

Social Committee

Valerie Cicconi

We have had a lot of interest in the new endeavor we are trying to develop for those who like to make crafts, but need a little help. Unfortunately, we were unable to purchase the materials to make the prototypes for our projected date in July, as the store has not yet gotten in the pumpkins we were hoping to use but, we have found some pumpkins we think will work for our craft below. If you are around the clubhouse we have two on the counter for everyone to see and get an idea of what we intend to have you make. Bryn has done a wonderful job on the presentation. Once we determine the price we will put that information with the display and on the sign up sheet. We are thinking it will be between \$12 and \$15 depending on what pumpkins we get and the different foliage. Keep in mind what a wonderful gift this will be to take to a dinner party or a lovely table centerpiece. You can make as many as you sign up for and purchase.



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Ice Cream and Cheers Bingo

Our next month social is the ever-popular Ice Cream Social. See the sign up sheet. The date is Wednesday, August 6th @ 6:00. Inside and Outside pool seating, weather permitting. Hope to see you all there. As usual there will be a 50/50 and guests are \$5.00. DJ Mike spinning tunes. You may ask “What is Cheers Bingo?” Well you will have to come and find out.

And finally we are telling you now about Labor Day as well, since it will be here so close to the next newsletter coming out. The Labor Day picnic will be on Monday, September 1st at 4 PM.



Grounds Committee

Barbara Bender

Everyone living here has a stake in our landscaping. Whether it's your grass, a tree to be replaced, dead shrubs, an overgrown hillside, flowers you like, a flag pole you want, type of mulch, water run off, ground and tree insects, wide leaf grass that I think is a weed, and of course, early work noise when I want to sleep! So we all should really care about the workings of the Grounds Committee, as do committee members Judi Ickes, Stephanie Sinozich, Marcie Rossi, Tim Karshin, Adrian Van Strien, past chair, Jane Conklin - one of the most dedicated people you will ever meet, and myself who after almost 2 years is still acting secretary. Plus, the good souls who help when called upon to complete tasks with tools we can't handle. We are your neighbors – we are not paid professionals! But we do deal with paid contracted professionals, like Mow, Mulch & More - fondly referred to as MM&M, and led by owner, George Silvestros. Much of what needs to be done has to meet his time schedules and what his contract states.

This \$95,000, 3-year landscaping contract with MM&M is up Dec 31. Ron Richards, Mike Fragello and George Rose are currently examining our landscaping needs in anticipation of updating MM&M's contract and will coordinate with Grounds Committee members soon.

FYI, in a nutshell, the general outline of the current contract states:

- Treatment of pre- emergent crabgrass control once in spring :-
- Fertilizer applied 4 times per season (April-Nov):
- Spray twice a year to control broad leaf weeds:- Treat grub control 1 time a year :
- Prune shrubs and evergreens one time in June. EXCEPTIONS: spirea, fountain grass, miscanthus grass. - Mulch 1" to 2" deep :-
- Clear landscaped grounds of debris once a week
- Trim rollover hillsides 2 ft on rotation basis once a month: - Trim covered hillsides 2 times a year, June and Nov before Thanksgiving

Mow Mulch and More Activities Report Ron Richards

We know we don't have to tell you we are behind schedule for this year with Mow Mulch and More activities. Weather is the major contributor.

We started off with the mulch being delayed. Then the shrubbery trimming was not able to be completed by the end of June as scheduled and it didn't begin until the middle of July. We had to interrupt the trimming in order to cut the hillsides before the thistles went to seed. The hillsides have now been completed and they are resuming trimming this week. They are removing the dead boxwoods as they trim. Following that they will do a complete weed removal from all mulch beds. We are also waiting for TruGreen to apply the next round of fertilizer. Once these are completed, we will be back on schedule.

Most Communities this time of year begin to skip mowing the grass as it begins to get brown. We will be monitoring conditions here and skip as necessary.

We have some items for individual locations that will be addressed at the next planting opportunity which will be mid September.

Thanks for your patience as we adjusted the work schedule.

Asphalt, Building Maintenance, Water Ice Dam: Ron Richards

Asphalt Activity – 2025 Driveway Replacements

Mark Tarbuck called with a tentative start date the week of August 11 and a firm start date the week of August 18. The weather will be the determining factor for the tentative date. All affected residents have been notified.

Asphalt Activity – Driveway Sealing for Driveways replaced in 2024.

