



VILLAS
OF ARDEN MILLS

Villas Experience

Volume 16: Issue 4

April 2023

Special points of interest:

- Ladies luncheon.....7th
- Building & Roads.....10th
- Clubhouse Com.....11th
- Finance Com.....17th
- Grounds Com.....17th
- Board Planning.....20th
- Board Meeting.....27th

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Social Committee Report

Val Cicconi

Our upcoming social, April 20th at 7:00 pm, is Ladies Night. The social committee members will provide appetizers, Sangria and dessert. We encourage the ladies to feel free to bring a bottle of their favorite wine to share. See the sign up sheet in the mail house. The deadline to sign up is April 17th. This is the committee's way of saying thank you to all those ladies who make soups and pot luck dishes for our many functions. Also to meet and get to know all the new women who have moved into our community since last year's Ladies Night. Plus we all like a good gab session.



Ginny Shultz is stepping down as chairperson and we certainly want to thank her for her time and commitment to run our committee over the years. Stepping in as co-chairs are Valerie Cicconi and Karen Neubauer.

We are planning our next Memorial Day picnic for May 29th. We are planning on serving Chicken and hotdogs.

Thank you to all who came and helped pick through all the assorted bins in the attic and clubhouse storage areas to consolidate what we still use and what we don't.

If anyone is interested in joining our committee please contact anyone of us on the committee or just come to the next meeting. The meeting is usually posted on the calendar. Our next meeting will be in May.

Come join us and meet the ladies of our community.

Building & Roads Report

Ron Richards

Our residents typically begin working on Alteration Requests at this time of year. We work to find ways of accomplishing your Projects within the bounds of our Community rules, regulations and practices. The Exterior Maintenance Guide located on the website provides guidance as to when an Alteration Request is required. We have worked with residents on exterior lighting, new and replacement patios, storm doors, garage door replacement and satellite dish installations in the past. The Alteration Request form is on the website. Typically, a resident will formulate their plan for a Project, contact a contractor who has performed this work in our Community before, determine the cost for their Project and if they can accomplish their objective financially, submit an Authorization Request. The Request form requires the contractor Pennsylvania License Number and Certificate of Insurance. This protects you should the contractor damage any property during the Project, yours or ours. The Association requires you to sign the Alteration Request since the language holds you responsible for any damage. Once the Request is submitted, our Committee will work with you to get the Alteration Request through the approval process. No work may be undertaken until the Request is approved by the Board. There have been times when the Alteration Request has been denied, despite our best efforts to find a solution for you. A similar process exists for grounds Alteration Requests and both types are contained in sections in the Alteration Request form.

Committee Activity - We completed the annual Spring asphalt inspection. We are in the process of obtaining quotes for the needed work pursuant to developing our recommendation to the Board for replacements, repairs and other maintenance for our roads and driveways. Last year's driveway replacements and repairs are scheduled to be sealed mid-year 2023. Any resident who wants to have their driveway sealed at their expense at the same time should send an email to Ron Richards at kayrichards50@comcast.net. As a general guideline, we do not recommend that you have your driveway sealed more frequently than 4-to-5-year intervals.

We have directed Mow, Mulch & More to remove the driveway markers used to help minimize landscape damage during snow removal. During our asphalt inspection, we look for any damage and provide guidance for MMM repairs, which have been scheduled for this year.

The Grounds Committee is undergoing a reorganization but the work of the committee will continue. . The committee will be making their walk around in the month of April to assess any winter damage to plants or lawn and will be accompanied by several volunteers who are appreciated helpers to this committee. Jane, the Rose Lady will continue her examination of your rose bushes to assess them for the "dreaded Rose Rosette Disease." and will help teach residents about the care, pruning and fertilization of their roses.

Since no Committee Chair person has been identified, the committee is asking that any issues you have either with your plants or lawn care be submitted to CMA .

Community Management Advisors (CMA), our Management Co. has two processes for handling your Issues. One is a call to their office and the other is communication via their portal.

