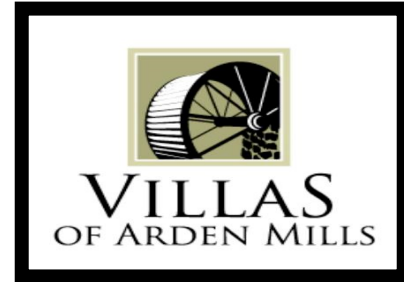


# Villas Experience

August 2024  
Volume 16: Issue 8



## Special points of interest:

- Ladies lunch & cards...2nd
- Building & Roads .....12th
- Social Committee.....14th
- Board Planning .....15th
- Ice Cream Social.....16th
- Grounds Committee....19th
- Finance Committee ....19th
- Board meeting.....22nd

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## Grounds Committee

Jane Conklin

Constant watering of our vincas and zinnias has been our full-time job. Many of our owners have this full-time job too, trying to keep up. All of this hot and dry weather has put stress on our shrubs and trees and we see the results as sporadic dead areas.

The replacement of shrubs will be later this year – in the fall. This will work out for the best since we ask owners to water any newly planted shrubs. We have several ornamental trees that will be removed due to disease and will have the stumps ground out.

Several requests for flag poles for the American flag have been made, approved and installed.

A meeting is planned to discuss potential new perennials and shrubs that we may approve for future plantings. We will be seeking perennials that will demand less water and shrubs that supply more year-round color.

Our ponds are being cared for twice a month by our pond expert. This includes control of the algae with biological additives which gives the water a pale blue hue.

Pond 3 is still on hold for the excavation anticipated. The recent estimates are quite high so we are reaching out to CMA for their suggestions to include another environmental engineer and excavator to review the situation, giving us more insight with more decisions to be made.

Volunteers are still needed to help with research and watering duties. Help us accomplish our goals. We only want the best results.

## Volunteers Needed



# WE WANT YOU!

# We Want You!



## Your Board

At the end of this year, the terms for 3 Board members will expire. We will need at least 3 Villas of Arden Mills residents to submit their names for election to serve for a 2-year term of office.

Please consider serving your community as a Board member. For more information, please contact any Board member today!

Mike Fragello

724 554-6621

Janet Burt

412 849-3854

Marcie Rossi

940 867-7255

Ron Pancari

502 422-2453

Ken Porter

941 713-9108

# Building and Roads Report

Ron Richards

## **2024 Asphalt Activity – Sealing of 2023 Driveway Replacements**

On July 10<sup>th</sup> Todd’s Asphalt completed sealing 16,536 square feet of driveways that were replaced in 2023 at a cost of \$0.22 per square foot, for a total of \$3,637.92. Residents who chose to have their driveway sealed at the same time pay \$0.18 per square foot for previously sealed asphalt. Todd did not raise the 2023 pricing for this year’s sealing. This is a Reserve Fund expenditure.

## **2024 Asphalt Activity – Driveway Replacements & Street Work.**

Tarbuck Paving finally began the driveway work on July 22nd. All affected residents have been notified of the logistics. The good news is he will remain on site and complete the street work on Pine Brook Court & upper Fair Meadow Drive, which involves milling the surface and installing a new topcoat of asphalt. The logistics for the street work are complicated and weather dependent. You all will be kept informed via the Community email process. Tarbuck expects to be on site for approximately 3 weeks.

“Tarbuck expects to be on site for approximately 3 weeks.”

## **2024 Building Inspections**

We have completed inspecting Buildings 34 thru 43, all located in Phase II. Ron Belensky, our resident professional painter, has already begun the paint work. For Courtyard Units, he will need access to the courtyard area and will contact you to schedule his painting. We will be painting your courtyard areas, garage areas and entry areas of all units. For Canterbury/Abbey Units, we will be continuing our project to complete the painting of your sunrooms, garage areas and entry. Your building number is listed in the Directory next to your address, in case you are new to the Community. Following the inspection, work lists are developed for vinyl siding cleaning, gutter cleaning, faux stone pointing, and dryer vent cleaning. Contractors will be notified to schedule this work. You will be advised by email as each activity is scheduled. Numerous individual items found during the inspections will be mostly handled by Buildings & Roads volunteers. It will be a busy summer, through September before all this typically gets wrapped up.

