



Special points of interest:

- Picnic 1st
- Ladies Lunch 5th
- Buildings & Rds 8th
- Social 10th
- Grounds 15th
- Finance 17th

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Villas Experience

Volume 17, Issue 9

September 2025

Social Committee

Valerie Cicconi

FALL CRAFT



The Social Committee has picked Friday, October 10th @ 1PM for our Fall craft endeavor. We will have all the supplies you will need to complete your project and Bryn will be there to assist us as we create our masterpieces! The cost for the materials will be \$13.00 and you need to pay for it ahead of the date. You can make as many as you like. You can give your money to any committee member. Keep in mind what a wonderful hostess gift this will be to take to a dinner party or a lovely table centerpiece for yourself. 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. There will be a sign up sheet on the counter at the Labor Day Picnic.

LABOR DAY PICNIC

The Labor Day picnic will be on Monday, September 1st at 4 PM. The committee will serve chicken and we request that the resident bring a side or dessert. Please look for the sign up sheet in the mail house. We will have a 50/50 and guests are \$5. Corn hole and Ladder Ball will be set up for anyone that wants to have a go at it. There will be inside and outside seating. Music by DJ Mike. We will attempt to play Family Feud. So, comprise a team of 5 members and let the show begin.



The social committee would like to thank both Terri Pawol, Paula Assad, and Nancy Hazi for their time, energy and service to our community. We are hopeful they will return to the committee at some point and time. For anyone interested in learning more about what we do our meetings are the second Wednesday of the month @1PM, please feel free to sit in on them and by all means join the committee.

Pool Committee

Mike Zaremba

How time flies. Summer is winding down and so is our pool season. At this time, I would like to thank everyone on our pool committee for their dedicated help maintaining the pool for everyone's enjoyment. Thank you, Kathy Brownlee, Joanne Bruker, Dave Cicconi, Pat DeConcilis, Theresa DePaolo, Robyn Hergert, Toni Lyle, Marlene Panyko and Carol Zaremba. **This years pool closing is scheduled for September 15th with Labor Day coming early this year.** May everyone have a great rest of the year filled with joy and happiness

Bible Study

Karen Neubauer

It will soon be fall, and you know God enjoys His creation through all the seasons, and we do too by talking with Him daily (prayer) and listening to Him (reading His Word). We are continuing with our study of Romans and hope to cover Romans Chapter 4 in two segments this month. Notes will be sent out to all interested, so just let Karen know. We look forward to seeing you at the clubhouse on the first and third Wednesdays of each month from 1:00 - 3:00. Don't forget to bring your Bible, any version is fine. See you there!

Finance Committee

George Rose

Reminder: On September 17, 2025, at 1:00 PM, the Finance Committee will be meeting with the Chairpersons from Clubhouse, Pool, Grounds and Building & Roads to discuss their budget requests for 2026. The meetings will take place at the Clubhouse.

Grounds Committee

Judy Ikes

Many of you have had questions concerning the grass, trees and shrubs around our homes. First, we are aware of the crabgrass that sprouted everywhere, especially where the new grass was planted last spring. Tru-Green typically spreads a crabgrass preventer in the spring, but it was probably insufficient due to the excessive rainfall followed by many days of extreme heat...conditions promoting crabgrass growth. It will die out over the winter and we hope to address the problem in the spring if it reoccurs.

Our boxwoods had a difficult year. In the past, box woods did well, so we thought we had a good substitute for the junipers. We did, until last winter. Our boxwoods suffered from winter burn and were tagged for removal. Luckily, some of the shrubs recovered because of the rain, but those with more than one-half their foliage dead were removed. Because of the extreme weather conditions due to the changing climate, we are hesitant to replant until we get more information on sustainable shrubs. If you are planning to put your choice of shrubs in the empty spaces, remember to go through proper channels and submit a request form. The Grounds Committee does not take care of bushes we have not planted.

Several ornamental trees had to be removed in the past. Some will be replaced this fall. The ornamental trees at the corner of each unit had quite a growth spurt last spring and now are too close to our buildings. Due to concerns that they may damage the roofs or windows, they will be trimmed back.

It has been a tough year for landscaping concerns. Some of MM&M's men returned to Mexico, creating a shortage of his workers. The grounds committee has lost members and is in need of new volunteers to help keep us looking like the beautiful place you enjoy. ANY skill you can perform will take the burden off current members. If you have ideas or suggestions, notify a committee member or the board. Labor costs for each of the MM&M workers is \$65/ hour during the week, and higher on the week ends. Five hours of work at the clubhouse yesterday saved you \$325. All the work your committees perform help to keep your HOA fees low.

