

Erie, PA

Resident Newsletter

February, 2024

Unveiling the Need for Speed: Our Fiber Survey Results Are In!

In our recent survey about internet preferences, we were blown away by your enthusiastic response. A whopping 89.2% of you opened the email, and we're thrilled to report that 42.4% (274 residents) took the time to share your thoughts on the future of internet connectivity.



Now, let's dive into the tech talk. Imagine the internet as a super-fast highway, and fiber optics is the sleek, high-speed lane for your online adventures. Instead of relying on traditional copper wires, fiber optics transmits data using tiny beams of light, making your internet connection faster and more reliable. It's like having a speedy express lane exclusively for your online activities!

Thanks to your valuable input, we're exploring the possibility of bringing fiber-optic internet to our community. Stay tuned for more updates on how we plan to supercharge your online world. Your opinions matter, and together, we're paving the way for a faster, more connected future.

Maleno Property Management: **814-833-6516 Option 2; for After-Hour Emergencies Option 9**
2315 Jamestown Dr, Erie, PA 16506
5355 Rome Dr, Erie, PA 16509

JOIN US: Get Ready for a Year of Fun Events with Maleno!

We're gearing up for an amazing lineup of events in 2024, and we can't wait to share the fun with you. Mark your calendars because this is a year you won't want to miss! More details to come:

2/17/24 - National Random Acts of Kindness Day

Join us in spreading kindness and love on National Random Acts of Kindness Day! We'll be collecting donated items for the Erie City Mission, so let's come together as a community and lend a helping hand to those who need it most.

4/8/24 - Solar Palooza

Get ready for a celestial celebration! As we bid farewell to the last solar eclipse totality until August 2044, we're hosting Solar Palooza. Join us on the patio and lawn at our 2315 Jamestown Dr Property Office for a spectacular view. The first 40 residents to RSVP will receive complimentary solar eclipse glasses, and don't forget to strike a pose at our selfie station for a chance to win a \$100 rent credit!



6/22/24 - Pizza Pool Party at Shadow Pines Apartments

Summer is here, and we're kicking it off with a bang! DJ Tony will be spinning the beats at the Pizza Pool Party at Shadow Pines Apartments. All residents from across Maleno communities are invited to dive into the fun!

7/17/24 - National Hot Dog Day

Who doesn't love a good hot dog? Join us for a sizzling celebration on National Hot Dog Day! Enjoy live music from Mike & Marie Acoustics, indulge in delicious hot dogs from Dobbins Dogs, and sip on your favorite beverage from the beer cart. It's a feast you won't want to miss!

8/24/24 - Pizza Pool Party at Lake View Apartments

Back by popular demand! Another round of Pizza Pool Party, this time at Lake View Apartments with DJ Tony. Whether you missed the first one or just can't get enough, all residents from Maleno communities are welcome to join the splash!

9/21/24 - National Wilderness Month Walk at Asbury Woods

Let's connect with nature and each other! Join us for a refreshing hike through the woods at Asbury Woods. Led by a knowledgeable guide, this National Wilderness Month Walk is the perfect blend of wellness and socializing.

10/31/24 - Halloween Trick or Treating

Get ready for a spooktacular time! Wear your best costumes and join us for Halloween Trick or Treating at both of our property offices. Snap a selfie and enter for a chance to win a rent credit – it's a treat for everyone!

11/30/24 - Holiday Mini Photo Sessions

Capture the holiday spirit with a professional touch! Mike Conway from Mike Conway Photography will be at the 2315 Jamestown Property Office on November 30th, 2024. Whether you want a keepsake for yourself or a photo perfect for your holiday cards, this is your opportunity. Stay tuned for more details – it's going to be picture-perfect!



Summer Food Truck Extravaganza

And that's not all! We're bringing back food trucks to our properties all summer long. Have a favorite food truck in mind? Contact Wendy at wendy@malenohomes.com and share your suggestions!

Get ready to make memories, share laughter, and connect with your fellow residents. Let's make 2024 a year to remember at our Maleno communities!

Renewal Season Coming

Yes, renewal season is just around the corner! Within three months of your lease renewal, you'll be receiving a friendly letter from Property Manager, Natalie Washburn, detailing the upcoming renewal process for your apartment.

Your prompt response is greatly appreciated, as it not only ensures a seamless renewal experience for you but also helps us manage our waiting list efficiently. We understand that life's plans can change, and should you be considering a move, please keep in mind that a 60-day notice is required.

