

Villas Experience

October 2024

Inside this issue:

Theater	
Outing	2
Bible Study	2
Social Committee	2
Thanks	2
Grounds Committee	3
Building & Roads	4

Special points of interest:

- Ladies Night.....8th
- Social Comm.....9th
- Ladies Lunch.....11th
- Building & Roads 14th
- Board Planning....17th
- Grounds.....,21st
- Finance.....21st
- Open Board.....24th

Volunteer

Janet

It is not too late to volunteer to be on the board of VOAM for 2025. These are 2 yr terms and will be voted on at our December 5 Community Meeting. We still need to fill the ballot with one more person. Also consider volunteering for one of the 11 community committees. Your help, in these groups, is greatly appreciated.

Please call Janet Burt w any questions. 412 849 3854

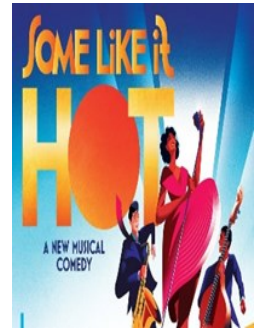
Pool Committee

Mike Zaremba

I hope everyone who utilized our pool this year found it to be enjoyable and relaxing! The pool is a wonderful place to gather, meet our neighbors, and strike up some interesting conversations. At this time, I want to thank and acknowledge Marlene Panyko for being the chairperson of the pool committee for the past years! We are always looking for volunteers to help maintain our pool. The addition of a pool vacuum, that is lightweight and easy to use, makes maintenance a breeze. My name is Mike Zaremba, and along with Dave Cicconi, we will be taking over as chair and co chair of the pool committee moving forward. Any questions, concerns, or comments can be directed to me at m,zaremba@comcast.net. Thank you and enjoy the remainder of the year!

Theater Outing Karen Neubauer

Just a reminder that our next theater outing **Deadline is Oct. 9th for SOME LIKE IT HOT** at the Benedum Theater on Wed., April. 16th. We will be meeting at 5:45 pm at the clubhouse to travel to the theater. The cost is \$132.00 each. Make your check payable to Karen Neubauer - your check is your reservation. Should you have any questions, please contact Karen at Karenneubauer@msn.com or (724)229-6977.



Bible Study Karen Neubauer

We are studying Revelation - the last book of the Bible. What does God have to say to us today? Come and find out as we explore this most interesting and intimidating book. God is still speaking to us through His Word. We are going to be looking at Chapter 11 on Wednesday, Oct. 2 and Chapter 12 on Wednesday, Oct. 26 from 1:00 - 3:00 at the Clubhouse. It's never too late to join in! If any questions, please contact Karen at Karenneubauer@msn.com or (724)229-6977.

“As we explore the most interesting and intimidating book”

Social Committee Valerie Cicconi

The Labor Day picnic was a great success we had a wonderful turnout and for once the weather was nice enough to enjoy poolside for those that like to sit outside. Thank you for all the wonderful sides and desserts. Also, thanks to DJ Mike for the great tunes.

Our next social is Ladies Night, Tuesday, October 8th @ 7 PM. The signup sheet is at the Mail house. We ask that you bring a small appetizer and your favorite bottle of wine to share. The Social committee will provide a Sangria Spritzer and water.



Thank You

A very special thank you to the grounds committee for the beautiful flowers around the entrance and a very special thank you to Stephanie Sinozich for the beautiful decorations at the clubhouse entrance.

Thanks

Grounds Committee

Jane Conklin

Welcome Fall and cooler days!

Brisk walks may be the order of the day as Fall is upon us. Our shorter days are bringing our community into the crisp and clear weather with a cloak of color.

Your Grounds Committee will continue with Fall duties. We thank Stephanie Sinozich for her beautiful Fall decorations at the clubhouse door entrance. Our annual flowers will soon be gone but our hardy mums will prevail to carry on the rich colors of Fall. The cleanup and cut-back of the perennials around the clubhouse has begun - to ready them for the colder days.

We are working with a landscaper to help create a master design to encompass the front of the clubhouse. This will include shrubs, perennials and annuals to give more color throughout the year. Our goal is to choose deer resistant plants and low maintenance shrubs and flowers that require less water.

Several tree removal companies have given us quotes on 9 diseased ornamentals and 1 pin oak tree to be removed and stumps ground. This work will be done this year and owners will be notified when this work begins.

Hard cutting, to rejuvenate older and overgrown shrubs, will be done in late Fall. Some of Phase 1 and Phase 2 is included on our hard-cut list and is dependent upon the remaining budget for this year. Weather dependent work also includes replacing our dead shrubs. We need more rain before this is scheduled and may be postponed until next year since these new plantings will need water before winter.

Pond 3 dredging is delayed as we wait upon CMA's environmental engineer's evaluation. The dredging quotes this year were high due to additional work needed and lack of easy access to pond 3 (no road is available for heavy equipment).

Our fewer numbers on the committee has hampered our timeline for job completions. We need 3 more members to give us the boost needed to help with our seasonal work. Will you consider helping us with the beautification of our community? Volunteer and bring your ideas to the meetings. All meetings are open for you to attend and learn about us.

Remember to send any issues to Derrick at CMA (derrick@cmamgt.com) who will then pass them on to the Grounds Committee.

Happy Fall and Harvest Time and Stay Safe!

Vinyl Siding Cleaning

Apparently, many residents were not aware that vinyl siding cleaning is a shared responsibility. A maintenance practice was first put in place for our Community back in 2012 when it was thought that the siding wouldn't need to be cleaned very often. When a resident felt the appearance wasn't to their liking, they could just hose it down, as described by the manufacturer's instructions, and we published a set of cleaning instructions for residents to use on the VOAM website. Over time, we encountered mildew buildup on parts of the residence that couldn't be reached for cleaning by the resident. These were mostly north facing and parts that did not get much sunlight. So, the practice was changed to the Association being responsible for these parts, which were identified during our Building Inspections. For the past several years, when our siding cleaning requirements were known, we would offer residents the opportunity to have the balance of their siding cleaned at their expense. We would announce the schedule in the Newsletter and ask anyone interested to provide an email request. During the cleaning at the location identified from our inspection, we would ask that resident whether they would like to have the balance of their siding cleaned at their expense. Many were appreciative of the offer and agreed to pay the extra, typically around \$100, and never higher than \$200.

Prior to performing this year's Building Inspections, the Buildings & Roads Committee members agreed that we should review this shared practice. We would extend the offer to all residents in this year's inspection cycle, not just the locations we had on our list for cleaning. We sent out the email and you provided feedback to the Board. The Board felt that the change was needed now and based on prior years' experience, the impact on the monthly Maintenance Fee would be manageable. You are still welcome to clean your siding as before.

We will continue to inspect residences requiring vinyl siding cleaning on a tri-annual basis. We will clean the entire residence, should any part require cleaning. We will not clean all residences, only the ones determined to require cleaning by our inspection. We will see how that works this year and adjust as needed. Appearance is a very important part of the Association's obligation to the Community.

Appearance is a very important part of the Association's obligation to the Community.