

Villas Experience

Special points of interest:

- Ladies Cards.....7th
- Building & Roads Committee.....10th
- Chicken & biscuit Social12th
- Grounds Comm...17th
- Finance Comm...17th

Inside this issue:

Snow Season	2-3
Building & Roads	4-5
Clubhouse	6
Xmas decorating	6
Newsletter	6
Annual Meeting	7
Nominating Committee	7
Bible Study	7
Social Committee	8
Finance	8
Pumpkin Floral Craft	9

Grounds Report Ron Richards

MMM Activities for the balance of the year.

Mowing – each week as needed into November. **Leaf cleanup** – each week as needed, finishing with a final cleanup in December. **Perennial Trimming** – Started this week and will continue into next week. **Ornamental Grasses** – will be completed in November.

Grounds Committee Activities for the balance of the year.

Committee Responsibilities – Scope of Committee activities are being reduced to be more compatible with our Committee size and volunteers ages. We are currently examining the shrub replacement activity with increased involvement by MMM and less activity by the Committee. Expect to have a proposal for this in our November meeting.

Jarosh Arborist – extra work scheduled for later this year when the trees have achieved a dormant state.

Planning for 2026 – The schedule for our TruGreen applications to address the issues we had with crabgrass and broad leaf weeds this year was recently discussed with the local franchise owner. He said that this was a universal problem for his clients the past 2 years with the extremely wet Springs followed by Summer droughts. He agreed to try to find a window for the preemergent application in the early Spring, so this treatment does not get diluted by immediate rains. This will kill the crabgrass. He explained their coverage pattern for fertilizing and weed killing. It is best accomplished following a rain. He also agreed not to raise his rates for next year to offset our bad experience. He is quite proud of the way they were able to keep our Community looking good prior to these recent issues.

Snow Season—Getting Prepared

It is that time of year again. As winter approaches, after the last mowing, Mow, Mulch & More (MMM), also our snow removal service provider, will be placing markers on the perimeter of all driveways. These are intended to minimize damage to our landscape during snow plowing.

Please remove any items you may have on your driveway or sidewalk that would impede the snow removal process. MMM has been instructed not to attempt to remove snow near any vehicle that may be parked in your driveway.

George Silvestros and his MMM crew are poised to provide service, when needed. They monitor the radar weather maps and initiate action when there is a threat. The earliest they will begin snow removal is 5:00 a.m. The latest they will be on site is midnight. This year they will be using 2 bobcats and a small truck with salt spreader and plow. The bobcats are kept on the property during the snow season. They start on the roads first, followed by driveways. At times a dump truck may be used on the roads.

The sidewalks are cleared after all roads and driveways. The melting agent used on the sidewalks is calcium chloride ONLY, which is friendly to cement. **Salt is not cement sidewalk friendly and is not used by MMM on your sidewalk and should not be used by any resident.** Should there be an extended snow period, they will continue to do the asphalt surfaces repeatedly, if necessary, and then finally do the sidewalks.

The contract includes the removal of hanging icicles from gutters. During the sidewalk snow removal, MMM will knock down any icicles that are present at the time. This will not prevent icicles from forming after they leave, which they will only remove the next time they are on site for snow removal. Any interim icicles should be removed by able residents to reduce the weight hanging from the gutters and to help avoid ice buildup on the driveway & stoop directly under the icicles. Please help your neighbor if you are able and they are not.

“To catch the reader's attention, place an interesting sentence or quote from the story here.”

Snow Season—Getting Prepared continued

The Association has continued the driveway plowing practice developed during the last few years. MMM uses the bobcat to pull the snow away from your garage door. They will also plow the driveway up to 18 inches in from the edges. During salting, this will reduce the amount of salt used and minimize the amount of salt spread onto the landscape, shrubbery, and parallel sidewalks.

Please use your CMA Portal to create a Service Request to report any issues associated to snow removal. Issues may also be emailed or called into CMA, Derrick Rovira, during CMA normal working hours. Derrick will contact the appropriate person to remedy your issue. Off hour calls are to be reported to the CMA emergency number (412-269-7800). Contact information for Derrick is listed at the top of the Community Directory and is listed here for your convenience:

derrick@cmamgt.com (412-269-7800 Ext 260). **Please do not discuss your issue with MMM workers.**

Buildings & Roads Committee volunteers Bob Romain & David Bouterse will respond to Service Requests and assist you as needed. They can reach out to MMM for assistance with ice removal should we experience ice dams this year like last year. **Please turn your heat tape on in advance of snow forecast to better protect from ice dam formation.** The heat tape audits performed a few weeks ago indicate that even though your heat tape is older, it is probably still functioning.

