

Villas of Arden Mills

Special points of interest:

- Board Planning 3rd
- Card Luncheon 6th
- Bldgs & Roads 9th
- Social Committee 11th
- Finance Committee 16th
- Soup Night Social 17th

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Villas Experience

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Social Committee

Valerie Cicconi

March 17th @ 5 PM is Soup Night, a favorite in the community. If you can make a crock pot of soup please contact Karen Neubauer on her cell at 724-809-6186. You can text her or leave a message if she is not available when you call. There will be soup, salad, bread and dessert. We will have a 50/50. See the signup sheet posted in the mail house. Feel free to wear your St. Patrick's attire.

If anyone is interested in joining our committee in the upcoming year, please feel free to attend our next meeting on March 11th @1PM in the clubhouse.



Heads up! Wednesday, April 22nd is Pasta Night so watch for the signup sheet.

Bible Study

Karen Neubauer

Wednesday, March 4 and March 18 at 1:00-3:00 in the Clubhouse. We will be continuing our study in Romans with Chapters 8 (a great study on HOPE) and Chapter 9 (The Majesty of God). We welcome all who would like to draw closer to The Lord Jesus Christ in their daily journey. Let Karen know of your interest in attending and notes for the study will be provided. Should you have further questions, contact Karen Neubauer at (724) 229-6977 or Karenneubauer@msn.com. Looking forward to seeing you all there.

Clubhouse Committee

Jan Farrington

The Clubhouse Committee reminds all members of the importance of locking both the front and restroom doors before leaving the premises. This ensures the security and safety of the facility for everyone.

The Clubhouse Committee recently experienced staff changes with Donna Sweet, who served at the rental coordinator for more than ten years, resigning. Pat Cornell is assuming the role. Updated reservation forms are now available.

The committee is searching for a new exercise equipment maintenance company due to the current provider closing their business.

Buildings & Roads

Ron Richards

Winter Woes

We experienced conditions this year not seen since 2010, when we had several weeks of heavy accumulation of snow on our roofs coupled with very low temperatures. Back then to add to the woes we had a 3 day power outage at the beginning. The resultant ice dams in the gutters, massive icicles, and ice buildup at the driveways & entries that built up so cars actually hit their frame when entering and exiting. This led to the installation of heat tape at many residences. We didn't get quite that bad this year, but it was still very difficult conditions to deal with.

Bob Romain and David Bouterse dealt with your "opportunities" as you reported them to CMA, or as they encountered them while assisting other residents. Thank you Bob & David! Once ice dams have formed, we can only deal with the symptoms. Melting agent and manual ice removal, assisted by Mow, Mulch and More. We also found that once the ice dam is formed, the heat tape appears to make matters worse, and recommended that it be turned off in some cases.

The entry on Canterbury homes continues to be the site with the most reported issues. In many cases the whole entry area, including storm door and stone facade ices over. We have 62 Canterbury's. Three homes experienced moisture marks on the inside entry ceiling as well. We had our roofer use calcium chloride to melt the ice dam for those three. One Canterbury resident installed a heavier duty heat tape before this winter and reported having no ice dams so far this winter. He had ice dams the year before with the original heat tape.

The Buildings and Roads Committee will be reviewing all the Service Requests with ice dam issues from this winter and developing a recommended approach to prepare for and deal with these severe conditions of snow on the roof for extended time along with very low temperatures.

Status - Slab Stabilization Project - 5 locations

In December, 165 GAC slab raising & stabilization and resulting void filling were completed as specified achieving level. 303 MCL slab raising & stabilization and resulting void filling were completed to an adjusted specification reducing the amount of Piering while achieving acceptable tolerance. 327 MCL garage slab raising was completed as specified achieving slope to the drain. And finally on February 16th, 305/307 MCL slab raising was completed as specified, achieving level in the residences and achieving slope to the drains in the garages. That completes the Groundworks activities. Humble Flooring completed the new flooring installation at all locations. Drywall crack repair will be completed shortly. The residents completed their painting at 165 & 303. The exterior concrete work and landscaping will be completed as weather permits. The Finance Committee is tracking costs for the Project and have paid all contractors a total of approximately \$140 thousand to date.