CMA Office Hours

Monday thru Thursday – 8:00a to 4:00p

Friday – 8:00a to Noon

During these hours, Carl Wilkinson or his voice mail will answer your call to 412-279-9000 ext-160 and leave a message for normal and emergency contacts. You can also email him at carl@cmamgt.com which is the recommended method of communication. This information is at the top of our Directory. During hours other than those listed above, including weekends and holidays, for **normal** contacts, please continue to use the above information for Carl. Our CMA Manager is Aimee

For **emergency** contacts outside these business hours, when you call: 412-279-9000, you will be prompted to enter 0, if this is an emergency. Leave a message. This number is monitored by CMA's Manager-on-duty, who will initiate activity with Aimee Rogowski, our Community Manager. **Do not use this emergency number for normal contacts, as CMA has the right to charge the Association for this activity.** This emergency number has been added to our Directory.

AT NO TIME SHOULD A RESIDENT USE THE ASSOCIATIONS WEB-SITE TO COMMUNICATE ISSUES WITH CMA, OUR MANAGEMENT COMPANY.

Examples of emergency conditions are roof leaks, snow/ice removal issues, or safety issues that may affect you or others in the Community.

If you have not created a login to this portal, the opening page at <https://portal.cmamgt.com> gives you directions on the front page how to obtain a sign in. Use your Portal to create Service Requests or for an issue that you have. On the portal, go to my items, then to submit a request. When this is forwarded to the appropriate committee, you will receive contact from the committee representative. . While you are on the Portal, look around at the other information that you have access to. https://portal.cmamgt.com/Home_v2/Login Also, Carl Wilkinson can assist. Thanks for your cooperation in this shared community requirement.

Trip to Gandy Dancer Murder Mystery Dinner

Karen Neubauer

Hi all. I know some of you have been asking about a 1 day trip so here it is! A trip to Elkins, WV to the Gandy Dancer Theater. It will be a dinner and mystery. We will get the bus at the Park n Ride on Beau street, leaving around 3PM and returning around 11:30Pm on June 3. The cost of the trip is \$130.00 and the payment is due May 1. This price includes the bus, dinner, show, and all gratuities. I need to have at least 30 people because of the cost of the bus. If you have any questions please call me. 724-222-6812.

Also a reminder if you are interested in going to Mackinac Island in October. (9-14) .The cost is \$650 and a deposit of \$75 is due NO LATER than June 5. I need to have at least 40 for this trip. Any questions please call me. When you send your deposit please let me know who you are rooming with. Thanks

Ladies Luncheon & Cards

The ladies will be having their monthly luncheon and cards on April 7th at 11:30 am. Lunch will be at Elly's, which is the old Beechies, and cards will follow at the clubhouse. All are welcome to attend and we will be glad to teach anyone how to play "hand, foot, and elbow". We look forward to having new ladies join our group. Hope we will see you there.

April Fool's Day

The origin of April Fools' Day is unknown but there are some theories. One is that religious hold-outs in the 16th century refused to celebrate the re-established New Year's date on January 1st, preferring the end of the holy week in early April, making them "April Fools." Another is that it relates back to the Roman god Ceres being fooled by Pluto when he stole her daughter in what is now early April. Finally, a third theory is that it relates to the vernal equinox, and the weather-related trickiness of the seasons during this time.

The first of April has long been celebrated as a day of playing practical jokes and tricks on unwitting people and making them feel foolish—hence, the day's name: *April Fools' Day*. (There's not a singular fool on this day—or any day, for that matter—hence our *less common* designation on *April Fool's Day*.) The term *April fool* can refer to both the people tricked and to the trick itself.

The top-ranked April Fool of all time, according to the Museum of Hoaxes, was Panorama's 1957 report on how Swiss farmers on the shores of Lake Lugano were enjoying a bumper spaghetti crop thanks to the elimination of the dastardly spaghetti weevil and one of the mildest winter in living memory. Gullible viewers, convinced by a charming video showing peasants harvesting strands of pasta, flooded the Beeb with queries as to how they might grow their own spaghetti tree.

Taking in many of the explanations for April 1st foolishness, all you need to know is when the day arrives, within those 24 hours, even the most staid have been known to indulge in a practical joke or two. In other words, trust no one. And, if you are the butt of an April fool, remember you're not alone, as the great Mark Twain reminds us: "The first of April is the day we remember what we are the other 364 days of the year."