

Villas of Arden Mills

Special points of interest:

- Ladies Lunch/ Cards7th
- Building & Roads10th
- Clubhouse11th
- Social Comm.....12th
- Grounds Comm.....17th
- Finance Comm.....17th
- Board Planning..... ..20th
- Board Meeting.....27th

Inside this issue:

- Volunteer 2
- Board Positions 3
- Bible Study 3
- Social Committee 4
- New Resident 4

Villas Experience

Volume 16: Issue 6

June 2024

HOA Assessment

Did you know that paying your monthly HOA assessment can be much easier? If you are not already enrolled in auto-pay, you can enroll by visiting https://portal.cmamgt.com/home_v2/Login to sign up for automatic future recurring payments. Log in (or register) to set up a **safe and secure** account during your visit to the Owners Portal. Our Owners Portal allows you to change your communication preference from paper to E-Statement and to sign up for automatic recurring payments. Paying electronically saves you time, helps the environment, saves your Association money, and keeps you from getting a late fee! Please contact us at (412) 269-7800 if you would like further assistance.

The Villas of Arden Mills Condominium Association

This Community is Professionally Managed By:
Community Management Advisors, Inc
(412) 269-7800 | <http://www.cmamgt.com>

Correct Your Insurance Coverage

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 1st, 2024

Volunteer



“Join a Committee or just volunteer to help” It will be greatly appreciated by all and help keep our management fees lower.

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 per hour
Community Manager/Office Manager	\$100 per hour
Office Staff	\$50 per hour

Our negotiated Management Co. contract is about half of what normal communities our size pay and it is directly attributed to the offset our Committees provide. Needless to say, our 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!!!

If you have a question about what each committee responsibilities are and/ or what committees we have please go to our website at www.villasofardenmills.org and you will see a description of each committee under the heading of community.

Volunteers to serve on the Board

The positions on the Board are President, Vice President, Secretary, Treasurer and Member at large. Those who volunteer to serve on the Board are elected and will serve a 2-year term of office. The Board meets monthly in a planning meeting, unless there is no business, and the Board meets every other month with the Board Meeting open to our community. The meeting average time is one to one and a half hours.

We will have 3 open positions to be filled at the Annual Business Meeting in December. Terms for Mike Fragello, Jan Burt and Ron Pancari expire in December 2024. Specific positions are decided by elected board members after the Annual Business Meeting.

If you are interested in what these positions entail, you can go to our website at www.villasofardenmills.org and under the heading of documents, governing documents, bylaws and on page 9-10 you will find the description of each position. Anyone with questions should contact a current board member.

Mike Fragello Current President
michaelfragello@howardhanna.com
724-554-6621

Janet Burt Current Vice President
dburt39@comcast.net
412-849-3854

Ron Pancari Current Treasurer
voam.treasurer@gmail.com
502-422-2453

Marcie Rossi Current Secretary
abw.vso@aol.com
940-867-7255

Ken Porter Current Member at Large
kporter3217@yahoo.com
941-713-9108

Bible Study

We are having a great time looking at what God tells us of the future events and learning how we should be living for Him today and preparing for the future events! Come join us the first and third Wednesdays of each month at the clubhouse from 1:00 - 3:00. It's never too late to join in! Hope to see you all there! If you have any questions, please contact Karen Neubauer at Karenneubauer@msn.com or (724)229-6977.



Social Committee

Thank you to all our wonderful cooks that provided side dishes for our Memorial Day Picnic. Hope you all enjoyed playing Bingo! Unfortunately we were not able to have it outdoors by the pool but here are some fun photos of last years picnic. There was music and dancing. And thank you to DJ Mike for providing us with music again this year.



The next Social event will be Taco Night pool side weather permitting. Friday, June 21st @ 6PM



This Photo by Unknown Author

So be sure to sign up in the mail house and come on down to build your own taco or taco salad.

New Resident

We have new residents Phil Kelly and JuliAne Martin. Their address is 516 FMD.

Welcome