

Villas Experience

Social Committee

Valerie Cicconi

Thank you to everyone that helped with set up and clean up for Pasta night. The 50/50 was won by Phil Neubauer.

Our next social is our soup night on November 9th @5:30. Please see the signup sheet in the mail house. Deadline for signup is November 6th. We will be having a 50/50 which as many of you know is our way of purchasing everything that is needed to have a successful event. If you are interested in making a soup please contact Valerie at valcicconi@gmail.com or 917-445-4812.

Along with different soups we will be serving Tossed Salad, Club crackers, and Pumpkin Pie for dessert. Water, Iced tea, Cider, coffee and hot tea and of course feel free to BYOB.



We will again have an informal get-together for Christmas on Tuesday, December 5th. We will ask residents to bring some type of finger food to share. Please watch for the signup sheet in the mail house as this is so close to the December newsletter coming out.

For anyone who is thinking they may like to join our committee, our next meeting is November 15th @ 1:00. At this meeting we will be planning our event Calendar for next year so now is the time to let us know what kind of socials you would like to have. Do we want some in the afternoons during the cold winter months, while it is daylight? Do we want games, do we want to just get together and eat and talk? Do we want Bingo Socials? Do we want outside around the pool with music? Of course, I would like to do all the above but I feel I would have a mutiny on my hand from my committee if I worked them this hard. So again, if you are thinking of joining the committee it would be great to be able to divvy up the activities so the same few aren't working their tails off. Hope to see you then.

Special points of interest:

- > Ladies Cards.....3rd
- > Time Change.....5th
- > Soup Night.....9th
- > Building & Roads.....13th
- > Board Planning.....16th
- > Finance Comm.....20th
- > Grounds Comm.....20th
- > Social Comm.....22nd



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Preparation

Ron Richards

It is that time of year again. As winter approaches, after the last mowing, Mow, Mulch & More (MMM), also our snow removal service provider, will be placing markers on the perimeter of all driveways. These are intended to minimize damage to our landscape during snow plowing.

Please remove any items you may have on your driveway or sidewalk that would impede the snow removal process. MMM has been instructed not to attempt to remove snow near any vehicle that may be parked in your driveway.

George Silvestros and his MMM crew are poised to provide service, when needed. We monitor the radar weather maps and confer when there is a threat. The earliest they will begin snow removal is 5:00 a.m. The latest they will be on site is midnight. This year they will be using 2 bobcats and a small truck with salt spreader and plow. The bobcats will be kept on the property during the snow season. They start on the roads first, followed by driveways. At times a dump truck may be used on the roads.

The sidewalks are cleared after all roads and driveways. The melting agent used on the sidewalks is calcium chloride ONLY, which is friendly to cement. **Salt is not cement sidewalk friendly and is not used by MMM on your sidewalk and should not be used by any resident.** Should there be an extended snow period, they will continue to do the asphalt surfaces repeatedly, if necessary, and then finally do the sidewalks.

The contract includes the removal of hanging icicles from gutters. During the sidewalk snow removal, MMM will knock down any icicles that are present at the time. This will not prevent icicles from forming after they leave, which they will only remove the next time they are on site for snow removal. Any interim icicles should be removed by able residents to reduce the weight hanging from the gutters and to help avoid ice buildup on the driveway directly under the icicles. Help your neighbor if you are able and they are not.

The Association has continued the driveway plowing practice developed during the last few years. MMM uses the bobcat to pull the snow away from your garage door. They will also plow the driveway up to 18 inches in from the edges. During salting, this will reduce the amount of salt used and minimize the amount of salt spread onto the landscape, shrubbery, and parallel sidewalks.

Please use your CMA Portal to create a Service Request to report any issues associated to snow removal. Issues may also be emailed or called into CMA, Carl Wilkinson, during CMA normal working hours. Carl will contact the appropriate person to remedy your issue. Off hour calls are to be reported to the CMA emergency number (412-269-7800). Contact information for Carl is listed at the top of the Community Directory and is listed here for your convenience (Carl@cmamgt.com 412-269-7800 Ext 260). **Please do not discuss your issue with MMM workers.**

Winter Preparations continued

Our Community is a big one by snow removal standards. Your Buildings & Roads Committee monitors the work performance and will initiate any necessary adjustments. We are always guided by your issue reports to CMA.

A word of caution: As you travel our streets during a snowfall, please drive carefully, especially when exiting the Community. Several residents have had a white-knuckle experience while sliding toward Main



Building & Roads Report

Ron Richards

2023 Asphalt Activities: The new asphalt in all locations has been backfilled with topsoil, seeded and covered by Mow, Mulch & More. **And we have grass!** Todd's Asphalt has been scheduled for November to apply crack repair material to selected road sections and selected driveways. We will be starting in Phase II and working our way down to Phase I this year. We spend a maximum of \$2,000 on driveways and \$1,000 on roads. When the purchased material runs out, we stop, and this becomes the starting point for next year.

Wasp Nest Removal: We removed the wasp nests found during the 2023 Building Inspections for Buildings 20 through 33.

Building Inspections: All painting has now been completed including several Service Requests received from residents via the CMA Portal.

Gutter/Roof Cleaning On the left side of Fair Meadow Drive in Phase II: This will be done when the leaves are all down from the trees along the property line in late November or early December. The gutters that need to be cleaned from our building inspections will also be included at this time.

New Snow Removal Contract – Mow, Mulch & More: Our Committee negotiated a New 3-year contract for snow removal with MMM **holding the existing contract price.** The current contract ends with the 2023/2024 snow season. The Board approved this contract which runs through the 2026/2027 snow season for \$180,000, which is \$60,000 annually which costs each resident \$441.18 for the entire season to provide unlimited service calls to clear your driveway & sidewalk and the Community roads & around the Clubhouse & Mail House.



We're on the web:
villasofardenmills.org



This years Annual meeting will be December 7, 2023 at 6:00 pm and will be held in the Community Clubhouse. At this time we elect new officers to the Board, review the accomplishments of the year, get reports from our committees, review the 2024 budget and discuss any issues brought up by the community. Hope to see you all there.



VILLAS
OF ARDEN MILLS



The Welcome Committee met with David and Ruth Mertz who recently moved into 538 Fair Meadow Drive. We would like to welcome them to our community. If you see them, please introduce yourself and personally say hello!



Anyone interested in participating in the hands on demo given by Teresa, on how to make ladylocks, please contact Kathy Brownlee for further information, This will be on Sunday, November 5th at 1:00 pm
Kathyabrownlee@hotmail.com



It is time to get ready for the holidays. So the Clubhouse and Social Committee are looking for volunteers to help decorate the Clubhouse for Christmas. They will be decorating Tuesday November 14th at 1:00 pm. Just come down, join us and get to meet new people.



If you are going to get rid of your mums, rather than putting them in the trash, please drop them off at the clubhouse and the Grounds Committee will replant them around the clubhouse area.

Thank you. The Grounds Committee.