**For Courtyard Units:**

“We will be painting your courtyard areas, garage areas and entry areas of all units.”

## Social Committee

Valerie Cicconi

The next social which will be the Ice Cream social is Friday, August 16<sup>th</sup> at 6PM poolside weather permitting. Always a fun way to cool off the day. Hope you have signed up at the mail house as usual. We are having vanilla ice cream with a variety of toppings. Unfortunately, there will not be any lactose free or gluten free ice cream but if you would like to bring your own you are more than welcome to bring it and top it with any of our toppings.



Our next event will be our Labor Day picnic social, on Monday, September 2<sup>nd</sup>. The signup sheet will be in the mail house after the Ice cream social so please be sure to see it and sign up with what you would like to bring to compliment our hotdogs and hamburgers. Hopefully we will have some cooler weather by then and play some team sports we are working on for you. Trust me nothing too strenuous. You can participate as much or as little as you want but hopefully be there to cheer your team on!



## Welcome

Tom and Linda Prezel moved into 509 Fair Meadow Drive on May 13, 2024. They previously lived in Bethel Park for 49 years. Linda was original from the Uniontown area and Tom was from the McKeesport area.

They have 3 children, 7 grandchildren and 3 great-grandchildren.

Linda is a former school librarian and Tom is a retired engineer from Westinghouse. Linda has been involved with her church group and Tom has been involved with building the Montour Trail.

***An apology from the editor for the lack of complete information in last months newsletter.***



A special thank you to Dave and Mike for cleaning up the pool area after the big wind storm we had on the week of July 6.

## MILITARY VETERANS OF THE VILLAS OF ARDEN MILLS

I am wondering if the veterans here at Arden Mills would be interested in getting together occasionally to meet each other and swap stories. Maybe we could get together regularly, every two months for example, would be enjoyable.

With that in mind, this brief article is to invite all veterans to contact me via email at ehcastle@gmail.com or via phone at (724) 338-2279.

## Theater Outings

Karen Neubauer

"Fall is approaching soon with the great events being planned at the Benedum Theater for their Broadway Pittsburgh Season!! We will be going to MJ - The Musical (about Michael Jackson) and "Some Like It Hot". The following are the prices and deadlines:

**MJ The Musical** He is one of the greatest entertainers of all time. Now, Michael Jackson's unique and unparalleled artistry comes to Pittsburgh as MJ, the multi Tony Award®-winning new musical centered around the making of the 1992 Dangerous World Tour, begins a tour of its own. Created by Tony Award®-winning Director/Choreographer Christopher Wheeldon and two-time Pulitzer Prize winner Lynn Nottage, MJ goes beyond the singular moves and signature sound of the star, offering a rare look at the creative mind and collaborative spirit that catapulted Michael Jackson into legendary status. MJ is starting 'something' as it makes its Pittsburgh premiere at the Benedum Center



MJ the Musical

**Some Like It Hot** Who says they don't make great big musical comedies like they used to? Some Like It Hot brings one of Hollywood's greatest comedies to new life on the Broadway stage. Don't miss the chance to join this fast-paced, sassy, brassy cross-country romp, as two best friends run for their lives – and find true love where they least expect it. Coming to the Benedum theater. **Performance Date:** : Wednesday, April 16, 2025, 5:45 PM at the clubhouse to catch the bus. **Price:\$ 132.00 each. Deadline: Wednesday, Oct. 9**



Some Like it Hot

Checks should be made payable to Karen Neubauer, and sent to 537 Fair Meadow Drive. **Remember there are only 14 seats available, so don't delay in registering.**

## Bible Study

Karen Neubauer

Bible Study of the Book of Revelation continues. It is amazing how relevant this book is to our lives today. Anyone can join in at any point of study. We meet on the first and third Wednesdays of each month at the clubhouse from 1:00-3:00. Looking forward to seeing you all! If any questions, please contact [Karenneubauer@msn.com](mailto:Karenneubauer@msn.com) or (724)229-6977.