Buildings & Roads

Ron Richards

Asphalt Activity – 2025 Driveway Replacements

Mark Tarbuck started this year's driveway replacements on August 20. He expects to be here two full weeks, maybe a little longer if the weather does not cooperate. He began with the selected driveways on Glen Arden Circle. All residents have been very cooperative and patient with the some times early morning starts and most times late night quits.

Asphalt Activity – Driveway Sealing for Driveways replaced in 2024.

Todd's Asphalt has more specifically scheduled us for September 10th. Should there be rain forecast for that day, the alternate is September 17th. Todd typically starts between 8 and 9 am. Work this year will now consume only 1 full day. Each driveway will not be available for vehicle traffic for 48 hours following the sealing. The affected residents have been notified.

Building Maintenance Activity

Premier Power Cleaning completed all vinyl siding cleaning for this year on August 13. Ron Belensky was finally able to start painting on Monday, August 25. Miscellaneous items handled by our Committee are being completed as volunteer time is available. Our target is the completion of all work by the end of September.

Winter Ice Dam – Heat Tape Assessment & New Installation Requests.

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. If you would like us to perform this audit, send an email to kayrichards50@comcast.net. If you are considering a new heat tape installation, please submit an Alteration Request and we will assist you. So far, we have 4 locations that have requested the Audit; and 1 location has submitted an Alteration Request, and it has been approved; and one location is preparing their Alteration Request.

Winter Ice Dams – Activity

Canterbury entry gutters have a higher incidence of ice dams in the winter and gutter overflow in the summer. We chose 2 locations - 125 FMD and 224 GAC, to perform all remedial activities there and see if it helps this winter and during storms for the rest of the summer. 224 GAC is complete. We need to add drop to the gutter at 125 FMD yet. All other activities have been completed at these 2 sites.

Slab Stabilization Project – Activity

We have had site visits from Groundworks (formerly known as Baker's Waterproofing), Matthews Wall Anchor Service, and A-1 Concrete Leveling. All contractors have submitted their Quotes. We are now seeking adjustment to these Quotes to level the playing field to be sure we have each contractor on the same basis. Correction to last month's article. We have 2 locations that will require the push-pier stabilization process with slab jacking. We have 2 garage floor leveling locations that will require slab jacking only.



MOW, MULCH, & MORE REPORT

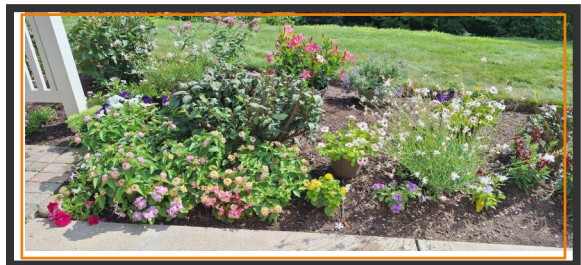
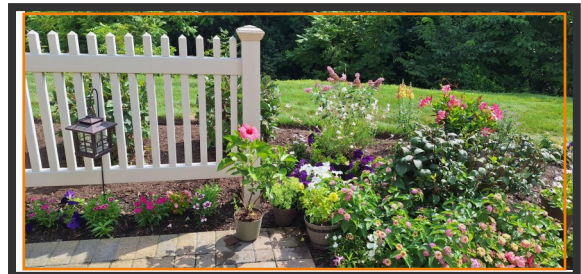
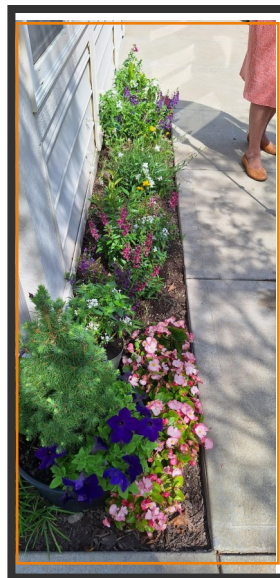
Update from last month's article. We have made some progress on getting back on schedule.

TruGreen completed the 3rd round of turf fertilizer. This contains a weed killer for broadleaf weeds, which may help a bit with the crabgrass as well. MMM applied a weed killer to all mulch beds. After a safe time has passed, they will hand remove the weeds that have been killed from the beds along with any others they encounter.

Most Communities this time of year begin to skip mowing the grass as it begins to get brown. We skipped 2 mowings in August.

Thanks for your patience as we adjust the work schedule.

These pictures are from the garden of Ruth Mertz at 538 Fair Meadow Drive. She would welcome visitors at any time.



Middle age is when you still believe you'll feel better in the morning.

When did my wild oats turn into prunes and All Bran?

I finally got my head together, now my body is falling apart.

The best thing about growing older is that it takes such a long time.

