

# Villas Experience

## Theater Outings! Karen Neubauer

Yes, the Villas of Arden Mills Theater Group are going to **The Sound of Music** on Tuesday, July 11, 2023. Ticket reservations have been made and we cannot accommodate any additions at this time. The total price for ticket and 14-passenger bus turned out to be \$109.00 each. We will be meeting the bus on Tuesday, July 11 at 5:55 pm at the clubhouse to leave at 6:00! Please be prompt! The bus is full and away we go!

We will also be attending **ONCE ON AN ISLAND** on Tuesday, July 25. Tickets are still available, and the price of tickets, bus and driver tip will be \$115.00 each. See this lively and colorful story of a young peasant girl who is destined for something greater. Told with Caribbean rhythms and instruments, this Tony Award winner is a testament that a beautiful story simply told, has the power to inspire all. This is a new play for Pittsburgh, direct from Broadway. Deadline for tickets is Tuesday, July 11, with checks made payable to Karen Neubauer, 537 Fair Meadow Drive. Should you have any questions, please contact Karen at (724)229-6977 or [Karenneubauer@msn.com](mailto:Karenneubauer@msn.com).

## West Penn Power Issues

You were recently asked to submit information to CMA concerning issues with the power outage that occurred in April 2023. We got a great deal of information from that request and there is a need for some additional clarification related to that information.

A group of members from our community will be calling or visiting with you to complete the survey. They will need to know the total amount in dollars had to pay to replace your damaged property regardless of any insurance reimbursement and they will need to know if you contacted West Penn Power directly about this issue.

Since this is an ongoing issue in our community, we will also be submitting this information not only for resolution from West Penn Power, but also to the Public Utility Commission. At that time we will determine if we need to take any additional actions.



VILLAS  
OF ARDEN MILLS

Volume 16: Issue 7  
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Special points of interest:

- *4th of July Picnic.....4th*
- *Ladies Luncheon .....7th*
- *Rental.....8th*
- *Building & Roads.....10th*
- *Social Comm.....12th*
- *Finance Comm.....17th*
- *Grounds Comm.....17th*
- *Board Planning.....20th*

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## Keep Watching and Listening

Roy Ickes

It's that time of the year when our birds begin singing much less frequently and engage in other less visible activities involving mating, caring for young, etc. However, the breeders are still in our area and it's always worth checking what might be around our neighborhood. For example, our yard list is now 107 and we have seen/heard some really interesting species recently.

Two nice surprises were the Eastern Wood-Pewee and Indigo Bunting. Both these species have fairly distinctive songs and my Merlin app recorded them singing and I recognized their songs as well. The Pewee is a nondescript flycatcher that will sit high in a tree and alert you to its presence by calling its name with a plaintive, high, clear whistle described as PEEaweee. Various bird species names are imitative of their vocalizations with probably the most obvious locally being our chickadee whose alarm notes are often rendered as chick-a-dee-dee-dee.



As for the Bunting, the male is a striking blue color that flashes brilliantly when sitting near the top of a tree and the sun reflects off its feathers. Its song is a high, sharp warble with most phrases repeated and is fairly easy to learn by listening to a recording. I should mention that having lived in our previous house for 33 years, we saw this species only once in our yard. What a delight to have it on the list for the VOAM! Maybe some of you have been lucky enough to have seen this beautiful bird at your feeder.



I have several other examples of how birds can pleasantly surprise you when you keep watching and have binoculars handy. One involves our neighborhood and the other elsewhere in Washington County where most of my birding occurs when I'm watching and listening away from home. The local observation occurred several years ago when one fall morning I noticed a large, dark blob on a tree branch in the woods behind our house. Grabbing my bins I focused on the structure just as it flew right at the house and transformed into a Great Horned Owl. I have seen this nocturnal predator only one other time at the VOAM.

The other species was a Mottled Duck seen at Canonsburg Lake two weeks ago and is still being reported in the area. This particular duck's normal range is the Gulf Coast states and, although there are records for Maryland, has never been reported for Pennsylvania. It is a close relative of the American Black Duck found commonly in our state and resembles it in appearance. And the initial reports of the species were of that duck. However, upon closer observations and inspection of photographs, it was determined that the sighting was a first-state record! So far this unusual sighting has attracted over 50 birders from all over Pennsylvania.

So, as I said in my last article, keep watching and listening because with birds you never know what may turn up in the county or in your yard. As always, let me know of any interesting observations.

## Building & Roads Report

Ron Richards

**2023 Asphalt Activity** –The Board approved the expenditure of \$129,342 from the Reserve Fund of which \$126,842 is for the asphalt work to be performed by Tarbuck Paving and \$2,500 is for the backfill landscape to be performed by Mow, Mulch & More. This activity is still expected to begin in late August. Specific instructions will be emailed to affected residents once a firm date has been established.