Building & Roads

Ron Richards

Status - Roof Replacements - Owens Corning Claim Project - 3 buildings

Owens Corning has settled our Claim and is shipping 416 squares of shingles. We requested and they agreed to ship us their higher quality shingles. We have theoretical numbers for the number of squares of shingles required for the 4 buildings originally included. We won't know the actual numbers until the roofs are completed. So we proposed a new plan which has been endorsed by CMA. We will replace 3 roofs and see how many shingles are left. Then we will decide whether to go for the 4th roof or store/sell the remaining shingles. The 3 firm locations are Buildings 41, 40, and 38, which will be completed in that order. The 4th potential building is 39. From the bidding to a specification provided by CMA, DiCicco Roofing was chosen to perform the replacements. We will be replacing gutters and downspouts at the same time, upgrading to wider gutters. Work is scheduled to begin as soon as weather permits in late March or early April.

NOTE: Building 38 has Canterbury homes. The new wider gutters will provide us feedback on this as a solution to the gutter overflow issue at Canterbury entry's.

Grounds Committee

Ron Richards

Slab Stabilization Project - Grounds related items

All inside work will essentially be completed by the end of this week for the 5 locations involved. Two locations will require extensive outside work which Grounds will need to approve.

165 GAC had all shrubbery removed on the street side of the unit. The concrete patio will be replaced and the patio fence reinstalled. We need to add shrubbery with good root structure to the bank for stability. MMM will be preparing the site, Garside Contracting will be installing the patio and MMM will recommend for Grounds approval the new shrubbery complement.

303 MCL had all shrubbery removed from the street side and the front side to the Entry. MMM will be preparing the site. The removed sidewalk will be replaced by Garside Contracting and MMM will recommend for Grounds approval the new shrubbery complement. We are hopeful that this work can be completed before the end of April.

We are in the process of establishing the first half year MMM Activity. We will sequence the Tru-Green emergent application, the edging of beds, the planting of replacement shrubbery, the application of the mulch and the first trimming of the hillsides and shrubbery. Grounds will be reviewing this proposed sequencing from MMM.

VOAM SOCIAL CALENDAR 2026



St Patrick's / Soup

Wednesday, March 17, 2026

5PM



Pasta Night

Wednesday, April 22, 2026

5PM



Memorial Day Picnic

Monday, May 24, 2026

4PM



Pizza Night

Wednesday, June 17, 2026

5PM



4th of July Picnic

Saturday, July 4, 2026

4PM



Ice Cream Social

Wednesday, August 19, 2026

6PM



Labor Day Picnic

Monday, September 7, 2026

4PM



Taco Night

Wednesday, October 7, 2026

5PM



Chicken & Biscuits

Wednesday, November 11, 2026

5PM



Tree Decorating

TBD



Christmas Event

Wednesday, December 9, 2026

TBD

DRYER VENT ISSUES

Jan Farrington

I recently received a call from a resident about needing an alteration request to have their dryer vent cleaned. This does not require an alteration request. This resident had a complete blockage of their dryer vent found when they were installing a new dryer. So as I looked into the cleaning of dryer vents, here are some of the issues you may be facing.

CLOTHES DO NOT DRY IN ONE CYCLE

If you are noticing that your clothes are not dry after completing a cycle in the dryer, this is a common sign that the vent needs to be cleaned out. It is easy to expect an issue with the dryer itself, but in most cases the dryer vent cleaning resolves the issue.

DRYER FEELS HOT OR OMITTING A BURNING SMELL

If you notice either of these things, the dryer should not be used until the dryer vent has been cleaned out. As lint builds up and starts to restrict the vent, the dryer is not able to exhaust as it is designed too. This will eventually cause the dryer to overheat, which can lead to the need for mechanical repair, or a dryer fire.

HIGH HUMIDITY OR LINT BUILD-UP IN OR AROUND YOUR LAUNDRY ROOM

If you notice a lint accumulating behind your dryer or on surfaces in the laundry room, or if your laundry room is very humid, this can indicate that the vent is partially disconnected or clogged. These same issues can cause carbon monoxide to enter the living space when using gas dryers as well.