Our Community is a big one by snow removal standards. Your Buildings & Roads Committee monitors the work performance and will initiate any necessary adjustments. We are always guided by your Service Requests to CMA.

A word of caution: As you travel our streets during a snowfall, please drive carefully, especially when exiting the Community. Several residents have had a white-knuckle experience while sliding toward Main Street.

By Ron Richards

“Please do not discuss your issues with the MMM workers

Building & Roads Ron Richards

Building Inspections – Paint Items – Ron Belensky, our resident professional painter, has completed the last 4 buildings. All painting is now complete for the year.

Building Inspections – Miscellaneous Items – Your Buildings & Roads Committee is wrapping up the vinyl siding repairs, mortar repairs, minor gutter cleaning, and any remaining Service Requests that were deferred until building inspections were completed.

Activities – Balance of 2025 – Driveway & Road asphalt crack repair will be provided by Todd's Asphalt during the first part of November. Once the leaves are all down, Premier Power Cleaning will be performing gutter cleaning on the left-hand side of Fair Meadow Drive in Phase II and other selected gutters found during our Building Inspections.

Slab Stabilization Project Update – The contractor (Groundworks) has been selected for 165 GAC & 303 MCL. Contracts have been issued for \$85,698 and the down payments have been paid. We have had the final preparations walk-through with them. We have a firm date for work to commence the 1st week of January 2026 and a requested date for work to commence early to mid-December. We met with the flooring contractor (Humble Flooring) and they are developing the Quote for removal & replacement of the floor coverings. The Piering process will lift the footing which creates a space beneath the slab which gets filled by drilling holes in the slab and injecting material to fill the void. The slab floor must be exposed to perform this work which requires the removal of the floor covering and later replacement. The room contents need shifted to other locations within the residence or moved out. Externally, at 165 GAC we will be moving the exterior Air Conditioning unit (and later re-positioning it) so they can excavate about 4 feet around the outside of the section to be piered. Groundworks will be removing a portion of the patio surface at 165 MCL and the sidewalk at 303 MCL. Both will need to be replaced in the Spring. We will be obtaining Quotes for that work next.

Building & Roads Cont.

We had to obtain an upgraded Quote from Groundworks for 305/307 MCL due to some further movement at that location. We have expanded the Scope of Work there to include slab jacking of the garage at 305 MCL and the island between the garages adjacent to the garage slab that houses the Utility closet and laundry room. This will result in a modest increase in costs. Prior estimate was \$5,878 for just 307 MCL garage, and now the combined work for 305/307 MCL will cost \$12,596.

The known costs to date include \$18k for Engineering, the previously mentioned \$86k committed to Groundworks, the new cost for 305/307 MCL of \$12.6k and the yet to be awarded cost of \$1.8k at 327 MCL for slab jacking of the garage. That totals \$118.4k of the \$150k approved by the Board for this Project.

We have had Service Requests for 214 GAC, 157 GAC, 242 FMD, and 117 FMD with concerns about drywall cracking since last summer.. Minor slab deviations have been noted at a couple of these locations but are within tolerances. Various repairs to drywall, drywall tape or doorway adjustments have either been completed by the residents or the Association or are pending completion. We revisit these locations periodically to see if any further movement has occurred. We are currently investigating 240 FMD & 248 FMD for similar characteristics but have not developed a course of action yet.

We will continue to update you each month as costs become known.

Owens Corning Shingle Claim Update – Owens Corning is honoring our Claim for a bad batch of shingles first identified during last year's Building inspections on the roof for Building 42 which houses 510/512/514/516 FMD. This Claim was submitted for 12 of our Buildings and honored for 8 after their summer inspection. The Warranty is prorated. Proration means they provide a percentage of the shingles based on their remaining life, and we provide the labor to install the shingles. We realized enough shingles from this Claim to replace the shingles on 4 of our Buildings. Utilizing a Specification provided by CMA for roof replacements, CMA requested Quotes from Prescott Roofing, DiCicco Roofing and Gar-side Contracting, our current roof repair contractor. These have just been received and are undergoing investigation for completeness. The shingles need to be delivered to a Supplier for the chosen contractor by year end to avoid a loss of a year on the proration. When a roof is replaced for a Building, the gutters & downspouts get replaced at the same time. To counteract our experiences with gutter overflow, the Reserve has always included an upgrade of these to the largest sizes available. We expect to be able to select a contractor for this work in early November. Funds for roof & gutter/downspout replacements in the Reserve would be moved forward to complete this work, now expected to be sometime in the Spring of 2026. We are anticipating an expense of around \$260k for this work, all subject to Board approval.

