

Erie, PA

Resident Newsletter

August 2023

Goodbye Summer, See You Next Year!

As the summer sun begins to set, we hope you've had a fantastic time enjoying the beautiful poolside at Lake View Apartments and Shadow Pines Apartments. With the changing season, it is time to bid farewell to the fun-filled pool days for this year.

Pool Closing Schedule:

Both our pool areas will be closing for the season at the end of the day on **Sunday, September 10th**. So, make sure to make the most of the coming weeks by splashing, swimming, and basking in the sun at our pools before they temporarily close.



Summer Memories:

Throughout the summer, we witnessed the joy and laughter of our residents, families, and friends as they relished the cool waters and created cherished memories. Thank you for making the poolside a vibrant and enjoyable place to be.

Looking Forward to Memorial Day 2024:

Although we say goodbye to the pools for now, the wait won't be too long. We are already looking forward to Memorial Day 2024 when the fun times at the pools will make their grand return! Before you know it, we'll be soaking up the sun, splashing around, and creating new memories by the water.

Thank You:

We want to extend our gratitude to all residents for adhering to the pool rules and making this summer season safe and enjoyable for everyone. Let's continue to foster a warm and welcoming community as we move into the next season.

If you have any questions or concerns regarding the pool closing or any other community matters, please don't hesitate to contact our friendly management team.

Wishing you a cozy and wonderful autumn season!

fun fact : The average cloud weighs about 1.1 million pounds, which is equivalent to the weight of approximately 100 elephants.

Maleno Property Management:
2315 Jamestown Dr, Erie, PA 16506
5355 Rome Dr, Erie, PA 16509

814-833-6516 Option 2; for After-Hour Emergencies Option 9
[Hours: Monday - Friday 8:00 - 5:00 | Saturday 9:00 - Noon](#)
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The Need-to-Knows

We recently had inspectors at several of our communities and have learned a lot about safety issues being created by residents. For your safety, and that of all our residents, we ask you to stay on top of the following:

1. Do not take down smoke detectors!
Yes, the low battery warning is *painful* to listen to. If you must, pull the battery and either [replace the battery](#) or submit a service request to have it replaced right away.
2. Submit a service request right away if you have a running toilet. It can increase the risk of flooding which could result in significant damages costs to you. If the toilet doesn't fill properly, it won't flush properly either, leading to a blockage resulting in flooding.
3. At Shadow Pines, you must keep the hallway doors and fire doors in the building closed at all times. They provide one of the most effective barriers to temporarily inhibit the spread of flames and smoke, giving firefighters crucial time to respond in the case of a fire. Leaving doors open puts lives at risk!



Insurance is Mandatory

In February, we let you know that **we are now requiring our residents to carry \$100,000 of liability coverage**. You can do so with a Renter's Insurance policy that will also cover your belongings, or you can choose to simply carry Liability to Landlord coverage.

If you already have a policy, please provide our office with a copy by emailing Katrina@malenohomes.com.

You can choose to work with your own insurance agency or you can choose to use FolioGuard through AppFolio. The choice is yours. To learn more about FolioGuard, click here:

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*** Please understand that we are not insurance agents, so we are not permitted by law to advise you regarding an insurance policy. Talk with an agent to answer questions related to you and your coverage.

Get to Know Maleno Real Estate



Troubleshooting Guide: Why Your Dryer Isn't Drying Your Clothes and What to Do



As your dedicated maintenance team, we understand how frustrating it can be when your dryer fails to do its job effectively. We're here to assist you in identifying the possible reasons behind this issue and provide solutions to get your laundry routine back on track.

1. Clogged Lint Filter: One of the most common culprits behind a poorly functioning dryer is a clogged lint filter. The lint filter gathers lint and debris from your clothes during the drying process. Over time, this buildup can obstruct airflow, reducing the dryer's efficiency. To resolve this, please clean the lint filter before or after each load. A clean filter will not only improve drying performance but also prevent potential fire hazards.

2. Blocked Ventilation System: A blocked or restricted ventilation system can significantly hamper your dryer's ability to dry clothes adequately. The vent hose and ductwork can become clogged with lint, dust, or debris, causing hot air to be trapped inside the dryer. Consequently, this can lead to longer drying times and potential overheating issues. We recommend inspecting the vent hose and duct regularly, and if you notice any blockages, please reach out to our maintenance team to have it professionally cleaned.

3. Overloading the Dryer: We understand that laundry time is precious, and it's tempting to load up the dryer with as much as possible. However, overloading the dryer can prevent proper airflow, resulting in uneven drying or even damp clothes. To ensure optimal drying performance, load the dryer with a reasonable amount of laundry that allows space for the air to circulate freely.

5. Improper Dryer Placement: Believe it or not, the location of your dryer can impact its efficiency. If it's placed in a cramped or poorly ventilated area, it may not function optimally. Ensure that your dryer has enough space around it to allow for proper air circulation and ventilation.

6. Incorrect Dryer Settings: Sometimes, the simplest explanation is the correct one. Double-check that you're selecting the appropriate dryer settings for the type of load you're drying. Different fabrics require different heat levels and drying times.

We hope this guide helps you troubleshoot any issues you might encounter with your dryer. If you've tried these solutions and the problem persists, or if you need any assistance at all, please don't hesitate to contact our maintenance team. We're here to help you with any maintenance-related concerns and ensure your living experience is as comfortable as possible.



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Recipe Corner

5-Minute Avocado Toast

To make avocado toast:

1. Toast bread to desired crispness.
2. Mash avocado in a bowl, season with salt and pepper.
3. Spread avocado on toasted bread slices.
4. Add desired toppings: cherry tomatoes, red pepper flakes, radish slices, or balsamic glaze.
5. Serve immediately for a quick and satisfying meal.