Todd's Asphalt has us scheduled for September 9 & 10. Should there be rain forecast for those days, the alternate is September 16 & 17. Todd typically starts between 8 and 9 am. Work this year will consume 2 full days. The day 1 sequence is: 412/414 PBC, 410 PBC, 408 PBC, 404/406 PBC, 402 PBC, 143/147 FMD, 141/145 FMD, and 305 MCL. The day 2 sequence is 119/123/125/127 FMD, 319/321/325 MCL, and 236/238 GAC. Each driveway will not be available for vehicle traffic for 48 hours following the sealing. The affected residents have been notified.

Building Maintenance – Inspections Completed

All Building inspections were completed as of July 14. Ron will now create the Recap document, then prepare the Contractor Work Sheets, and then schedule the contractors to complete all items identified from the inspections. Our target is the completion of all work by the end of September.

Building Maintenance – Vinyl Siding Cleaning will be scheduled first. Then Painting, and the Other items will be slotted in based on contractor availability.

Winter Ice Dam – Issue Handling & MMM support

A meeting was held with MMM on June 24. I sent the following email to George Silvestros: Thanks for meeting with David Bouterse, Bob Romain & me on Tuesday afternoon. We had a very productive session that may lead to better outcomes for our residents who experienced ice buildup at their Garage and Front Entry areas last snow season. We are continuing to search for a better solution to the ice dam buildup issue, but the agreed to approach for dealing with the aftermath of ice dams, should be a big help.

Process: Residents who experience ice buildup will submit a Service Request via the Management Co. Portal. This results in an email to the Buildings & Roads support team, who will investigate and assist as necessary in the ice removal. They will text MMM to have your crew assist in the ice removal as needed. Our existing contract provides for the standard charge for this work. Members of your crew will provide the labor and melting agent until the ice is properly removed. The Service Request will be closed when the resident & Buildings & Roads support team agree that the issue has been corrected for that event.

Winter Ice Dam – Heat Tape Assessment & Replacement Product

We now recommend that a higher gauge wire heat tape be used. Mike Zaremba recently ordered a variable temperature heavy gauge heat tape from Amazon to replace his older heat tape. He intends to install it himself. Properly installed heat tape requires the heat tape to be hung from the gutter brackets, fed down the downspout to the bottom and back up and then attached to the shingles in a zigzag pattern ending at the original outlet site. The circuit must be GFCI protected. Buildings & Roads Committee volunteers will come to your location and test to be sure your installed heat tape is working properly and provide instruction as to when and where to turn it on and off. Send an email to kayrichards50@comcast.net if you would like us to perform this audit. If you are considering a new heat tape installation, please submit an Alteration Request and we will assist you.

Water Dam Feedback, Roof Inspections

Ron Richards

Winter Ice Dam – Feedback from residents during Building Inspections

During our building inspections, we discussed with several residents their experiences and effectiveness of heat tape where it was installed and their experiences if they did not have heat tape installed. Most residents who had heat tape and turned it on in time, had only minor issues with ice dams. Some sites that have southern exposure do not need heat tape. Canterbury entry gutters have a higher incidence of ice dams in the winter and gutter overflow in the summer. We are going to choose 2 locations and perform all remedial activities there and see if it helps this winter and during storms for the rest of the summer. After discussion, 125 FMD and 224 GAC were chosen.

Roof Inspection – Owens Corning Inspection -This is the email I sent to the Board following the inspection:

Our Owens Corning Rep Doug Drodge & Inspector Hunter, our roofing contractor Jon Garside & his assistant Patrick, Bob Romain, Jay Rush, and Ron Richards started the inspection at 8a at Building 42, 512 FMD. This Building's roof has premature granule loss, which prompted our placing a claim with Owens Corning.

The inspection included a visual walk of the roof identifying the condition and year of manufacture of the shingles and a comprehensive examination of the attic space for proper underroof air flow.

Our roofer provided safe access to the roof and removed selected soffit pieces to enable inspection of the attic at the eaves with an endoscopic camera, reinstalling the soffit when the inspection was completed. While the inspection was proceeding, we had our roofer make any repairs that were encountered.

In addition to Building 42, Owens Corning had agreed to include in the Claim other Buildings that had shingles installed around the same time. We inspected the roofs for Buildings 34, 35, 36, 37, 38, 39, 40, 41 in Phase II and 21, 22, 23 on Pine Brook Court and a sampling of attics, covering most Building model types.

We will receive a report from Owens Corning detailing their findings. Verbal discussion, which is unofficial, seemed to indicate that the underroof air flow was constructed well and was working adequately.

