



Volunteer for VOAM

Our volunteers save the Community in two direct ways. First we avoid the need to have contractors perform minor maintenance activities by doing them ourselves. We cannot get a contractor on site for less than \$100, plus the cost of the work being performed can be several hundred dollars. We typically handle about 20 to 30 Service Requests a year that we can perform locally. We receive about 50 to 75 Service Requests a year. All require a local investigation to determine the cause and define the appropriate course of action to remedy the Issue. Second, we negotiate the price for the work being performed.

Committees avoid Management Co. employees who would otherwise perform required tasks. The **per hour** rates are as follows from our original contract (may be higher now):

Community Associations Manager	\$150
Community Manager/Office Manager	\$100
Office Staff	\$50

We renegotiated the Management Co. contract and currently pay around \$1,415 per month directly attributed to the offset our Committees provide. **Their standard rate is about double that.** Needless to say, the Committees have kept the Maintenance Fees at a much lower level.

Finally, a desperate plea from all the committees plus the Board. Volunteerism has never been lower in the sixteen years of VOAM's existence. If the work that is currently performed by volunteers is turned over to our management company, CMA, we lose much of the control we have over our own affairs, plus as above you can see the cost of CMA performing the work which would drastically increase our management costs,. If this plea causes even a few residents to consider volunteering in some capacity, the additional space taken in this month's article will have been well worth it!!!

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Special points of interest:

- Ladies Cards.....1st
- Labor Day Picnic.....4th
- Building & Roads.....11th
- Clubhouse Comm.....12th
- Finance Comm.....18th
- Grounds Comm.....18th
- Social Comm.....20th
- Board Planning.....21st

Nominating Committee

A group of volunteers will be coming around to visit the residents, acting as the nominating committee for this year to find new members for the Board. There will be two vacant positions.

They will be visiting you in the month of September and October to be able to answer your questions and to hopefully, solicit new members for the Board and for some of our committees. They will be able to answer questions about all of our committees if that is where your interest lies. So please answer the door when they come knocking.

You can also review what our committees duties are, by accessing our website at www.villasofardenmills.org and click on the community tab and then under committees hit the click here button.

Walk, Walk, Walk Is Back! Soheila Lunney

After three years of hiatus, we are going to resume our Walk exercise at the Clubhouse on Mondays and Wednesdays at 2:00pm. Our first session will be on **Monday September 18th**. We will use a Workout/Walk video by Leslie Sansone. This low impact video is about 30 minutes long.

We hope you can join us as we are getting into Fall and Winter months when outside activities are limited and we can use a little indoor workout. You do not need to attend both days, come whenever your schedule is free.



Summer is coming to the end enjoy the pool with your neighbors and friends

LEADERSHIP IS NEEDED FOR THE FOLLOWING COMMITTEES:

BOOK NOOK

CLUBHOUSE

GROUNDS

POOL

Let the board know if you are willing to serve.

Pizza Night by the Pool

2023 Asphalt Activity – Driveway Replacements & Repairs – UPDATE: This activity is now scheduled to begin on September 14. Specific instructions will be emailed to affected residents. All residents should use caution when proceeding through the Community, since there will be resident vehicles and paving equipment parked on the street during the driveway work. Tarbuck will be repairing the entrance this year which will require one-lane traffic in and out of our Community. Please be patient if you are asked to wait and be extra careful returning to the Community. Incoming traffic will be given the right-of-way, but there may be an outgoing vehicle waiting to exit. The entry work should be completed in 2 days and is scheduled to begin first.

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. The Overlay product has been investigated and tested. The interested residents have been identified. The contractor for applying the material has yet to be determined. The original contractor has been unable to schedule a site meeting. We are now waiting for an alternate contractor to be available for a site meeting.