We're committed to making your renewal process hassle-free and want to extend our heartfelt gratitude for being part of our wonderful community. If you have any questions or need assistance, feel free to reach out to Natalie or Katrina Caccamo, our Renewal Specialist at 814-833-6516.

Thank you for making our Maleno communities your home, and we look forward to another fantastic year together!



MALENO
REAL ESTATE

If You're Making a Move

Considering a move to homeownership this year? Look no further than Maleno Real Estate's Twin Realtors, Aimee Pfleger and Angie Rinn. They offer expertise, personalized guidance, and excellent communication.

With their combined experience, they'll help you find your dream home hassle-free. Reach out to Aimee at 508-873-5424 or Angie at 814-490-7101 to kickstart your home-buying journey today!

"Spring will come and so will happiness.
Hold on. Life will get warmer."

—Anita Krizzan

ODDS 'n ENDS

📹 A friendly reminder that we do have cameras around the communities.



Our community does enforce the Millcreek Township noise ordinance rules between 10:00 PM and 7:00 AM.

FUN FACT: When you express gratitude to the people you care about, your happiness skyrockets!

Did you know Maleno sponsors both the Erie Otters and the Erie SeaWolves? Be sure to look for our signage when you're out supporting Erie's local teams!

Time to Spring Forward March 10th
Don't forget to set your clocks ahead on Sunday, March 10, 2024, at 3:00 am local daylight time.



**Centerpoint
Computers**
"Your Center for Technology"



\$10 off
with this ad.
excludes services & tax



2340 West Grandview Blvd. Erie, PA 16506
Custom built PCs - PC & Laptop Repair - Infection Removal - Onsite Service - Commercial & Residential



Don't Kiss Your Money Goodbye

(Renew Your Lease!)

Moving can be expensive. Take a look at these anticipated moving expenses!

Moving Trucks & Movers

More than likely when you move, you are going to rent a truck like a U-Haul. On average renting a truck for one full day to move across town can cost \$100 before taxes and fees.

In addition to the truck rental, there's gas, taxes and other fees to consider. Trucks burn through gas like no other vehicle and the more stuff you move—the harder the truck works—the more gas you will burn. On a cross town move, you can safely estimate \$110 for gas.

If you are moving across the country or hiring movers to load and unload your belongings, moving costs can vary and get quite expensive. You can safely assume that hiring movers can cost \$1,000-\$3,000 and depending on how far you are moving, may take up to a week for the movers to get your stuff to your new apartment.

You should also consider that you may need to buy moving boxes to pack everything. A good box is roughly \$3.00 and if you need 20 of them, you can add another \$60 to your moving expenses.

Finally, if you are having friends or family help

you move, you'll more than likely want to show your appreciation for their help. Dinner? Beer? A big hug? Don't forget to factor the cost of thank you gifts into your moving expenses. And don't forget food for yourself en-route the day of your move.

Starter Food, Supplies, and More

Most people don't want to move the "little" items from one apartment to another and end up throwing away necessities like toilet paper, paper towels, food from the fridge, a broom, dishrags, cleaning supplies, etc. The cost to replace all of these items must be factored into the overall cost of your move, too.

Deposits & Fees

When you move into a new apartment, most likely you will have to pay a security deposit. Have a dog or cat? The building you move to may require an additional deposit for Fido and Mittens, too. Need to use an elevator? There's probably a fee for that too! And, you'll more than likely also be required to pay your first month's rent at the time of your lease signing or move in day. These deposits and fees can add up!

Utilities

Renewing your lease will also save you the trouble of transferring, canceling or starting up new cable, Internet, phone, electricity, gas, etc. You'll also have to forward your mail, change your address with banks, credit cards and with anyone else who sends you mail. While these things may not cost anything, they can become a hassle and your time is worth money!

So when you think about moving, consider all of the expenses that go into even the most simplest of moves. Then ask yourself...isn't it easier to renew?

We're excited to inform you that lease renewals have officially begun! To ensure a smooth process, kindly check your emails 90 days prior to your lease expiration date.

We value your presence in our community and sincerely hope you'll choose to continue making your home with us.

Feel free to reach out if you have any questions or need assistance. Thank you for being a part of our Maleno community!



From Jim, Dave, & Trent:

We encourage you to submit work orders in the morning if you're aware of them before leaving for the day. By doing so, you contribute to our team's efficiency, ensuring prompt and effective service. Additionally, attaching photos to your work orders can greatly assist our team in troubleshooting in advance, expediting the resolution process.