Enjoy! This simple and tasty recipe allows you to enjoy the creamy goodness of avocado paired with your favorite bread and personalized toppings in just 5 minutes. It's a versatile dish that can be customized to suit your taste preferences and is perfect for those busy mornings or when you're craving a light and flavorful meal.



Odds 'n Ends

Did you know that honey never spoils? Archaeologists have found pots of honey in ancient Egyptian tombs that are over 3,000 years old and still perfectly edible!



The average person will spend around six months of their life waiting for red traffic lights to turn green.



Cows have best friends and can become stressed when separated from them.



The Eiffel Tower can grow in height during the summer due to thermal expansion. Its iron structure expands in the heat and can increase in height by up to 6 inches (15 centimeters).



Cider is a favorite drink of kids and adults. However, Cidermakers only make cider from apples. So if you have had pear "cider", then you were actually drinking "perry."

Friendly Reminders

- Our office will be closed Monday, Sept. 5th for Labor Day.
- With school back in session, please drive slowly and carefully through the properties to keep our children safe.



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Community Improvements Completed in 2023

It's proven to be a year of remarkable progress and positive transformation. The dedication to creating a welcoming and modern environment for all residents is evident through a series of significant upgrades that have taken place. From structural renovations to recreational enhancements, Maleno has been committed to elevating the quality of life for its residents. Let's take a closer look at some of the noteworthy improvements for this year.

1. Revitalized Roofs and Decks in Lake View: One of the standout achievements of 2023 is the replacement of some of the roofs and decks in the Lake View area. We are continuing our work, addressing the oldest and worst, first. With an emphasis on durability and aesthetics, these renovations not only enhance the overall appearance of the community but also provide residents with a renewed sense of security and comfort. The updated roofs and decks stand as a testament to Maleno's commitment to maintaining and improving the structural integrity of its properties.

2. Modern Fitness Centers in Lake View and Shadow Pines: Recognizing the importance of promoting an active lifestyle, Maleno has invested in state-of-the-art gym equipment for both the Lake View and Shadow Pines fitness centers. These new additions cater to residents' wellness needs, making it easier for them to pursue their fitness goals without having to leave the community. The upgraded fitness centers exemplify Maleno's dedication to supporting the health and well-being of its residents.

3. Enhanced Fencing at Scenery Hills: The Scenery Hills area has seen a significant improvement with the replacement of fencing. This enhancement not only adds a touch of modernity to the surroundings but also contributes to the security and privacy of the residents. The updated fencing is a reflection of Maleno's commitment to ensuring the safety and tranquility of the community's various neighborhoods.

4. Milling & Patching at Shadow Pines: In yet another stride toward enhancing the aesthetics and functionality of the community, the asphalt at Shadow Pines will have some areas milled, patched, and crack sealed this fall. The smooth and well-maintained pathways not only create a visually pleasing environment but also ensure convenience for residents and visitors alike. This renovation showcases Maleno's dedication to providing an accessible and pleasant living experience.

5. Parking Lot Updates at Shadow Pines: Residents of Shadow Pines can anticipate further improvements with **forthcoming email updates** regarding the re-lining of parking lot spaces. This initiative demonstrates Maleno's meticulous approach to maintaining the community's infrastructure, ensuring that every aspect of residents' lives is considered and improved.

6. The Village on Pacific's Green Vision for Fall 2023: As part of Maleno's overarching commitment to enhancing the quality of life for its residents, we've removed the existing fence and this fall will be replacing the dead trees along the border with new trees that will grow and mature, offering not only a visual enhancement but also contributing to the overall well-being of The Village on Pacific. This initiative harmoniously aligns with Maleno's broader goals of community development and sustainability, further solidifying the community's reputation for innovative and impactful enhancements.

In conclusion, the year 2023 has seen Maleno soar to new heights in terms of community enhancements. From upgrading roofs and decks to creating modern fitness centers, replacing fencing, and improving pathways, Maleno's commitment to its residents is unwavering. These improvements not only enhance the physical aspects of the community but also contribute to a stronger sense of unity and well-being among its residents. As the year unfolds, Maleno continues to pave the way for an even brighter future for all who call it home.

Five Food Trucks Satisfy Our Communities' Appetites

Maleno's successful season finale is underway, treating apartment residents to a delectable feast. Five food trucks have graced Maleno communities with their culinary delights over the course of 25 visits.

With four food events left, the Lake View and Shadow Pines gatherings promise flavors that will linger long after summer fades. Don't miss the chance to savor the last bites of this food-filled extravaganza before September bids adieu. Maleno's commitment to community camaraderie remains unwavering, leaving residents already anticipating next year's culinary adventure.



Introducing Tri-Cryo: Chill Out at Vista Bella Plaza!

Exciting news for wellness enthusiasts! [Tri-Cryo](#) is gearing up to launch at Vista Bella Plaza, bringing the ultimate chill experience to town.

What's Tri-Cryo, you ask? It's a state-of-the-art cryotherapy center that's all about using controlled cold temperatures to offer a range of benefits. From reducing muscle fatigue to enhancing overall well-being, Tri-Cryo has something for everyone.



Whether you're an athlete looking for quick recovery or someone who simply wants to feel rejuvenated, Tri-Cryo has you covered. Stay tuned for the grand opening and special offers by visiting <https://tricyoerie.com/>. Get ready to embrace the cold and elevate your wellness game at Tri-Cryo, Vista Bella Plaza's coolest new addition at 2340 W. Grandview Blvd. Suite 8, Erie, PA 16506!

fun fact : Cryotherapy in Hollywood is now a favorite among stars like Mandy Moore and Daniel Craig, who are using it for keeping their bodies in top shape. No wonder--the procedure is known to speed up metabolism and burn fat.

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