

# Villas Experience

Villas of Arden Mills

Social Committee

Valerie Cicconi

## Special points of interest

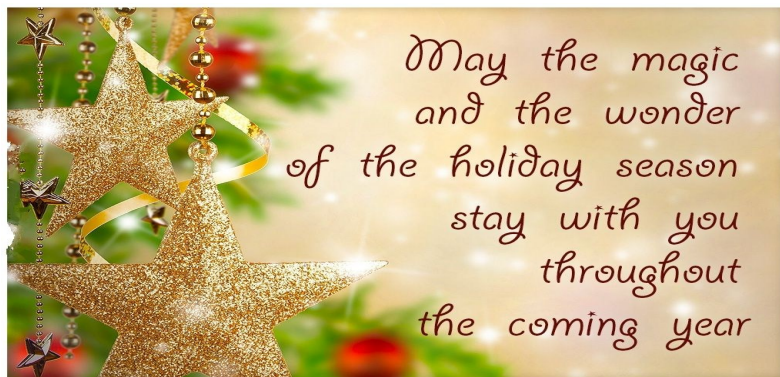
- Annual Board Meeting... 4th
- Ladies Card Luncheon.....5th
- Christmas Social..... 10th

Our Christmas Get Together is scheduled for Wednesday, December 10<sup>th</sup> at 6:00. See the signup sheet in the mail house. We ask that you bring an appetizer. And as always it is a BYOB.

We will be planning our next year events at our December meeting which is on Tuesday, December 2<sup>nd</sup> @ 1:00 PM. Anyone with ideas is welcome to come and share and or join our committee.



A quick thank you to all residents that helped us to decorate the clubhouse and tree this year. Many hands make the work load less.



## Inside this issue:

Grounds	2-3
Buildings & Roads	3
Bible Study	3
Social Pictures	4

*"May your heart be light, your days be bright, and your holiday season be merry and magical."*

*"Peace..Joy..Love..Wishing you these and the Happiest of Holidays"*

**REMEMBER** *Annual Meeting December 4th at 6:00 pm. We are electing new officers so it is important to have a quorum and for each household to be represented.*

## Grounds Committee

**Ron Richards**

**For those of you who have partially empty landscape beds from the loss of boxwoods and other shrubs, replacements are on the way!** We have more than 200 empty spaces to fill. We have put in place and have begun meaningful actions toward accomplishing this task as follows:

### **Shrub Replacement Program**

We examined the Shrub Replacement Program activities and have realigned these with full participation by Mow, Mulch & More. There is a total of 14 activities:

1. Spring Inspection for damaged shrubs to be removed.
2. Prepare a list by address/other location.
3. Add any shrubs not replaced from prior year removal.
4. Choose replacement shrubs.
5. Determine cost of replacement.
6. Compare with available Budget.
7. Finalize locations to receive shrubs.
8. Mark locations to receive new shrubs.
9. Purchase and deliver shrubs.
10. Remove damaged shrubs.
11. Plant new shrubs.
12. Water shrubs.
13. Inspect for need to water.
14. Inspect for need to prune.

Currently MMM performs Items 10 & 11. We have negotiated a contract with them to perform Items 1 thru 5, 8 thru 11, 13 & 14 which the Board has approved. Each year, we Budget \$8,000 for this Program, which MMM agreed to honor for 2026. Our plan is to assess MMM performance during 2026 and then Budget accordingly for 2027.

This was necessitated because as we address the reality of fewer volunteers, and the age of our volunteers increasing, the Grounds Committee needs to concentrate on its core mission of managing activities rather than performing these activities, as we do today.

### **New Shrub Trial**

Trial of new shrubbery to be used next Spring in the Shrub Replacement Program. We chose a Classic building, a Cathedral building, and a Courtyard building with the most missing shrubs for the trial. We need to determine whether they are as deer resistant as advertised, how well they survive the winter, and how they look in our setting. MMM chose the shrubs, spaced the shrubs, planted the shrubs, and will monitor the shrubs.

## **Grounds continued...**

### **Transplant Shrubs**

We had MMM transplant shrubbery that was to be destroyed as a part of the Slab Stabilization Project. Seeing how the transplants survive the winter and adapt to their new setting is helpful to our long-term adjustments. Transplanting may be a way to save shrubs that are not suitably placed, such as Viburnum's in front of windows going forward.

### **Adjust Sequence of Spring activities**

Sequence the shrub replacement to be completed prior to the mulch placement and complete the mulch placement in April.

**So, as you can now see, we are taking the highlighted steps now and for 2026 to get the Shrub Replacement Program where it needs to be.**

### **Buildings & Roads**

**Ron Richards**

**Activities – Balance of 2025** – Driveway & Road asphalt crack repair was completed by Todd's Asphalt on November 4 . 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 on December 8.

**Slab Stabilization Project Update** –Groundworks will be starting work for 165 GAC & 303 MCL on December 15. 165 GAC will be completed on December 18, and 303 MCL will be completed on December 24. All Ways Moving has been contracted for removal & replacement and storage of the furniture at 303 MCL. Humble Flooring is being contracted for removal & replacement of the floor coverings.

We have contracted with Groundworks for 305/307 MCL & 327 MCL. Work has been scheduled for December 31 at 327 MCL and tentatively scheduled for the end of January for 305/307 MCL.

The known costs to date total \$122.3k of the \$150k approved by the Board for this Project. We will continue to update you each month as costs become known.

**Owens Corning Shingle Claim Update** –CMA requested Quotes from Prescott Roofing, DiCicco Roofing and Garside Contracting, our current roof repair contractor. The analysis of the Quotes favors DiCicco Roofing for this work. The Finance Committee concurs with Buildings & Roads, and we are preparing a Recommendation for Board approval.

### **BIBLE STUDY**

Bible study will be postponed until next year. Looking forward to seeing you all after the first of the year.



# CHICKEN & BISCUIT SOCIAL

A FUN EVENING WITH OUR NEIGHBORS

