

VILLAS EXPERIENCE

THE VILLAS OF ARDEN MILLS



Social Committee

Valerie Cicconi

Special points of interest:

- Ladies Luncheon 3rd
- Pizza Social 8th
- Pumpkin Craft 10th
- Buildings & Rds. 13th
- Clubhouse 14th
- Grounds 20th
- Finance 20th
- Social 22nd
- Open Board Mtg 23rd

Just a reminder for those of you who signed up for the Floral Pumpkin making craft, it will Friday, October 10th at 1:00 in the clubhouse. We will have everything you need to make your craft. Feel free to BYOB as we will not be serving anything.



The next social is Pizza night, Wednesday, October 8th at 5:30. Please make sure to sign up for the number of slices you would like of either plain cheese or pepperoni at the mail house. Depending on the weather we may have outdoor and indoor seating.



Coming November 12th will be our Chicken and Biscuits social brought back by popular request. So look for the sign-up sheet in the mail house after Pizza night.

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Bible Study



Karen Neubauer

"Well, fall is officially here! Bring your Bible, notes, and favorite "brew" as we look into Romans 4 and 5 this month in our continuing study. It is always good to share God's Word with one another and share our thoughts and concerns as we try to digest what it is that God wants of each of us in our walk with Him. It is so encouraging to listen to Him and care for one another as we journey along. Should you have any questions or want to join in, just contact Karen Neubauer (724)229-6977. She will send you the notes via email prior to the study. All are welcome!! "

Pool Committee

Mike Zaremba

I hope everyone had a wonderful summer and sadly another pool season has ended. Next year we are hoping to reopen our pool as usual the week before Memorial Day, weather permitting, sporting a new pool liner. After multiple interviews of potential candidates, we chose the company that best suited our needs. Have a great rest of your year and if anyone is looking to join the pool committee feel free to inquire about what all is involved!

Messages from the Board

Marcia Rossi

In accordance with VOAM Rules and Regulations, page 7, parking or driving vehicles on grass surfaces is strictly prohibited. Park only in designated parking areas please.

WM has began picking up trash early Monday mornings. We recommend all residents put trash containers out on Sunday evenings but no earlier than 5pm, in accordance with VOAM Rules and Regulations, page 4. Since this requires overnight placement, trash bags are NOT recommended. If you use trash bags, please put them out VERY early Monday mornings to avoid animals scavenging.

Longtime resident, George Rose, has temporarily stepped into the treasurer's position on the VOAM Executive Board. He joins current board members: Marcia Rossi, president; Ken Porter, vice president; Carol Priest, secretary; and Arlinda Woods, member-at-large, in administering our condominium association. At the Thursday, December 4, 2025, annual board meeting, 3 residents will be voted onto the board to replace George and 2 exiting members. No later than October 1, our recruiting committee will contact all residents to identify candidates interested in serving on the board. We respectfully ask you to respond to them.

Old people are just young people who have been alive for a very, very long time.

I'm getting older and wider instead of older and wiser.

Inside me is a skinny woman trying to get out but I shut her up with cookies.

What is the secret to having a smoking hot body in old age?Cremation.



Buildings and Roads

Ron Richards

Driveway Replacement Work Completed

We spent an arduous 3- and one-half weeks with Tarbuck performing driveway replacements. Schedule disruptions became too commonplace. We will be addressing this with Tarbuck prior to next year's activity. All work was completed on September 18, 2025. This was a Reserve Fund expenditure of \$148,781. Mow, Mulch & More came right in behind Tarbuck, and several locations now have grass growing on the newly landscaped backfill to the new driveways. Thank you for watering during the recent dry spell. The final activity for your driveways will be in 2026 when these driveways will be sealed for the one and only time that the Association pays for the sealing.

Asphalt Sealing Work Completed

Todd's Asphalt completed the sealing of the driveways that were replaced during 2024, as scheduled on September 10, 2025. This was a Reserve Fund expenditure of \$3,757. This year we only had 1 resident request to have their driveway sealed at their expense.

