

Villas Experience

Villas of Arden Mills Condominium Association

Grounds Committee

Jane Conklin

Special points of interest:

- Ladies Luncheon..... .5th
- Building & Roads..... .8th
- Finance Committee.. 15th
- Grounds Committee..15th
- Social Committee.....17th
- Board Planning.....18th
- Memorial Day Picnic..29th

The Grounds Committee is finishing our yearly Walk Around mission to identify shrubs and trees that have not survived. Showing no signs of new growth, these will need to be replaced; however, it does not include those half surviving. We also are noting bare mulch areas with no shrubs or plantings. We need to discuss this with the owners to determine a plan to fill these areas.

Our spring monitoring also includes rose pruning to encourage new growth and to help sustain plant longevity. Owners are contacted by Jane to meet and see the pruning needed for their rose and to get suggestions to maintain their bush. Jane will be visiting all roses throughout the growing season to check for the Rose Rosette Disease that caused so many to be lost last year.

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Our new Treasurer is Tim Karshin, filling the position left by Maggie Zuraw and Jane Conklin is our new Contact person since Tom Bruker retired as Chair.

We all enjoy our fountains and soon expect their installation by volunteers.

The Grounds Committee will be asking for volunteers to help with projects at the club house. Consider making your green thumb greener by helping us with future projects.

Our meetings are open to all and are held the 3rd Monday of each month. May 15th at 6 PM is now scheduled. Come and visit us to hear of upcoming projects and help with suggestions.

Building & Roads Report

Ron Richards

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 2022 Reserve Fund expenditures. Todd recently confirmed that these prices are still good. We are in the process of preparing a Recap of the locations and costs for Board approval. We will have this ready for Board approval in the next Board Planning meeting. Todd usually does this work in July or August. We will also be offering any other resident the opportunity to have their driveway sealed at their expense at the same time. An email will be sent to the Community with particulars.

2023 Asphalt Activity – We performed the annual driveway inspection in mid-March. There were 7 driveways that require replacement. There were 6 new driveways added to the Watch list bringing the list to 13. We contacted Tarbuck to arrange for Quotes. He advised that asphalt material costs are up about 10% currently. The Quotes were received and reviewed in a special meeting of our Committee, and after revisiting each driveway, a final recommendation was developed. Overall costs are up about 15% from last year. The funding was reviewed with the Finance Committee and our joint recommendation sent to the Board for consideration.

Swimming Pool Safety Inspection – This inspection is normally conducted in mid-May in preparation for the Pool opening around Memorial Day. Ron Belensky, our resident professional painter, has volunteered to power wash the surface again this year. We would like to have the cover off before he starts. The Safety inspection typically follows the pool furniture placement.

2022 Building Inspections – This is year two of our triannual building inspection process. This year we will inspect Buildings 20 through 33. (40 units). These typically take place in June & July.

Storage Facility Project – The Board requested that Buildings & Roads investigate for use by all Committees the purchase of a storage facility.

We obtained the proposed list of items to be placed in the storage facility from volunteers with knowledge about the Grounds, Pool, Social & Clubhouse requirements, which were added to ours. After discussion, several items were eliminated, others will become a part of a rebalancing of what is stored in the mechanical room and the storage facility, and there will be no need to store items in the attic. Many of our volunteers no longer feel they are able to climb the stairs into the attic. The 8' x 10' size of the storage facility is a Buildings & Roads recommendation based on the requirements identified above.

The vinyl building material for the storage facility is a Buildings & Roads recommendation based on a need to have a low/no maintenance material the color of which will fit our Community norm. A composite wood alternative was discussed, but this was more expensive and would require ongoing maintenance.

Building & Roads Report con't

Storage Facility Project con't

The location of the storage facility in the swimming pool area is a Buildings & Roads recommendation based on the avoidance of preparing a foundation for the storage facility which would be required at the initially suggested location behind the mail house. This Pool site displaces a couple of pieces of furniture which can be rearranged at that end of the pool. Most importantly, this site provides the safest and most convenient access to the storage facility.

The recommendation to the Board was as follows: Acquire an 8' X 10' vinyl shed from Wayfair to be placed in the far-left hand corner of the Swimming Pool area abutting the retaining wall. We will assemble this shed. The cost of this shed, shipped to our site is \$1,747.93. We have discussed the availability of Operating Budget funds with Finance, who concurs with their availability. Upon your approval, Jim Hazi has volunteered to place this purchase on his VISA card for reimbursement. We would like to have this installed prior to the pool opening.

The Board approved the recommendation and the shed will be delivered to our site on May 1. We will begin assembly as weather permits.

Sidewalk Crack Repair & Overlay Project – Determine coating material and plan to overlay cracked stoops. As a part of the 2022 sidewalk safety inspection conducted in September of last year, we noted for follow-up the stoops that had cracks. Phase I inspection identified 26 locations out of the 88 sidewalks with this condition. Phase II inspection identified 15 locations out of the 36 sidewalks with this condition. What is a stoop? It is the cement pad directly in front of your entry door. We planned to offer residents with the 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.

Rick Hergert took the lead in researching & identifying the material and a local contractor with experience in application of the material. Adrian Van Strien visited the contractor, reviewed their process and received a demonstration of the product. We decided that a winter trial was needed to see how the product reacted to the application of snow removal chemicals. We used a cast concrete paver from the old pool sidewalk for this trial. Rick volunteered to have the paver coated with the material (SURECRETE) and see that it gets CaCl during the winter. Rick reported that the product held up well and had no adverse effect from the salt and calcium chloride he applied periodically all winter. We were then ready to proceed to the next step, which was deciding on a test site, choosing the crack filler product to be used prior to the application of the SURECRETE, and testing for the appropriate color to match our weather worn cement. We have chosen the crack filler. We have a color chart and will select the best fit for the trial location. We are currently developing pricing for each candidate location. We have a Quote of \$7 per square foot for the overlay material.

Stay tuned.

Social Committee

Valerie Cicconi



Hope everyone enjoyed themselves at our last social, Ladies night. We were glad to see a nice turn out as this is the committee's way of thanking you for all the lovely cooked dishes you provide for our potluck picnic socials.

Our next social is on Memorial Day, Monday, May 29th at 4:00. The Social committee will provide chicken and hotdogs. We ask all our great cooks to provide a side dish. Look for the sign up sheet in the mail house and please list what you plan to bring so we can have a

Welcome



The Welcome Committee would like to introduce you to Theresa DePaolo, one of our newest residents of the Villas. Theresa has moved into 127 Fair Meadow Drive.

Theresa grew up in Brookline and most recently lived in Linden Vue in McMurray. She has one daughter and is a retired Registered Nurse. She enjoys knitting and baking in her spare time.

Please give Theresa a big hello when you see her to welcome her to our wonderful community!



Ladies Luncheon & Cards

The ladies will be having their monthly luncheon and cards on May 5th Cinco de Mayo at 11:30 am. Lunch will be at Dee Jays 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.



The Heather family would like to thank all in the community that gave them support and prayers during the difficult time and surgery for their grand daughter "Izzy".

The Prayers do help and Izzy came home recently. Please keep the prayers coming that she has a swift recovery.