Clubhouse

Jan Farrington

- A resident reported a fall due to the lights turning off while she was in the restroom and the lights not coming back on. As a resolution to this issue, the lights in the restroom were extended to 30 minutes and then we discovered that when they do go off they do not come back on immediately upon entering, so the lights have returned to the on off switch. **So please remember to turn off the lights upon leaving the restroom.**
- Additionally the doors of the clubhouse in the past month have been left unlocked for an extended period of time. This is a reminder **“When you are the last person in the clubhouse please check that all doors are locked and all lights of off within the clubhouse.”**

Christmas Decorating Jan Farrington

Each holiday we decorate the interior and exterior of the clubhouse. This year the decorating will take place Friday November 21 at 1:00 pm. We will be using November 22 as a rain delay date if needed. We will be sending out a notice for helpers for this event. Your assistance is always appreciated.

I want to give a special thank you to Stephanie Sinovich, who has been doing the exterior decorating during the year as part of the grounds committee duties and she always does a great job.

Newsletter Articles Jan Farrington

We print a monthly newsletter and calendar for sharing of information to all residents. It helps us keep caught up on what is happening in our community. There are times a resident may have something of interest they would like to share with the community. We welcome these articles to the newsletter.

If you wish to share some news, or praise someone for what was done for you, please consider submitting your article to VOAMnewsletter@gmail.com.

Annual Meeting

Jan Farrington

This is a reminder that we will be having our Annual Meeting of the Villas of Arden Mills Condominium Association on December 4th at 6:00 pm at the Clubhouse. All are encouraged to attend. This is when we will be electing three new officers to the Board. A quorum is required for this meeting, Hope to see you all there.

MARK YOUR CALENDAR

DECEMBER 4, 2025

ANNUAL MEETING

6:00 PM CLUBHOUSE

NOMINATING COMMITTEE

VOAM Board Member Recruitment is under way. On October 1, several members of recruitment committee started contacting residents, by phone, text, or email, to elicit interest in serving on the board. If you have not followed up on this initial contact, please reach out and express your interest or non-availability to serve on the board. Manning the board is critical for the economic wellbeing of our community. We will conduct voting on three new board members at our December annual meeting. One for a one year term and two for a two year term. **Please consider running for the Board.**

Bible Study

Karen Neubauer

Well fall is definitely here! Bring your Bible, notes, and favorite "brew" as we look into Romans 5 and 6 this month in our continuing sturdy. 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. Should you have any questions or want to join in, just contact Kaen Neubauer (724) 229-6977. She will send you the notes via email prior to the study. All are welcome!!

Social Committee

Valerie Cicconi

We had a great time doing our Holiday craft and hope to have another next year when we discuss our event calendar. Look for the photos that were taken for this edition of the newsletter.

November 12 the @5PM is the Chicken and Biscuit Social. See the sign-up sheet in the mail house. We will also have green bean almondine, Salad and pumpkin squares. We will play Holiday Charades. 50/50.

The December Social will be December 10 the @ 6PM. We ask that you bring an appetizer to share and BYOB.



Finance

George Rose

After completing the budget process for 2026, the Board approved an increase of \$45 in the monthly maintenance fee, increasing the total fee to \$390 per month.

The increase was due to a new contract with Mow Mulch & More, increases in utilities, insurance expenses and other areas.

Additionally, due to some structural issues with several of our buildings, the Board approved borrowing an amount of \$150,000 from the Reserve to pay for the cost of the repairs plus all related expenses that may be involved.

The borrowed funds will be repaid by a combination of the increased capital contributions paid by new owners at closing and a Special Assessment of \$500 from all the unit owners to be paid by June 30, 2026. Additional capital contributions during 2027 and an additional Assessment from the unit owners to be paid by June 30, 2027 for the remainder of the debt. Hopefully, that Assessment will be less than \$500.

Pumpkin Floral Craft



**Supplies
Gathered,
And
Distributed**



**Instructions
Given by Bryne
and
Work Began**



Final Project is complete. You can see some of these at the Clubhouse.

