

# Villas Experience

## Villas of Arden Mills

### A SPECIAL SHOUT OUT

#### Special points of interest:

- Ladies Lunch & cards.....3rd
- Soup Night.....9th
- Clubhouse Committee.....14th
- Social Committee.....15th
- Finance Committee.....20th
- Board Meeting.....23rd

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The board would like to “give a shout out” to our community members who worked to see that we have a new heating system.

- Valerie Cicconi and Soheila Lunney who sat in the clubhouse to warm it up upon realizing the furnaces were failing the first time until repair persons could arrive.
- Sharon Radosevich and Jim Hazi who got quotes on new furnaces,
- Bob Romain who checked daily to verify the furnaces were working and letting us know when they were not functioning.
- Recommendations to the Board on the best quotes and upgrades needed to replace the two furnaces.
- Bob Romain and Jim Hazi verified the correct items were being installed, stayed to understand the working of the furnaces.
- Soheila Lunney, Nancy Hazi and Jan Farrington provided portable heaters to keep the area warm enough to have meetings and continue game nights.

This continued support by members of our community, all going above and beyond what most residents do is greatly appreciated by the board.



# Building & Roads Report

Ron Richards

During this year, your Buildings & Roads Committee has many Projects to attend to. As I indicated in the January Newsletter, we need two additional members to meet these commitments.

## Projects under the Cement Surface Maintenance Program

- **2023 Swimming Pool Surface Safety Inspection** – This inspection is normally conducted in early May in preparation for the Pool opening around Memorial Day.
- **2022/2023 Committee Project** – Determine a coating material and plan to overlay cracked stoops.
- **2023 Sidewalk Safety Stripe Painting** – Since the sidewalks are limited common, we need to have each resident's permission to paint a safety stripe at the beginning of their sidewalk. In 2022, we constructed a list of locations requiring a safety stripe to be painted/repainted. We will be contacting the affected residents before June.

## Projects under the Asphalt Maintenance Program

- **2023 Asphalt Activity – Driveway & Road Repairs** – We will perform the annual driveway & road inspection in mid-March. For the 2023 B&R Budget, we developed a list of driveways that may require repair in 2023. We will confirm these during the inspection. Should any additional driveways require replacement or repair as a result of our inspections, they will be added to the list. We will obtain Quotes from Tarbuck and prepare a final recommendation for the Board.
- **2023 Asphalt Activity – Seal Coat for the 2022 driveway new asphalt** – In 2022, we obtained a Quote from Todd's Asphalt to seal the new asphalt this summer. This was submitted and approved for the B&R 2023 Budget. We prepare a Recap of the locations and square footage. The work will be scheduled for the June/July timeframe. We will also offer any other residents the opportunity to have their driveway sealed at their expense at the same time.
- **2023 Asphalt Activity – Crack Repair Phase I Roads** – Last year Todd's Asphalt completed the parking areas around the Clubhouse and Mail house and a small section of Fair Meadow Drive in front of the Mail House. This will be our starting place for this year. We will complete Mill Creek Lane and Fair Meadow Drive from the stop sign to the Mail house or as far as the \$1,000 budget permits. This work will be scheduled for November.
- **2023 Asphalt Activity – Crack Repair Phase II Driveways** – Last year Todd's Asphalt completed 2 driveways on GAC, 2 driveways on FMD, all selected driveways on MCL, and began the Phase II driveways. This will be our starting point for this year. We only crack repair the non-alligatored driveway sections for mill slag base driveways. This year we will finish the selected driveways in Phase II and then move to PBC for as far as the \$2,000 budget permits. This work will be scheduled for November.
- **2023 Paint Handicap decals, parking stripes and stop bars at stop signs Project** – These were last re-painted in 2019 and have become faded. This Project was approved for the 2023 Budget. We use Cosmac for this work, which will be scheduled for October.

## Projects under the Building Maintenance Program

- **2023 Building Inspections** – This is the second year of our triannual building inspection process. This year we will inspect Buildings 20 thru 33 (40 units). These typically take place in June & July.
- **Response to Unit Owners Service Requests to the Management Co. for B&R items:** Residents are always glad to see friendly faces as we deal with your Service Requests and have been complementary when we arrive at a resolution to the Issue. We try hard to satisfy your needs, not just the basic requirements from the Association.

