

# Villas Experience

April 2024

## Your Condo Loss Insurance Policy

Effective June 5th, 2024, we are increasing the Association’s insurance property deductible to \$25,000. After careful review, the board has chosen to make this change to not only reduce the cost of our insurance policy, but to also help protect the increase cost of our coverage through the reduction in claims expenses.

You the unit owner, should increase your condo owner’s loss assessment coverage limit to \$25,000 on your Condo owner’s insurance policy (better known as an HO-6). This coverage protects you in the event your unit has a property claim against the Association’s policy. The deductible is assessable back to the unit owner who would be able to pay the assessment for an insurance related loss under their HO-6 condo owners policy. Your agent will be able to further explain this to you, but you need to have this coverage increased for June 1<sup>st</sup>, 2024

## Breakfast with the Board

Breakfast with the Board will take place on April 6, 2024 at 9:30 am. Beverages and donuts will be provided. A sign-up sheet has been placed in the mail room for names of attendees and you are to email Mike (michaelfragello@howardhanna.com) on topics you wish to discuss. This is your opportunity to ask the Board any questions or give them your concerns. This will take the place of the April Board Meeting??

[Hope you decide to join us](#)

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### Special points of interest:

- Ladies Card Lunch.....5th
- Breakfast with Board.....6th
- Building& Roads.....6th
- Clubhouse Comm.....9th
- Social Comm.....10th
- Grounds Comm.....15th
- Finance Comm'.....15th
- Board Planning.....18th

## Social Committee

Valerie Cicconi

We had a successful St. Patrick's social with great food and our chef Kathy Brownlee won the 50/50 raffle. Everyone complemented the group on the food. Good time had by all.

### Who remembers when?



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Take a walk down memory lane at our April 30<sup>th</sup> at 3:00 pm for a Tea Party Social. Pull out the hats and gloves and bring a tea cup if you have one that has a history you wish to share with us. Do not worry if you don't have a tea-cup to bring, we will provide them for you. A big thanks to Patty Dembrak for agreeing to help us plan and bring this social to our community. Please see the sign up sheet in the mail house. Hope to see you there as many of you have been asking for a tea party event.

**Wear a whimsical hat or make your own.**



# Building & Roads

Ron Richards

## 2024 Asphalt Maintenance Activity -

We completed our annual Spring asphalt inspection. We are in the process of finalizing quotes for the needed work pursuant to developing our recommendation to the Board for replacements, repairs and other maintenance for our roads and driveways for this year.

During our asphalt inspection, we look for any damage and provide guidance for any additional MMM landscape repairs. MMM performed repairs for most snow removal damage and removed the markers during March.

Last year's driveway replacements and repairs are scheduled to be sealed mid-year 2024. 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](mailto: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 also identified during the inspection the need for crack repair. This activity will be scheduled for later in the year.

## 2024 Cement Surface Maintenance Activity –

The Stoop Crack Overlay Project is scheduled to begin in late April/early May. Each of the residents who volunteered to participate in this Project at their expense will receive advance notification of the schedule and specific instructions for activities that will occur prior to, during and following the installation of the overlay.

## 2024 Building Inspections –

This year, we will complete the 3<sup>rd</sup> year of our tri-annual inspection process. This will be performed on Buildings 34 through 43, all located in Phase II of our Community. We will be inspecting roofs & roof vents, gutters & downspouts for cleaning, vinyl siding for cleaning, and various items that may require painting. This activity is scheduled to start in June with all inspections to be completed by the end of July.

## Help Needed

The Grounds Committee is seeking a Secretary. For more information, please contact Jane at 724-493-6039.

# Grounds Committee

Jane Conklin

Welcome Spring! The Grounds Committee has already been busy with monthly duties since we've had this early warm weather.

We are replacing some of our Stella D'Oro Daylilies around the Clubhouse with other longer lasting perennials to add needed summer color. More Mums were planted last fall, thanks to the response of owners donating their plants after the blooms were spent.

Volunteers continue to research shrubs, trees and flowers for possible use to update our approved list of plants. If you can assist with the use of your computer or might enjoy a visit to nurseries with us, please consider helping us with research.