2023 Building Inspections - This is the second year of our triannual building inspection process. This year we inspected Buildings 20 through 33 (40 units). Inspections have now been completed. The Board recently approved \$2,125 for the first installment of painting and \$8,465 for the balance of the painting. Ron Belensky, our resident professional painter has completed the first installment and is now working on the balance. All roof items from the inspections have been completed by Bronson Roofing. All vinyl siding cleaning items have been completed by Premier Power Cleaning. Quite a few residents had Premier clean the balance of their unit while here performing the Association's work, and several have scheduled them back for additional work.

Service Request Process – information for our new residents and a reminder for some. We encourage all of you to use the CMA Website Owner Portal to submit Service Requests. The process is a simple one able to be accessed from your smart phone or computer. <https://cmamgt.com/> Click on Owner Portal. This will get you to the login process. If you have not set up your Portal yet, then follow the instructions on the web site. Once logged in you will be at your Dashboard. Click on: Submit a new request. Select: General Request. Select: Choose a type of request. Click on Service Request. Fill in the Subject box and the Detailed Description box. Click on submit. Your Service Request is now in the System. It will come to the Buildings & Roads Committee with authorization to correct the Issue and engage a contractor, if needed.

<https://cmamgt.com/>

Pizza night by the Pool was a great time. A huge thank you to all who helped the social committee to put on this wonderful evening. I hope I told each of you, thank you that night or when I saw you after. Again, we thank DJ Mike for the music and thank you to Mike and Carol for the Hawaiian Leis, that was such a nice touch. Joanne Brownlee won the 50/50.



The next Social Event is September 4th our Labor Day Picnic @ 4 PM. We will be serving Fried and Baked Chicken and ask that residents bring a side dish. We will have iced tea, lemonade, and water. We will be having a 50/50. Hope you all saw the sign up sheet in the mail house. Deadline is August 29th so we have time to adjust our chicken order.

Our next event in October will be Pasta night, Friday October 13th at 5:30 PM. We will be serving Baked penne, meatballs, Caesar Salad, Italian bread, and cookies for dessert. We will have iced tea, water, tea and coffee. Feel free to bring your own BYOB to enjoy and share with your meal.

Your Social Committee is also looking for new things you the residents would like to participate in. Please let any member know what some interests are—afternoon games, afternoon social, games at our socials. Some ideas we are thinking of are afternoon games such as, Mexican train, light card games—Skipbo, Uno, Skyjo, 3/13, 1500 (they only take a minute to explain) and many more. They are not thought intense so there is a lot of laughter and talking that goes on. We can also do board games, Pictionary, puzzle tables. You name it we could try it. Our thought here is to give residents somewhere close and entertaining and safe to get you out in the winter months to move and have fun. Socializing with your neighbors is one way. They say laughter is the best medicine!!!!

Hope to see you at every event

Grounds Committee

Jane Conklin

Autumn's cooler weather is approaching as we focus on the beautiful transition of color in our trees and shrubs. We have scheduled a Fall Walk Around within the next two weeks to determine any trees or shrubs that need replaced.

The brutal thirteen weeks of hot dry weather have placed stress on all trees and shrubs as well as our lawns. Please continue to water your new spring shrubs that were planted – twice a week – into September.

This month, the rejuvenation of four of the worst lawns will be completed by TruGreen under contract by MM&M. This will include adding soil where needed, overseeding, fertilizing and aeration. The soil gets compacted from the heavy lawn equipment and over time needs aeration.

Our Arborist, Walter Jarosh, has evaluated our trees at an on-site meeting, especially targeting the pin oaks which now need treatment. He will be giving us a quote for their special treatment with added fertilizer and afterwards we will schedule that to be done.

Pond 3 requires dredging of the build-up of sludge on the bottom. The Grounds Committee is researching alternate dump sites, excavators who can reach the pond and exploring any permits or testing that may be required.

Due to our mild winter, the insects have been a nuisance on trees and shrubs. To date, we have not seen any lanternflies. Aphids, tree insects, ground bees and a hornet nest have all required attention.