Granule loss on shingles is a continuous process over the life of the shingles. It starts at the edges and migrates inward. The sun shining on the exposed fiberglass base of the shingle causes a reflection. So, as a roof ages, you can visually see the extent of the loss. Building 42 was quite shiny. The others had varying degrees of shine, mostly on just the edges for any of the others that had shine, and many had no shine at all.

My assessment of our roofs is we have 1 roof on Building 42 that requires replacement in the near term. We have a few roofs that will require replacement in the next 10 years and the balance around 15 years. We shall see what Owens Corning reports.

I believe Owens Corning will honor the Claim for Building 42. We don't have the details on the Warranty terms that were in effect when these shingles were purchased by our Builder. Our shingles have a 30-year Warranty, that may be Limited. More than likely, it will be a shared expense based on the years since installation.

The residents were very cooperative and helpful during the inspection. We expressed our appreciation and thanks.

Slab Stabilization, Service /Alteration Requests Ron Richards

Slab Stabilization Project – History & Current Activity

During late August last year, we experienced several days with temperatures around 100 degrees. Following that for the next several months, we received reports of drywall cracking, man doors and garage doors not opening & closing properly and sloping of some slabs and minor sinking of a couple. We had a Structural Engineer and Soils Engineer evaluate 8 sites. We had their reports in hand in December. It was felt this could be mine subsidence and a Claim was opened with the Pa. Department of Environmental Protection. They were on site in February and visited all 8 sites and concluded this was not Mine Subsidence. In early April, we gathered all 3 parties together to compare notes and decide as to cause and a way forward for each of the sites. There was no specific cause determined. We had possible causes identified, but no probable cause. There were 5 sites that required only minor repairs. These are in varying stages of completion. The remaining 3 sites required further testing and a final determination of the extent of the repair. This involved drilling to find bedrock at 2 of the locations. These 2 locations will require stabilization using the push pier process and 1 will also require slab jacking to relevel the slab. The 3rd location will require slab jacking in the garage. These are actions to be performed by contractors at individual units, not the entire building. We are currently arranging for site visits by the recommended contractors to obtain Quotes for the work. Stay tuned.

Service Requests – Reminder

Please use the Service Request on your owner portal at Community Management Advisors (CMA), our management company, to report issues with your residence or our Community that you observe. This results in a Work Order to the appropriate Committee to resolve the issue and provides authority to engage a contractor if necessary. Phone calls to Committee members, if the issue is urgent, must be followed up with a Service Request. PLEASE!

Alteration Requests – Reminder

Please use the Alteration Request on your owner portal at CMA should you require any attachment to or modification of the outside of your residence. This is for buildings or grounds items. We will assist you in accomplishing your objective within the Rules & Regulations for our Community. We are looking to achieve uniformity, not conformity.

Community Pool

Mike Zaremba

Recently there have been some lapses with residents on the Community pool rules. In order to keep everyone well informed of all the rules, please remember non-residents, young or adult, are not permitted at the pool without a resident being present at all times! No Glass containers are ever permitted in pool area! No tables are to be moved ever, only chairs and they must be placed back in their original position once finished being used! A full list of all the rules are posted at both restroom doors for your convenience. If the rules are not obeyed it could lead to that resident losing his or her pool privileges! Remember, these rules are here for your safety and the safety of our community! The pool is a great place to meet people, relax, and just enjoy the day, so let's all do our part so that we can all enjoy life's little pleasures!



IS IT LEGAL TO FEED DEER IN PENNSYLVANIA

Sorry wildlife lovers! The answer is **yes - it is unlawful to intentionally feed deer** in Pennsylvania, or any wildlife. It can pose some serious risks and danger.

The reasons are to help control the spread of Chronic Wasting Disease (CWD), a fatal neurological disease affecting deer and elk. The concentration of deer at artificial feeding sites can significantly increase the transmission of such diseases. (We saw this in our area over the past few years.) So I am encouraging our residents not to feed the deer in our area. It also attracts other wild life to our area that may or may not be disease ridden.

Examples of prohibited materials include:

Corn
Grain
Fruit
Vegetables
Hay
Salt or mineral licks



The ban extends to any means that provides feed to deer, whether disbursed on the ground, at a feeding station, in a device, or in a container. Additionally, the use and possession of natural, urine-based deer attractants are also banned in these disease zones, as they can similarly concentrate deer and contribute to disease spread.