Key Fobs Reminder

Access to the fitness and pool areas requires the use of key fobs. As a safety measure, kindly refrain from admitting individuals without a fob and direct them to the Property Office instead. If you need a key fob, please reach out to the Property Office for assistance at 814-833-6516.

Shadow Pines Parking

Your safety is our top priority at Shadow Pines, and we want to bring your attention to some crucial updates regarding parking within the community.

Parking in front of the building entrance is prohibited. Violators will be tagged and if necessary towed at owner's expense. This space is for emergency vehicles only and not considered a parking space. This measure is in place to ensure quick access to safety equipment during emergencies, where seconds can make a significant difference in response times. While there may be instances of staff or vendors' vehicles in front of entryways for necessary work, their parking time is minimal.

We kindly ask that **if you have a garage space**, please utilize it for parking your vehicle. Parking in the designated lots can inconvenience others who rely on those spaces. Our parking lots are intended for shared use, while *garages are specifically designated for vehicle storage, not general storage.*

Residents with garages are permitted to **use the space behind your garage doors** as your designated parking spot. However, during snow removal, we request adherence to our Winter Policies to facilitate efficient plowing.*

Please refrain from parking behind a garage that is not assigned to you. We are actively monitoring registered vehicles frequently using parking lots instead of their designated garages and will address any non-compliance accordingly.

Your cooperation with these policies is essential for the safety and well-being of all residents at Shadow Pines. We appreciate your understanding and commitment to creating a secure living environment.

**If you require information on our Winter Policies, please don't hesitate to reach out to the leasing office, and we'll gladly provide you with the necessary details.*



You've worked hard to make your house a home.

Your insurance should work hard, too.

Northshore Insurance Agency, LLC
2340 West Grandview Blvd
Suite 3
Erie, PA 16506-4510
814-838-8310

©2022 Erie Insurance Company. All rights reserved. Erie Insurance Company is a member of the Erie Insurance Group. Erie Insurance Company is a member of the Erie Insurance Group. Erie Insurance Company is a member of the Erie Insurance Group.



RECIPE CORNER

Baked Bananas

Baking bananas in the oven results in a delightful and nutritious treat. With a flavor reminiscent of bananas foster, these oven-baked bananas make for a perfect indulgence, whether served as a dessert, enjoyed for breakfast, or savored as an after-school snack.

- 3 medium ripe bananas, split lengthwise in half
- 1 Tablespoon butter melted
- 1 Tablespoon honey
- 1 teaspoon cinnamon

Optional toppings:

- Chocolate chips
- Blueberries
- Whipped cream



1. Preheat the oven to 350 degrees Fahrenheit. Cut the bananas in half and lay in a 9x13 inch baking dish
2. Combine melted butter, honey, and cinnamon and evenly spread onto the tops of the bananas.
3. Bake for 15 minutes until they are as soft as you would like them.
4. Serve with optional toppings.

Source: <https://therecipecritic.com/baked-bananas/>

EXPERIENCE THE ULTIMATE WELLNESS!

Revitalize Your Body, Renew Your Energy

CALL TODAY FOR APPOINTMENT

814-217-8100
tricyoerie.com

tricyo
A NEW DEGREE OF RECOVERY

2340 W. Grandview Blvd. #8
Erie, PA

Services include:

- Whole-Body Cryotherapy
- Red Light therapy
- Infrared Sauna
- Compression Therapy
- Cryo Slimming
- Cryo Facials
- Pain Management



Kudos Board!

We celebrate the recent achievements of our Maleno team members, always mindful that our valued customers make it all possible.!

**Congratulations to the
Maleno Custom Building
Team!**

**Winners of two
2023 Awards of
Excellence from the
Builders Association of
NWP**



2023 BANWPA Awards

Maleno Custom Building achieves double victory at BANWPA Awards, securing top honors in New Construction and Outdoor Living categories. The...

Maleno Jan 23

**Congratulations to the
Maleno Real Estate Team!**

**Natalie Washburn:
2023 Top 25 Realtor
in Erie County**

**Aimee Pfleger & Angie Rinn:
~\$3M in 2023 Sales**

**Maleno Property
Management Team!**

**We are completely humbled
and grateful for the kind
words of our residents &
their recent video
testimonials.**



1Q24 Team Birthdays!
**Feb 16th - Trenton,
Maintenance Tech**

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