The community zinnia flowers have done well in the soil amended beds, so we plan to expand our efforts next spring. These need to be watered several times a week and we extend our invitation to volunteers who can help.

Your suggestions are always welcomed, and we look forward to hearing from you. Help to keep our beautiful landscape vibrant!

Finance Committee

George Rose

The Finance Committee is looking for new members. We currently have five members and would like to get one or two more. The Finance Committee is charged with overseeing the entire financial position of the Community. Our duties involve the development of the annual budget, scrutinizing expenditures from the Reserve, formulating strategies for the payment of unexpected expenses. One of our other primary responsibilities is to maximize the income from our various cash investments.

We meet once a month on the third Monday of each month at 3:00 PM. Normally, the meetings last no more than an hour.

NO, there are not any requirements for anyone interested to have a financial background. All we want is someone who has an interest in the Community and wants to see it continue as a financially sound and desirable place to live.

Join us as a member of the Finance Committee

Theater Outing

Karen Neubauer

Yes, the Villas of Arden Mills Theater Group are going to **Mrs. Doubtfire, The Musical** on **Wednesday, Nov. 29, 2023**. Everyone's favorite Scottish nanny is coming to Pittsburgh! Based on the beloved film, Mrs. Doubtfire tells the hysterical and heartfelt story of an out-of-work actor who will do anything for his kids. The total price for ticket, bus, and driver tip will be **\$137.00 each**. We will be meeting the bus on Wednesday, Nov. 29 at 5:55 pm at the clubhouse to leave at 6:00! Please be prompt! The bus is filling and away we go! **Deadline for ticket** (your check is your ticket - 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) procurement **is Wednesday, Oct. 9th!**

We will also be attending **Girl from the North Country** on **Wednesday, Jan. 10, 2024**. This musical from Bob Dylan is in Duluth, MN in 1934! We meet a group of wayward travelers whose lives intersect in a guesthouse filled with music, life, and hope. Experience this "profoundly beautiful" production brought to vivid life by an extraordinary company of actors and musicians. Price includes the price of tickets, bus and driver tip, and will be **\$128.00 each**. We will be meeting the bus on Wednesday, Jan. 10 at 5:55 pm at the clubhouse to leave at 6:00! Please be prompt! The bus is filling and away we go! **Deadline for ticket** (your check is your ticket - 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) procurement **is Wednesday, Dec. 4th!** This is a new play for Pittsburgh, direct from Broadway.

Our theater excursions will continue in February with **"MY FAIR LADY"** on **Wednesday, Jan. 31, 2024**. From Lincoln Center Theater, My Fair Lady tells the story of Eliza Doolittle, a young Cockney flower seller, and Henry Higgins, a linguistics professor who is determined to transform her into his idea of a "proper lady". But who is really being transformed? Price includes the price of tickets, bus and driver tip, and will be **\$135.00 each**. We will be meeting the bus on Wednesday, Jan. 31 at 5:55 pm at the clubhouse to leave at 6:00! Please be prompt! The bus is filling and away we go! **Deadline for ticket** (your check is your ticket - 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) procurement **is Wednesday, Dec. 11th!**

The last theater outing of the season is to **COMPANY** on **Wednesday, April 17, 2024**. Phone Rings, Door Chimes, In comes Company. It is Bobbie's 35th birthday party and all her friends keep asking why she isn't married? Why can't she find the right man? As Bobbie searches for answers, she discovers why being single, being married, and being alive in the 21st century could drive a person crazy. Price includes the price of tickets, bus and driver tip, and will be **\$135.00 each**. We will be meeting the bus on Wednesday, Apr. 17 at 5:55 pm at the clubhouse to leave at 6:00! Please be prompt! The bus is filling and away we go! **Deadline for ticket** (your check is your ticket - 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) procurement **is Wednesday, Feb. 12th!** This is a new play for Pittsburgh, direct from Broadway.

Come and Join us