The wild pear trees growing on the MCL hillside will be cut down and removed this spring since they are the wild pear invasive species. We also plan to get quotes for brush cleanup on this site as well.

Pond #3 excavation plans are again being evaluated as we seek to resolve issues.

Our hard cutting of shrubs should be finished by the end of March, rejuvenating the older ones. A few words about this program may help understand this needed work. The Grounds Committee cares for the shrubs around your home and common areas. They are not your shrubs. We work in chosen designated areas each year by tagging with ribbons for MM&M to hard cut.

Hard cutting stimulates and rejuvenates older established shrubs to eliminate the time and expense of replacing them. This also is needed to keep with the overall continuity of appearance in our community. Larger, overgrown shrubs leave the appearance of an older community not well maintained. After all, the health of the shrub is the main focus.

*Some of the early spring flowers around our neighborhood*





# CLO Theater Outing Please note the deadlines!

We will be attending "**West Side Story**" on **Wednesday, June 12, 2024 (7:30 PM performance)**. This musical price includes the price of tickets, bus and driver tip, and will be **\$127.00 each**. We will be meeting the bus on Wednesday, June 12 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) procurement **is Wednesday, May 10th!** This is a classic you won't want to miss!

Our theater excursions will continue in June with "**The Color Purple**" on **Wednesday, June 26, 2024 (7:30 PM Performance)**. Price includes the price of tickets, bus and driver tip, and will be **\$127.00 each**. We will be meeting the bus on Wednesday, June 26 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) procurement **is Wednesday, May 21st!**

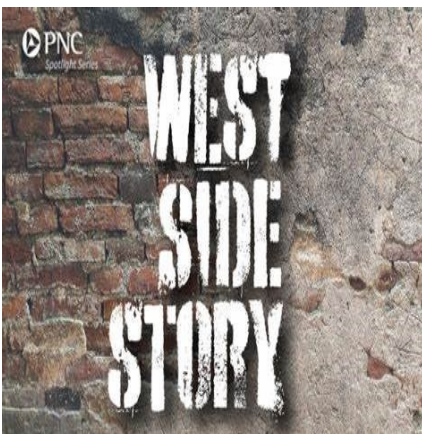
The last theater outing of the season will be "**The Music Man**" on **Wednesday, July 10, 2024 (7:30 Performance)**. Price includes the price of tickets, bus and driver tip, and will be **\$127.00 each**. We will be meeting the bus on Wednesday, July 10, 2024 at 5:55 pm at the clubhouse to leave at 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) procurement **is Wednesday, June 6th!**

Should you have any questions, please contact Karen at (724)229-6977 or [Karenneubauer@msn.com](mailto:Karenneubauer@msn.com) ).

[June 12, 2024](#)

[June 26, 2024](#)

[July 10, 2024](#)



# Solar Eclipse

An eclipse of the Sun happens when the [New Moon](#) moves between the Sun and Earth, blocking out the Sun's rays and casting a [shadow](#) on parts of Earth.

The Moon's shadow is not big enough to engulf the entire planet, so the shadow is always limited to a certain area. This area changes during the course of the eclipse because the Moon and Earth are in constant motion: Earth continuously rotates around its [axis](#) while it [orbits the Sun](#), and the Moon orbits Earth. This is why solar eclipses seem to travel from one place to another.

## Solar Eclipses Mainly Look Partial

Solar eclipses are only visible from within the area on Earth where the Moon's shadow falls, and the closer you are to the center of the shadow's path, the [bigger the eclipse](#) looks.

## Protect Your Eyes!

[Never look directly at the Sun](#), eclipsed or otherwise, without any protective eyewear. The Sun's radiation can burn the retinas in your eyes leading to permanent damage or even blindness.

The best way to safely watch a total solar eclipse is to wear protective eclipse glasses or to project an image of the eclipsed Sun using a [pinhole projector](#).

The map to your right shows the path of the solar eclipse.

The solar eclipse in the Pittsburgh area can be seen on Monday April 8th between 1:59 pm to 4:35 pm. The maximum effect of the solar eclipse will be at 3:17 pm. Be sure to wear protective glasses if you are planning on viewing this.