**2023 Asphalt Activity** – Seal Coat for the 2022 driveway new asphalt – The Board approved the expenditure of \$2,878.04 from the Reserve Fund for the seal coat to be performed by Todd's Asphalt. This work will be performed on August 30, 2023. Should it rain on the 30<sup>th</sup>, the 31<sup>st</sup> is the alternate date. The affected residents will not have access to their driveways for vehicle traffic for 48 hours, including the day of the sealing. Specific instructions will be emailed to these residents in early August.

**Sidewalk Crack Repair & Overlay Project** – Determine coating material and plan to overlay cracked stoops. We planned to offer residents with cracked stoops an opportunity to have this unsightly condition corrected at your expense, on a voluntary basis. We have had numerous requests for a solution to this cracking.

Update: In the next couple of days, the affected locations will receive an email with the approximate cost to overlay your stoop for your review and final indication of interest to proceed. We had some unexpected complications with the measurements, which delayed this email. We will recap the final locations and determine whether we have a basis to negotiate a better price with the contractor.

**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. We have set up the teams. Team #1 – Buildings 20 – 24, 32 & 33, will be Jim Hazi & Denny Dembrak. Denny has volunteered to assist again this year. Team #2 – Buildings 25 – 31 will be Adrian Van Strien and Ron Richards. So, when you see a couple of guys with clipboards checking out your unit, please do not be alarmed. We will complete the painting of all garage areas and sunrooms plus any other items from the inspections. Rick Hergert and Ron will perform any follow-up inspections.

**Reserve Study Update** – The Reserve team of Ron Hart, George Rose, Mike Fragello and Ron Richards have been working with CMA CEO Dave Sylvester to update the 2019 Reserve Study to reflect completed items and new pricing. The contribution to the Reserve that we all pay each month from our maintenance fee will probably need to be adjusted to reflect the new pricing. We just finished reviewing the first draft of this Update. We expect to have the Update proposal for Board review at the next Board Planning meeting.

## Building & Roads Report

Ron Richards

**Pond Fountains** – We have been assisting the Grounds Committee on this item. The fountains are normally installed in the spring following the last freeze and taken out in the fall before the first freeze. These were previously stored on the pond bank and covered with tarps. They were not installed last year due to the pond dredging. Pond 1 fountain was uncovered, placed in the pond and worked when power was applied. Tether cords for all fountains were rotting. Jane Conklin ordered new tether cords. Ponds 2 & 3 fountains were another story. Neither worked when plugged in. The insulation on the power cords had been chewed by animals. Rick Hergert was able to temporarily splice one of the cords and we were able to get the Pond 2 fountain working. Pond 3 fountain power cord needed too many splices. Jim Hazi purchased new power cords for both fountains and we hired an electrician to install them since the junction boxes are submersible. The electrician found the junction boxes to be compromised. We ordered new junction boxes. We installed the new tether cords to Pond 2 & 3 fountains. We installed Pond 2 fountain, and it is now operating. We then installed Pond 3 fountain and when power was applied, the water all shot out of the side of the fountain housing. We repaired this housing and will be installing it shortly. We have arranged for Mow, Mulch & More to install and remove the fountains each year. Pond 2 & 3 fountains will be stored in the shed, to eliminate the animal issue. Now Grounds can arrange for this activity each year instead of performing it. Good outcome. Thanks to Jim Hazi, Rick Hergert, Jane Conklin, and Tom Bruker for their good work on this joint effort.

## Grounds Committee

Jane Conklin

We have had a hot dry period which has demanded constant watering for all our Zinnia flowers at the entrance and at the Clubhouse. Volunteers are needed to help water and care for our new flowers. Over the years, we have lost many members and we encourage volunteers to help fill this deficit.

Since our Spring Walk Around, shrub replacements are nearly completed by MM&M. We ask owners to water their newly planted shrubs – twice a week. The Grounds Committee will have another Walk Around in the Fall to replace any remaining dead plants.

