted to catch up on Townhouse paint maintenance. If your home is scheduled to be painted, you will be notified prior to work being done. We are planning to start a regular rotation again starting in 2022.

We enter into the 3rd and final year of our plan with Parvin Paving to preserve and repair the community parking lots. In 2022 the parking lots will move back into a regular maintenance rotation.

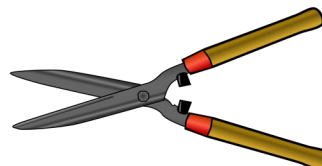
Some of the small trees in front of your Townhomes have been trimmed, while others will be done in the fall at the recommendation of our arborist. Moving forward, we plan on utilizing the same Contractor to maintain the smaller trees in our neighborhood in a way that will hopefully allow more grass to grow in the front yards.

The Maintenance Committee will continue to do their best to manage and accomplish all necessary tasks while also remaining fiscally responsible. Non-emergent issues will take some time to complete due to the hit our budget took this past winter.

The Board realizes that some of the aforementioned maintenance items cause disruption to your normal everyday living. We apologize for the inconvenience and want to thank you for your understanding.

Wishing everyone a wonderful, safe, and happy Summer.

Bryan



2021 POOL HOURS & IMPORTANT DATES

Saturday, May 29:

Pool Opens

May 29 - May 31

June 5 - June 6

June 10 - September 5

10:30 AM - 7:30 PM

June 1 - June 4

June 7 - June 9

3:00 PM - 7:30 PM

*** July 4 ***

10:30 AM - 3:00 PM

Monday, September 6:

Last Pool Day of Season

10:30 AM - 6:00 PM

Please Note:

Hours are subject to change due to weather conditions. Check out the new HOA Facebook page, @AllenviewHOA, for updates on Pool closings.

THE NEWSLETTER COMMITTEE

Publicity Chairperson

Marie Yagel

Committee Members

Alexandria Bowling

Lita Godoy

ALLENVIEW POOL

POOL RULES & REGULATIONS

- 1) The pool is SWIM AT YOUR OWN RISK. There are NO lifeguards.
- 2) No glassware in the pool area. Plastic only.
- 3) **NO** diapered children in the big pool.
- 4) Should fecal contamination occur, the pool must be closed for 24 hours. **NO** exceptions.
- 5) All children 12 and under must be accompanied by an adult (18 and older).
- 6) Children in both the baby pool and the big pool must be supervised by an adult at all times.
- 7) No child over the age of 6 in the baby pool.
- 8) No underage drinking. No public drunkenness.
- 9) No diving, running, or rough horseplay in the pool area.
- 10) No vulgar language or actions.
- 11) Adult swim will occur every hour for 15 minutes. To be announced by monitor on duty. No one under 18 may be in the pool at this time.
- 12) No hanging on pool ladders.
- 13) Monitors are there to check in residents and enforce the pool rules. They are **NOT** lifeguards.

COVID RULES FOR THE POOL

- 1) Masks must be worn by all people ages 2 and over when not in the pool. Anyone not complying with this rule will be asked to leave.
- 2) The monitor has the right to turn people away if the pool area is full.
- 3) Disinfecting wipes will be on every table for people to use as needed.

POOL REGISTRATION INFO

- 1) Residents will complete their registration the first time they visit the pool.
- 2) A resident is a person who lives in Allenview. Family members (especially children and grandchildren) visiting Allenview residents for a week or more are considered residents for the period of their visit. All others are considered guests.
- 3) All pool users must show their card and sign in at the pool. No card, no admittance.
- 4) When residents have guests at the pool, they must accompany the guest to the pool, and sign the guest in. The guest cannot remain at the pool without the resident being present.
- 5) The cost for each visiting guest is \$3.00, regardless of age. The resident will be billed for all guests at the end of the season.

ADDITIONAL POOL INFO

Adult Swim: Join your neighbors every Thursday night from 6:00 PM - 8:00 PM, starting June 10th, for music and relaxation at the pool. Must be 18 and older to attend Adult Swim.

