

VILLAS EXPERIENCE

Volume 17, Issue 4

April 2025

Special points of interest:

- Ladies Luncheon..4th
- Building & Rds.....7th
- Clubhouse.....8th
- Social Comm.....9th
- Building & Rds.....14th
- CHILI Cookoff.....16th
- Grounds.....21st
- Finance.....21st
- Open Board24th

Inside this issue:

| | |
|------------------|---|
| Building & Roads | 2 |
| Grounds | 3 |
| Clubhouse | 4 |
| Bible Study | 4 |
| Humor | 4 |

Social Committee

Valerie Cicconi

Don't forget to enter your Chili for the April Chili Cookoff contest, which will be Wednesday, April 16th @ 5PM. See the sign up sheet in the mail house.

The chili's will be numbered and everyone will get a taste of all the chili's and asked to vote for their favorite. There will be a nice prize (\$50.00 gift certificate) for the winner so call Valerie at 917-445-4812 or Karen at 724-229-6977 to register your chili. The social committee will provide salad, cornbread, drinks and dessert.



Coming up next month is Memorial Day Picnic, Monday, May 26th @ 4PM. More to come on that in next months newsletter.

Our next meeting is Wednesday, April 9th @ 1PM. If anyone thinks they may be interested in being on the committee please contact Valerie or just come to the meeting. For all the new residents this is a great way to meet the people in your community. We only ask that you give your ideas and time when you can.

Community Pool

Mike Zarembo

Before you know it, the 2025 pool season will be upon us. After this harsh winter we've experienced, I'm sure we are looking forward to some warm summer days relaxing by the pool. Please remember to review our pool rules. These rules are designed so that all can safely enjoy our community pool for years to come. Private pools and community pools are not the same. Our emphasis is on safety and enjoyment for all community residents! On a final note, if anyone is interested in joining the pool committee, please feel free to contact me Mike Zarembo at 412-855-3879. There isn't much work involved maintaining our pool, especially with the pool company servicing our pool twice a week. Thank you all, and I hope to see everyone at the pool!

B U I L D I N G & R O A D S

Building and Roads

Ron Richards

2025 Asphalt Maintenance Activity - We will complete our annual Spring asphalt inspection during the week of April 7th. We will then obtain quotes from Tarbuck for the work needed and develop 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 much of the snow removal damage and removed the markers during March.

Last year's driveway replacements and repairs are scheduled to be sealed mid-year 2025. 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. As a general guideline, we do not recommend that you have your driveway sealed more frequently than 4-to-5-year intervals.

We also identify during the inspection the need for crack repair. This activity will be scheduled for later in the year, usually November.

2025 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.

2025 Building Inspections – This year, we will complete the 1st year of our tri-annual inspection process. This will be performed on Buildings 1 through 19, the Clubhouse & mail house all located in Phase I 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.

2025 Reserve Study Update – We will be assisting the Finance Committee as we update the Reserve Study for completed items, 2025 scheduled items and current & future adjustments to costs since the last Update in 2023. This periodic process ensures the Reserve Fund contribution from the Maintenance Fee is meeting the requirements of the Study.

Grounds Committee

Marci Rossi

First and foremost, Jane Conklin, aka “the Rose Lady”, resigned as chair to pursue not-so-time-consuming interests. However, she’s still with us, but we continue our search for new members and a new chair. We welcome any and all volunteers to help beautify our community.



Your Grounds Committee members recently took two days to clean up areas to the left and right of entrance along North Main Street. We collected a total of 10 trash bags of junk, plus assorted items we couldn’t fit in bags. We think our roadway looks 109% better!

You surely noticed M, M & M cleaning out our pathway gardens recently. Within next month, they will place mulch in these beds. If you don’t want mulch, please place a sign in these areas, noting ‘No mulch’.

Lastly, with many of you may be considering plants for your pathway gardens. Here’s a excerpt from our *Rules & Regulations of Villas of Arden Mills*, Chapter C, Aesthetics, Section 7 to help you plan .



Annual flowers, herbaceous (non-woody) perennials and roses may be planted in mulch areas in the proximity of each Unit. Statues and decorations should be in mulch areas adjacent to the unit and should not exceed 4 feet with the exception of shepherd hooks. Large decorative shrubs and trees must be compatible with the landscaping plan and may be planted only with prior written approval (Alteration Request). The Grounds Committee will assist the unit owner, if requested, in deciding the replacement shrub or tree on the approved list for planting in our community. Only trees and shrubs on the approved list may be planted. Artificial plants or flowers are not to be displayed anywhere around units except on front doors. Planters with live plants or flowers can be on patio, concrete and/or mulch areas. Only benches and planters containing live plants or flowers may be placed on driveway parking be placed areas and should be limited to the sides of garage door entrances.

B
I
B
L
E
S
T
U
D
YH
U
M
O
R**Clubhouse****Jan Farrington**

We are currently undergoing some changes again in the clubhouse. We are removing the wallpapers in the men and women's restrooms and will be having them painted. Please bear with us during this time of refreshing our look. We are also looking for committee members and a chair for the committee. If anyone is interested please come and join us at our next meeting. The clubhouse committee only meets quarterly and will be meeting at 6:15 pm on Tuesday April 8, 2025. Come join us and see if this is a fit for you.

Bible Study**Karen Neubauer**

April is here, the promise of spring, and the start of a new Bible Study at the Clubhouse on the first and third Wednesdays of each month from 1:00 - 3:00. All are welcome.

We have decided to continue our looking into God's Word for us by going into the Book of Romans, attempting to cover one chapter each session, but we aren't in any hurry. So, if it takes longer to read, consider, and understand what God want us each to know, we will take the time to make sure we hear it. It isn't too late to come with us on this journey and we'd love to have you join us. Just let Karen know of your intent to attend and she will get the study notes to you prior to the meeting. Then all you need to do is bring the notes and your choice of Bible and we will proceed one step at a time! Karen can be contacted at (724)229-6977 or Karenneubauer@email.msn.com. Looking forward to seeing you there!

I had a rose named after me and I was very flattered. But I was not pleased to read the description in the catalogue: - 'No good in a bed, but fine against a wall.'

Eleanor Roosevelt

Maybe it's true that life begins at fifty, but everything else starts to wear out, fall out, or spread out.

Phyllis Diller

Until I was thirteen, I thought my name was **SHUT UP**

Joe Namath