TERMINAL CAP NOT OPERATING

Every clothes dryer must have a terminal cap on the outside of the building where the duct comes out. Most models have a flap or flaps that open up when the dryer is being used and close when the dryer is off. If you notice that your terminal cap is not opening when the dryer is being used, this would indicate a clog or other problem.

If you are experiencing any of these problems, consider having your dryer vents cleaned out, that means having the dryer disconnected and cleaned out from the bottom up. If you need a recommendation for a company or want to know the cost. Please feel free to contact me via email at jlfarrin@aol.com or give me a call at 412 580-3594. Thank you to the resident who brought this to my attention.

WINDOW CLEANING

We are looking for a window cleaning company to replace Fish. We have some pricing and it as follows:

- One price for outside windows : \$4.00 per window
- Sliding glass doors and arches \$5.00 per window
- Large arches \$5.00
- Small Arch is \$2.50

½ the price if you also want inside doors and windows cleaned. If you are interested in using this service please sign up at the mail house where we will post a sign up sheet.

SMOKE DETECTORS

Smoke detectors do not last forever. The sensors inside break down slowly. Smoke detectors should be replaced every 10 years from the manufacture date.

Have you changed your smoke detector lately??



March 2026 is shaping up to be a month of striking contrasts—where the "lion" of late winter meets the "lamb" of early spring. From celestial wonders to high-stakes sports and vibrant cultural festivals, there is plenty to fill your calendar. Here is a curated look at what to look forward to this March.

A "Blood Moon" Spectacle

The month kicks off with a breathtaking astronomical event. On **March 3, 2026**, a **Total Lunar Eclipse** will occur. During the eclipse, the Moon will pass into Earth's shadow and take on a deep, reddish-orange glow, earning it the nickname "Blood Moon."

Best Views: While it will be visible in its entirety from the Pacific region, Australia, and parts of North America, the rest of the world can catch high-quality live streams of the event.

Fun Fact: This is the last total lunar eclipse we will see until late 2028, so it's worth stepping outside for!

Festivals & Cultural Moments

March is a global celebration of renewal and heritage. Whether you're looking for a splash of color or a bit of luck, the month is packed with major dates:

- **Holi (March 4):** The Hindu "Festival of Colors" arrives early this year. Expect streets to explode with vibrant powders as people celebrate the victory of good over evil.
- **International Women's Day (March 8):** A day to celebrate the social, economic, and cultural achievements of women globally.
- **St. Patrick's Day (March 17):** Wear your best green! This year falls on a Tuesday, promising a week of parades and community festivities.
- **Eid al-Fitr (Expected March 20–21):** Marking the end of Ramadan, this is a time of joyous feasts, prayers, and gift-giving for Muslim communities worldwide.
- **Spring Equinox (March 20):** Officially the first day of spring in the Northern Hemisphere. It's the perfect time to "thaw out" and embrace longer daylight hours.

March Madness & Global Sports

For sports fans, March 2026 is an absolute powerhouse. The "Madness" isn't just for basketball this year:

Event	Dates	Location
World Baseball Classic	March 5–17	USA, Puerto Rico, Japan
Winter Paralympics	March 6–15	Milan & Cortina, Italy
NCAA March Madness	Mid-March – April 6	United States
F1 Shanghai Grand Prix	March 13–15	Shanghai, China
98th Academy Awards	March 15	Los Angeles, USA



Pop Culture & Cinema

If you'd rather spend your March in a cozy theater, Hollywood is delivering some highly anticipated sequels and thrillers:

"Ready or Not 2: Here I Come": The cult-favorite horror-comedy returns for another high-stakes game.

"Project Hail Mary": Sci-fi fans are eagerly awaiting this adaptation of Andy Weir's hit novel.

Awards Season Climax: The **98th Oscars** on March 15 will be the talk of the month, with Ryan Coogler's *Sinners* already generating massive winner buzz.

Spring Forward on March 8th

In 2026, daylight saving time will begin at 2 a.m. on March 8th. Residents should set their clocks forward one hour to 3 a.m.

Whether you're watching the Moon turn red or cheering on your favorite team, March 2026 invites us all to step out of the winter doldrums and into a season of new beginnings.