Bird feeders are generally not prohibited, but regulations often require them to be placed out of reach of deer. Property owners are responsible for preventing deer from accessing spilled feed or residue underneath them, as the intent is to prevent deer from congregating at such sites.

<https://www.pa.gov/agencies/pgc/wildlife/wildlife-health/please-dont-feed-wildlife#accordion-3bf4e252b6-item-4c5d4b61ac>

Newsletter Submissions

Jan Farrington

We have recently established an email site for residents to submit articles for the upcoming newsletters. We usually like articles submitted as early as possible for the month, however, we do set the 24th of each month as submission deadline.

Articles of interest to members of the community are recommended. . Such articles may be recipes folks have asked for, or a restaurant or local activity that you think other members of the community may wish to attend. Also consider if you have an educational or health related article to submit, feel free to do so. The website to submit articles is VOAMnewsletter@gmail.com.

We are also interested in training any additional community members interested in helping publish the newsletter to come forward. I am very willing to teach the process to anyone, You do not need a computer or the program on your computer at home. The office area is now equipped for this activity. Just contact Jan Farrington at jlfarrin@aol.com or call 412 580-3594 to arrange a time to meet and discuss the process.

WELCOME

220 Glen Arden Circle

Hello all, My name is Linda Landy and I moved here (220 Glen Arden Circle) from Portersville, Pa (Butler County) on June 7, 2025. I was raised in Clinton Pa, not too far from the Greater Pittsburgh Airport. I am currently learning my way around the community and getting to meet a lot of wonderful people. Such a wonderful place to live!

I lost my husband in November of 2024 and felt it was time to down size and move closer to family. I have a wonderful, caring son named Andrew and he lives in Cecil, Pa.

I love crafting, gardening and spending time with my family and friends and I have 2 spoiled kitties, Abby and Oreo that I adore.

Looking forward to writing my next chapter, called life.



513 Fair Meadow Drive

Hello! We are Greg and Janet Ward. Greg is a retired engineer and Janet a retired educator. We have been Pennsylvania residents near the Washington County airport for 40 years. We moved to the Villas on June 2nd looking for less maintenance and a single floor plan.

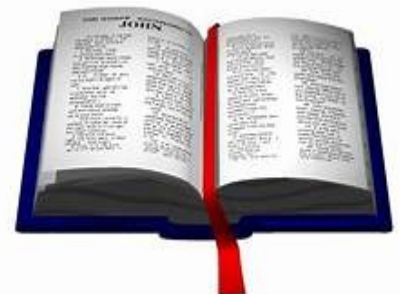
We have 3 children and 4 granddaughters, 2 sons local and a daughter within a three hour drive. We're still settling in, but think it's beautiful here and are looking forward to many enjoyable years to come



Bible Study

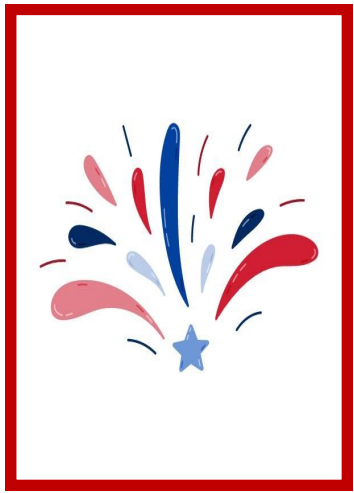
Well, it's the Dog Days of Summer!! Where will you be found on these muggy, intemperate days? Why not join us in the cool, air-conditioned, shady respite of the Clubhouse for a great look at the letter from Paul to the Romans? We'd love to have you join us. We will be delving into Chapter 4, and possibly Chapter 5 on the first and third Wednesdays (Aug. 6 and 13) at 1:00 - 3:00. It's never too late to join in. Would love to see you there! If you have any questions or desire a copy of the chapter notes, please contact Karen Neubauer (724)229-6977 or Karenneubauer@msn.com

Karen Neubauer





*A beautiful
day for the
4th of July
Picnic*



Grape Salad Recipe

Mix together 8 oz. Sour Cream 8 oz. Cream Cheese 1/3 or 1/2 cup sugar 1 tsp Vanilla

Add Mixture to 2# each of Green & Red Grapes

Top With : 1 c. brown Sugar 1 cup crushed pecans or walnuts Sprinkled over top

Please keep in mind when pulling into the mail house parking slots that we have residents that need to utilize the sidewalks with their canes, walkers and wheelchairs. Please make sure you do not pull so far forward that your vehicle is over the sidewalk impeding pedestrian access.