# Know What is Singing in Your Yard

Roy Ickes

I think it is time to let everyone know how our “yard list” is progressing up here on the hill. When I last wrote for the Newsletter, the species total was 52, but that was several years ago and it is now 95, with a few interesting species coming to the feeders or flying around in the woods behind our house. Also, the number of migrant warblers that appear in the spring and/or fall and do not remain to breed increased from one to eight. One of the reasons the number has increased so much is the use of a new app for my phone that folks might like to become familiar with and use to learn more about birds and their songs. It will tell you what species are singing/calling wherever you have it playing. It's free and very simple to use; I am not very technologically astute and have no trouble at all.

The app is called “Merlin” and is sponsored by the Cornell Laboratory of Ornithology among others, which means you will have to deal with ads every now and then. After downloading it to your phone, you will have to upload a list of the birds of the northeastern United States which is located on the app, and by following the easy directions you will be ready to start recording what species are vocalizing in your neighborhood. When I want to find out what birds are behind my house, I turn on the app, sit quietly not too far from my feeders, record what is singing, and try to find the birds that “Merlin” is “hearing”. The last step is important because “Merlin” does make mistakes occasionally. Some bird species' vocalizations can sometimes sound very much like the sounds other species make and so I try to observe any birds before I count them as present. One example of “Merlin” confusion in our area is the two species of chickadee in southwestern PA that hybridize and thus sing each other's songs or a combination of the two. Also, sometimes “Merlin” will “hear” a species that you are pretty positive is not around either because it is the wrong time of year or the wrong habitat (e.g., it has “heard” aquatic birds near my house where there is no water).

The other thing I do when “Merlin” records something I can't find fairly quickly is to use my phone and play the song of the species it has “heard” to try and attract it to my yard. You can do this by asking Siri or Alexa to play the bird's song, and then you can try and coax it in. I have done this with owls, where playback as it is called has been used by birders for quite some time. “Merlin” has recorded the Eastern Screech-Owl infrequently in the early morning at my house, and when I have played back its song, I have gotten a response. Some other examples where this has worked are the Black-billed Cuckoo and Blue-grey-Gnatcatcher.

So, keep watching and listening to the birds and email me with any interesting questions about what you may be hearing or anything about “Merlin”

*'last writing the  
species total was 52  
but now ..... 95*

***Roy Ickes email  
is rickes @  
washjeff.edu***

# Social Committee's Newsletter Val Cicconi

A thank you to all residents that showed up to help remove and store the Christmas decorations.

## Coming Up



[This Photo](#) by Un-

Soup Night is Thursday, February 9th. Doors will open at 5:00 for those that are bringing in soup and dinner is at 5:30. Don't forget to sign up if you are planning on attending. The signup sheet is in the mail house. Along with varied soups there will be tossed salad, bread, and cookies for dessert and water, ice tea, hot tea and coffee. We have 3 volunteers so far. We are Looking for 5 more volunteers to make soup. If you would like to volunteer to make soup, please contact Ginny Shultz at 724-344-6495 or [ginshultz@gmail.com](mailto:ginshultz@gmail.com). The Committee will be taking a break for March. Our next social will be Ladies night in April. [We have made our event calendar for the year and is approved by the board and included in this newsletter .](#)

# Welcome

## Martin Nee - 202 Glen Arden Circle

We have a new resident at 202 Glen Arden Circle. Look out and say hello to this new resident;

## Stan and Cindy Karoleski - 402 Pine Brook Court

Look out for them and say hello to these new residents.



**Cindy and Stan Karoleski**

## Community Emails

If you are not receiving the community emails, check your spam. It appears that some of our website emails are being converted to SPAM emails. We have found as we check why someone did not receive a notification this becomes the issue.

If this is not the case and you wish to receive the emails and are not, please notify our website chairperson, Leona Fowler at 724-514-7249 or at [gibbonsdl@comcast.net](mailto:gibbonsdl@comcast.net).

We have a community web site at [www.villasofardenmills.org](http://www.villasofardenmills.org). This is your source of policies, procedures, rules and regulations and you connection to Chartiers and Washington County. Try it.

**DO NOT DROP OFF NEW PUZZLES AND NEW BOOKS TO THE BOOK NOOK WITHOUT PREVIOUS APROVAL BY BOB ROMAIN WHO IS IN CHARGE OF THE BOOK NOOK. THERE IS LIMITED SPACE AND THE BOOKS YOU MAY BE DROPPING OFF MAY BE DUPLICATES OF PUZZLES WE DO NOT NEED PLEASE BE CONSIDERATE TO OUR LIBRARIAN**