



# Villas Experience

## VOAM Board 2026

Your Executive Board members for 2026 are the following:

### Special points of interest:

- Building & Roads.....5th
- Board Planing.....6th
- Ladies Luncheon.....9th
- Clubhouse Comm.....13th
- Removal Xmas decoration 14th

President	James Balent,
Vice President	Arlinda Woods
Secretary	Jan Farrington,
Treasurer	Marcia Rossi
Member at Large	Carol Priest

Your new 2026 Executive Board will meet the first Tuesday of every month at 6pm in clubhouse. Any committee chair wishing to bring issues to the board can join us at these meetings with prior notice. Please remember to provide the board copies of your meeting minutes. Emails with these minutes are acceptable.

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The board will hold 'Public Board Meeting at 6pm on the last Thursday of following months: Feb, April, Jun, Aug, Oct. The Annual meeting will take place the first Thursday in Dec 3, 2026 at 6 pm.

Mark your Calendars and plan to participate in the Public Board Meetings.

*Happy New Year*

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Richards**

Welcome to an early winter arrival. So, we have had 2 snows in December that resulted in roof snow cover of 3 to 5 inches, as of the writing of this article. Both of these created ice dams in the gutters for those of you with no heat tape. Or those who didn't turn the heat tape on before the snow accumulation.

So, roof snow melts & ice dams form. Then the gutters overflow. This forms icicles. They drip down on the driveway or entry creating ice buildup. The overflow can also form ice as it runs down the outside of the gutter and below the gutter onto your storm door or garage door.

We don't typically worry about backup under the shingles from ice dams, since there is an ice guard rubberized underlayment that extends upward about 3 feet from the gutters.

When MM&M is here performing snow removal they are to remove any icicles during the sidewalk snow removal. We had to remind MM&M about icicle removal after the first snow. You will need to knock these icicles down in between service visits from MM&M.

So, what can be done about the ice buildup. Keep a supply of melting agent on hand and liberally apply it as needed for your safety. Remember: Calcium Chloride for cement surfaces, or any safe melting agent for sidewalks. Read the label.

In a related matter, ice dams have prevented us from cleaning your gutters. Also, for the roof valleys with leaves, mostly in Phase II, the leaves are now frozen to the roof and will need some sunshine to permit their removal. Premier Power Cleaning was here twice and tried unsuccessfully. With the late leaf drop from the trees this year and the early winter, we just missed squeaking through as we have been able to do in the past. We are still hoping for a window of opportunity to schedule this work.

## GROUNDS COMMITTEE

Ron Richards

On Monday, December 22, 2025, our Arborist Walter Jarosh completed the first of two pruning sessions for us. These were designed to be a little more aggressive than previous trimmings. Our goal is to shape the crowns, reduce the size, and remove branches that interfere with our clearance requirements for Buildings, sidewalks, and driveways & streets. Tim Karshin and I provided guidance when needed and observed most of the work.

This first session concentrated on the Building trees, mostly in Phase II, and some out-of-control trees in Phase I. We needed to perform radical surgery on the street tree near 214 GAC.

The second session will occur in late January or early February as weather permits and will include all Street trees and the balance of the Building trees and the few non-pine Common area trees.

We have advised Jarosh that he is to complete the work as instructed by us. In the past, at times residents have made requests to Jarosh for adjustments to our requirements. Please do not do this. Our Arborist has provided guidance as to the proper care for the Association's trees. The Grounds Committee provides some adjustments as needed for local conditions. If you have interest in influencing the outcome for pruning or trimming, please join our Committee. We welcome your input during the planning for the work, not when it is being performed. Thanks for your understanding.

## Bible Study

Karen Neubauer

Well the sun is staying longer and there's hope of warmer weather. But there is also eternal hope. Come to our Bible study on Romans the 1st and 3rd Wednesday of each month from 1:00 PM to 3:00 PM at the clubhouse to see and hear how God wants us to be with him eternally. Contact Karen Neubauer at 724-229-6977 for [karenneubauer@msn.com](mailto:karenneubauer@msn.com) to receive notes for each session.



# Christmas Party 2025

Although there were only a few who attended the Christmas Party, a Good Time was had by all.

There was plenty to eat and drink and who could forget the jokes. All started the Christmas holiday on a joyous note.

