



Villas Experience

Volume 16: Issue 1

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VILLAS
OF ARDEN MILLS

The Board Members



Ron Pancari Janet Burt Jim Balent Jan Farrington Mike Fragello

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Special points of interest:

- * Building & Roads.....2nd
- * Finance Committee..16th
- * Board Planning.....19th

At the Board Meeting held December 1, 2022 the members above were elected by the community as your new Board Members. They Are:

- Ron Pancari Treasurer
- Janet Burt Member at Large
- Jim Balent President
- Jan Farrington Secretary
- Mike Fragello Vice President

One of the primary functions of the Board is financial oversight of the Associations funds even though we have a financial committee, that makes recommendations to the Board, but do require Board approval. This includes the annual budget for regular expenditures. At the annual meeting it was announced that our maintenance fee would move from \$308 to \$320, at the recommendation of the Finance Committee.

The major expenditures are landscaping, snow removal and insurances. They also oversee the Reserve Fund for Capital Expenditures, which involves replacement and maintenance of capital items which would include roads, buildings, pool and clubhouse..

PLEASE WELCOME YOUR NEW BOARD MEMBERS

Social Committee Report

Valerie Cicconi

It looked like everyone had a great time at the Christmas Get together. As you can see from the photos. It was a very enjoyable laid back gathering with a variety of finger food. Thank you all for the positive feedback.

While there is not a social event for January your social committee will be working on the event calendar for next year. Hope to see everyone at February's social. In the meantime hope you all had Happy and Safe Holidays.



"And a Good Time had by ALL"

Building and Roads Report

Ron Richards

I wish to acknowledge members of the Committee that served during 2022: Current members: Jim Hazi, Rick Hergert, Adrian Van Strien, Ron Richards; and Arnie Digregorio who moved away after serving all 5 years he lived here. We have been blessed to have other volunteers assist the Committee when needed: Bob Romain, Dave Cicconi, Denny Dembrak and George Cenkovich. Stan Bozovich also assisted the Committee for several years before moving away this year.

I wish to also acknowledge past members of the Committee still in the Community: Jim Heather, Jack Himmer, Lise Levy, Tom Stigliano, and Chuck Thompson.

Thank You for your service to our Community!

The scope of our Committee's responsibilities is broadly depicted as follows:

Community Size

46 acres

Building Maintenance

Buildings – 43 Unit Buildings, Clubhouse, Mail House
25 Components on the exterior of each Unit Building

Asphalt Maintenance

Roads & Parking Areas – Private – 12,463 square yards
Driveways – 46 serving 88 Units in Phase I – 13,302 square yards
– 23 serving 48 Units in Phase II – 9,281 square yards
Snow removal coordination

Concrete Maintenance

Swimming Pool, including annual safety inspection
Clubhouse/Mail House Sidewalks & Steps
Phase I Curbs
Entry Stamped Concrete
Unit Sidewalk safety inspection
Snow removal coordination

Underground Equipment & Piping Maintenance

Metered Water System
Storm Water System

Retaining Wall Maintenance

Engineered Retaining Walls
Landscape Retaining Walls

**Did you know
the
Community
Size is 46
Acres?**

We need at least 2 additional members! Our kickoff meeting for 2023 will be in the Clubhouse on Monday, January 2 at 6:30p. Please join us and become a part of controlling the expenditure of your maintenance fee.

FAQ

Ron Richards

Question: The pilot light is lit on my fireplace, but it will not ignite when I turn the switch on. What should I do next?

Answer: Time for a home remedy before you call for a repair person. First, turn the switch on and then bump the bottom of the fireplace with your foot to cause it to slightly vibrate. This will cause the thermocouple sensor at the pilot light to vibrate nearer to the pilot light and perhaps will permit ignition. This thermocouple can get carbon buildup over time and be insulated from the heat. If this fails, then next move the switch rapidly to the on and off positions several times. This DC current switch sometimes gets corroded. Then repeat step 1. If this fails, then call the repair person. We have had a lot of success stories from the above.

Question: What should I do before leaving the Community for an extended period?

Answer: Perform these tasks, not necessarily in the order presented: Shutoff the water at the main valve in your utility area. (Follow the instructions in the March 2022 Newsletter which is available on the web site.) Notify a neighbor. Provide them emergency contact information. Optionally, fill out a Temporary Absence Information Form located on the web site. Make arrangements for someone to turn on/off your heat tape (if applicable) during a winter absence.

Do you have a Question that you are curious about, or no one left you an owner's manual or you need a specific matter clarified, please email me at kayrichards50@comcast.net. Relevant ones will be published anonymously in the Newsletter for the Community and all FAQ's will be established on the website for future residents.

COOKING LESSON

Kathy Brownlee

Our second cooking/baking session was an afternoon of fun, friendship & deliciousness! Thanks to Val Cicconi for sharing her talent in making chocolate peanut butter balls- AKA - buckeyes ! 6 of us went home with a tray of these to share (or not) with our loved ones!

Pierogi making is next on my list . No date has been set so if you are interested in this please contact Kathy Brownlee and she will keep you informed . If there is anyone out there that is interested in sharing a talent or expertise in any type of cooking or baking (or even something crafty) , please step forward ! Contact kathyabrownlee@hotmail.com or text 724-986-9421 . Stay safe, healthy , & have a very HAPPY NEW YEAR !



We have a website at
villasofardenmills.org