Building Inspections – Paint Items

Ron Belensky, our resident professional painter, has completed about three quarters of the painting for this year. We have 4 more buildings to complete. Hopefully the weather will be kind to us and the work will be completed this year.

During the painting this year, Ron B encountered a shutter that needed repair to a cross member. Upon removal, he found the whole shutter rotting behind the cross member. Jay Rush volunteered and constructed a new shutter in 2 days. One of those very large, curved shutters on our Canterbury and Abbey models. Ron B painted it, and Jay installed it. Looks great! Great work, Jay. Thank you.

Building Inspections – Gutter Guard

As each of our tree population gets larger, their branches have become higher than the building's gutters, and many locations are now experiencing gutter debris from leaves and twigs, causing the downspout orifice to clog, and the gutter to overflow. This can be rectified by the installation of gutter guard. Not the kind you see on TV, but a reasonably priced product from Lowe's or Home Depot. The installation of gutter guard is not required at all locations and has been determined to be a resident's expense. Bob Romain, a volunteer on the Buildings & Roads Committee has been installing the gutter guard where we have recommended it would be helpful, as found during our building inspections. Bob has been performing the installations for free. Thank you for your service to our Community, Bob.

Heat Tape Audits

Jay Rush, David Bouterse, and Bob Romain have recently completed the heat tape audits that were requested by residents. Three other residents have submitted their Alteration Requests to install new or replace their heat tape. We hope that we have a mild winter, but we should all be prepared for dealing with ice dams in our gutters. Recent conversations with roofers have indicated that heat tape properly installed and operated is the best available counter to ice dams.

Buildings and Roads

Ron Richards

Slab Stabilization Project

Activity – Recent email to the affected residents: The game plan for approval to proceed with this Project involved getting Quotes from Contractors recommended by Kevin McLane our Structural Engineer, Pa. Soil & Rock, and CMA, our Management Co. CMA provided the contact information for Baker's Waterproofing (now merged with Groundworks), Matthews Wall Anchor, and A-1 Concrete Leveling. Thank you for being very responsive to our requests to open your homes for the requisite site visits. After receipt of Quotes, we met with George Rose, our Finance Committee Chair and then George and I met with Dave Sylvester, CEO of CMA. Since the work to be performed by the contractors involved some preparation costs on our end and sizeable costs for restoration following their work, we needed to identify a safe dollar amount for approval. Since this means a disruption to your lives while all of this takes place, we needed to obtain your approval prior to going to the Board. Thank you for providing your approval. Our next step is to gain approval from the Board to spend up to the safe dollar amount. Then we will finalize the choice of contractors and get on their schedule.

Come to the October Board Meeting for the full discussion of the Board action.

New Landscape Contract Negotiated with MMM for 2026 thru 2030

The current contract with MMM expires at the end of 2025. They have held the current price for the last seven years. That contract was for three years. That is the good news. The bad news is they held the price for the last seven years and now we have a big jump in cost to absorb. Labor rates for documented workers on a work visa are dictated by the government. This has increased by 34% from when our contract was last negotiated. The initial proposal from MMM was to raise our contract from \$95,000 to \$130,000, a 37% increase. After negotiation, we agreed to a 34% increase in the first year and to avoid a big jump at contract end, a 2% increase each year thereafter. The proposal was for a new 3-year contract. After discussion with CMA who suggested this contract was a very good one compared to what they are experiencing at other Communities, they suggested we ask for a 5-year contract which MMM accepted.

The Board approved the new contract with MMM. Signatures were obtained from all parties in September.

3 Ring Notebooks

If you have a need for a 3 ring notebook 2", 3" or 4" please contact Jan Farrington 412 580-3594 or jlfarrin@aol.com and she will gladly give the notebooks to you. They have been used in the past for newsletters and board minutes .



LABOR DAY PICTURES



**Lots of
food and
desserts**



Fun was had inside and outside with 50/50 raffle



Four Teams formed to play Family Feud



**Master of Ceremony Jim B.
The Games Began**



The Winning Team was "SENIORS GONE WILD"

A Great time had by all

Thank You Social Committee