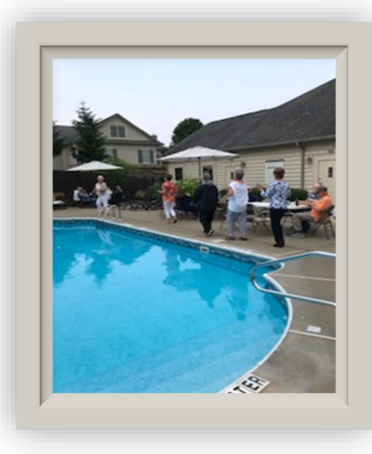
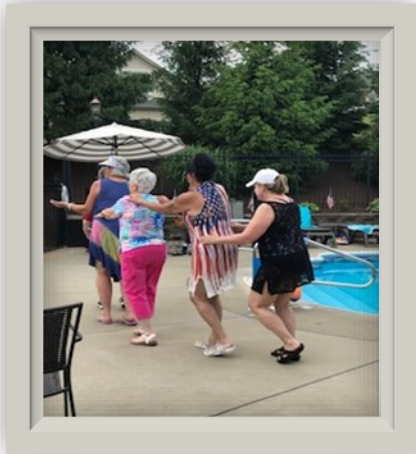
With the help of Buildings & Roads, we finally have the electrical repairs completed for the pond fountains. We thank Ron Richards and his Committee for their untiring assistance. We continue to monitor our Knock Out Roses throughout our community. Thus far, no Rose Rosette Disease has been detected. Watch for any distorted top growth and remember to water weekly.

Grounds is researching possible new dump sites for Pond #3 silt. When an appropriate site is found we can proceed to get dredging estimates for the work.

As we approach the 4<sup>th</sup> of July Holiday, we encourage all to stay safe and enjoy your family gatherings. Finally, try a new activity – volunteering with the Grounds Committee!

## Social Committee

Val Cicconi



Great music  
Great  
friends  
 A Good time  
 had by all!!



Thank you to all that made Memorial Day and Oldies by the Pool a success and full of fun, from the workers on the social committee to the attending residents and everyone else who pitched in to help. And a special thanks to residents, George Cenkovich for playing his music and DJ Mike Zaremba for spinning tunes for us.

It's time for our next event The 4<sup>th</sup> of July @ 4:00. As usual the social committee will provide hotdogs and kielbasa with sauerkraut. We ask residents to bring a side or dessert. Hope everyone signed up at mail house deadline is June 29<sup>th</sup>. If you would like to bring a guest please sign them up also and give your \$5 per guest to Marcy Munnell or Valerie Cicconi. We will have a 50/50, for as most of you know, it is our only source of income to purchase the food and supplies we provide for these events. I'd like to thank everyone for their past generosity.

Our Friday, August 11<sup>th</sup> social will be another night at the pool starting at 6:00. I will be asking for some volunteers to help give some social committee members a needed rest so that they can enjoy the festivities. We will be serving Pizza and salad. If you are able to help with set up or cleanup please let me know or come to our meeting on July 12<sup>th</sup>, to see what we will be asking you to do. Trust me it's nothing you can't handle.

## Villas of Arden Mills

# welcome

Along with our dog, Kona, we recently moved to Pennsylvania and the Villas from Kona, Hawaii. The most frequent question we receive is WHY? Answer is easy – family. Our son Peter is executive chef and education director at a restaurant in Pittsburgh. Along with his wife Natalie, they have lived in PA for 3 years. With the help of Mike and Debbie Fragello, our daughter Marissa (Peter's twin sister), her husband Will and our two grandsons Graeson (3 1/2 ) and Everett 16 months will be moving to Washington PA by the end of June.

Both of us are native Californians. Art is a retired high school science teacher and Patti is a retired advanced practice nurse (nurse practitioner and clinical nurse specialist). Prior to retiring to Hawaii three years ago, Art taught at a boys school in the Monterey area and Patti worked for Stanford Health Care at Stanford University. In our spare time, we love to spend time with our dog, we love to cook and enjoy traveling at every opportunity we have. We are definitely new to this part of the country so there is a lot to explore! Everyone has been so welcoming, we look forward to being able to attend events and get to know everyone.



**Patricia and Art  
Henry  
503 Fair Meadow  
Dr.**

## Swimming Pool Rules and Regulations

It was discussed at the most recent Board meeting some residents are not following the rules of the pool area that are posted . They are also in our Rules and Regulations that are on our website [www.villasofardenmills.org](http://www.villasofardenmills.org) on page 11. The following are the issues that are not being followed.

3. It is the responsibility of the resident to monitor the behavior of their guests to ensure they adhere to the pool rules.

5. PROHIBITED IN THE POOL AREA:

o Pets or animals o Glass or breakable items o **Running, jumping, diving, throwing objects, splashing or other disruptive behavior** o Excessive noise or radios without headphones o Electrical devices o Private pool parties o Adult rafts or body floats (noodles/arm floats are permitted) .

If this responsibility is not assumed, the management company will be notified and a notice will be sent to the resident. If a resident recognizes an infraction, they should alert the management company by sending an email with the specific infraction, name of the person, date and time.

**PLEASE FOLLOW THE RULES THE POOL IS FOR EVERYONE'S ENJOYMENT.**