

Villas Experience

Volume 16: Issue 7

July 2024

Villas of Arden Mills

Grounds Report

Jane Conklin

Our recent hot and dry days have demanded that we water our annuals frequently. We encourage volunteers to help with this project since our membership is now down to a few due to retirements.

The shrubbery has grown significantly this year. MM&M is in the process of trimming and will soon be finished. They also are cutting down the designated tall grasses that are obstructing owners' view of the road when exiting their driveways. Some of the grasses will be replaced with shorter shrubbery to maintain a safer exit from their homes.

The new replacement pond fountain 2 has been installed to help with aeration. The water spray is not as tall as pond fountain 1 due to the existing lower power electric line. A new higher power electric installation would be needed to give us this higher spray but we decided it was not in our best interest of our finances.

The plan to excavate pond 3 remains active. Quotes from excavators have surpassed our expectations, therefore we are re-evaluating the work needed. Additional issues required to keep the water flow has added to some of this cost.

Sludge from pond 2 excavation was dumped at the FMD site and now has been removed to provide space for dredging pond 3.

All of us from the Grounds Committee wish you a happy and enjoyable 4th of July Holiday - and remember the reason for the celebration. Stay safe as you travel.

Inside this issue:

Social Committee	2
Theater Outing	3
Welcome	3
Building & Roads	4
Building & Roads	5
Ring Ring	5
Drive Safely Read Your Signs	5
Pool Etiquette	5

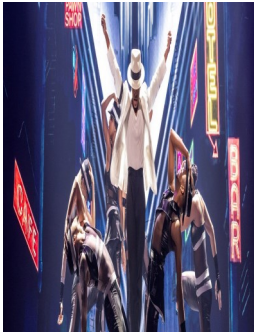
Special points of interest:

- 4th of July Picnic4th
- Ladies Card Luncheon.....5th
- Building & Roads.....8th
- Social Committee.....10th
- Grounds Committee.....15th
- Finance Committee.....15th
- Board Planning.....18th

Theater Outings

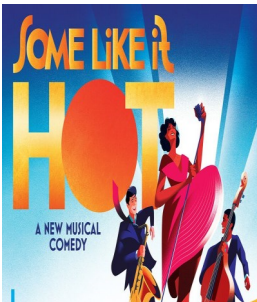
Karen Neubauer

"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

Performance Date: Monday, Nov. 25, 5:45 PM at clubhouse to catch the bus. **Price: \$171.00 each. Deadline: Wednesday, Aug. 21.**



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**

Checks should be made payable to Karen Neubauer, and sent to 537 Fair Meadow Drive. Remember

welcome

there are only 14 seats available, so don't



delay in registering.

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 originally from the Uniontown area and Tom was from the McKeesport area. They have 3 children, 7 grandchildren and 3

Social Committee**Valerie Cicconi**

Sounds like Taco Night was a great hit. Thank you for the many compliments. A Special thanks to DJ Mike Zarembo for spinning Latin tunes for us on Taco night. 50/50 was won by Gail Williams.

Coming next 4th of July

It's time for our next event The 4th of July @ 4:00. As usual the social committee will provide hotdogs and chicken. We ask residents to bring a side or dessert. Hope everyone signed up at mail house. Deadline is June 29th. If you would like to bring a guest, please sign them up also and give your \$5 per guest to Marcy Munnell or Valerie Cicconi. We will have a 50/50, for as most of you know, it is our only source of income to purchase the food and supplies we provide for these events. I'd like to thank everyone for their past generosity.



[This Photo](#) by Unknown Author is licensed under [CC](#)

**I scream, You
scream, We all
scream for Ice
Cream!!!**

Our Next Event on Friday, August 16th will be an ice cream social at the pool starting at 6:00 pm. So make sure to look for the signup sheet in the mail house.

Building & Roads Report**Ron Richards****Committee Volunteers**

We have some good news and some bad news.

First the good news. Bob Romain, who has been volunteering when needed for Committee activities, has agreed to full time membership. Thank you, Bob! And more good news, Jim Balent attended our last meeting with the intent of joining the Committee. Thank you, Jim!

This now brings the Buildings & Roads Committee to a robust 6 members. The new members join Rick Hergert, Adrian Van Strien, David Bouterse and Ron Richards. We still reach out occasionally for assistance from our standby volunteers: Denny Dembrak, Dave Cicconi, and George Cenkovich. Thank you all for your service to our Community.

And now for the Bad news. Jim Hazi had to retire from the Committee for health reasons. Jim served our Community every year since he moved here. His business acumen from running his own very successful plumbing business has been demonstrated over and over as each expenditure was scrutinized, both during Committee meetings and as a Board Member. He always stepped forward to volunteer when others hesitated. We will miss his guidance and direct approach to problem solving. Thank you for your service to our Community, Jim!

2024 Asphalt Activity – Driveway Sealing of 2023 Replacements

On July 10th Todd's Asphalt will be sealing the driveways that were replaced in 2023. All residents and interested parties have been informed by email of the preparations, parking instructions, the duration of their driveways being out of service, and precautions when their driveway is put back into service. There is a rain day scheduled for July 17th should there be a forecast of rain for the 10th. We ask the entire Community to use caution when passing work locations.

2024 Asphalt Activity – Driveway Replacements & Street Work.

Tarback Paving has again rescheduled us to now begin the driveway work the week of July 8th. As of now, we are scheduled for late August for the street work. All parties have been updated.

2024 Stoop Crack Overlay Project

Shapes & Scapes requires no rain and cool days. We have had nothing but rain and heat for the months of May and June. This Project is now set to commence in the Fall. The affected residents have been notified.

Building & Roads Report con't

2024 Building Inspections

We will be inspecting Buildings 34 thru 43 this year, all located in Phase II. The teams have been assigned and the schedule has been narrowed down to the next three weeks. Expect to see Committee Members with clip boards and gutter inspection mirror inspecting the outside of your unit, and, for the Courtyard models, we will need access to inspect the gutters inside your courtyard area. We will notify you to leave the gate unlocked on the day of our inspection. You do not need to be home. A portion of the paint work has already been assigned to Ron Belensky, our resident professional painter, who will also need access to the courtyard area. He is available to start painting the week of July 15th. He will contact you as well to schedule his painting. We will be painting the courtyard areas and the garage areas of all units in the above-mentioned buildings. Your building number is listed in the Directory next to your address, in case you are new to the Community. Additional paint work may be identified during our inspections and will be scheduled also. Following the inspection, work lists are developed for like items and contractors will be notified to schedule this work. You will be advised by email as each activity is scheduled. It will be a busy summer, through September before all this typically gets wrapped up.

RING RING!!

Hello! God calling!

If you would like to answer to say "Hello" just come and join our study of Revelation and see what He has to say to us today We meet each first and third Wednesdays of the month from 1:00-3:00 at the clubhouse. If any questions, just give me a call (724) 229-6977. Hope to see you there! Karen Neubauer

DRIVE SAFELY READ YOUR SIGNS

When you are coming off of Pine Brook, the appropriate action is to stop at the stop sign, turn left and go around the circle to go down Fair Meadow Dr. There have been several near misses in that area by people not turning left, but turning right at the stop sign. BE CAREFUL, FOLLOW THE SIGNS.

POOL ETIQUETTE

When you bring your nieces, nephews, or grand children to the pool, take the time to read the rules and explain them to your family members. The rules are there for a reason. We need to respect the other people around the pool. NO RUNNING OR DIVE BOMBING AT THE POOL.