

Villas Experience

April 2026

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- Board Meeting ...23rd

Emergency Committee

Marcy Munnell

I would like everyone in the community to verify or update their emergency contact information. Many of you chose that person or persons a long time ago and things may have changed. If you are not sure who your contact person is, you can call, text, or e-mail me and I will check for you. Marcy Munnell

Munnell@comcast.net

724 333-7302

Bible Study

Karen Neubauer

Hello! He is risen! He is risen indeed! Well folks, who is He?! Join our bi-monthly Bible study to learn more of Him - the Lord Jesus Christ. We will be continuing with our study of the book of Romans at the clubhouse on Wednesday April 1(no fooling) and April 15 from 1:00-3:00. We'd love to see you there. Study noted will be emailed to those interested in attending prior to meeting. Just let Karen know to send them to you (724)229-6977 or Karenneubauer@msn.com. Happy Easter to all!!

There's been some recent confusion regarding responsibilities for exterior areas of our home. This extract from VOAM maintenance documents is great reminder of who does what. If you received this on line it will be attached as a separate document.

<https://villasofardenmills.org/wp-content/uploads/2019/03/Exterior-Maintenance-Guide-9.pdf>

Social Committee

Valerie Cicconi

Thank you to all who participated in Soup night and a special thanks to all you great cooks. The food was great and a good time was had by all. The 50/50 was won by Janet Nevin. Dinner was followed by Bingo.

For our next social your Social Committee will be serving Stuffed Seashells, Meatballs, Salad, Garlic Bread and dessert for the Wednesday, April 22ndth Social @5PM. Dessert will be Biscotti. BYOB if you would like something other than water or ice tea and coffee to drink. See the signup sheet in the mail house. Deadline is April 17th. We plan on playing a Trivia game following the meal.



Pictures From Soup Night



And the winner of the
50/50 raffle was
Janet Nevin.

Building & Roads

Ron Richards

Alteration Requests

Our residents typically begin working on Alteration Requests at this time of year. We work to find ways of accomplishing your Projects within the bounds of our Community rules, regulations and practices. The Exterior Maintenance Guide for buildings items is located on the website and provides guidance as to when an Alteration Request is required. We have worked with residents on exterior lighting, new and replacement patios, storm doors, garage door replacement, security cameras, and satellite dish installations in the past. A similar process exists for grounds Alteration Requests, and both types are contained in sections in the Alteration Request form. For Grounds items, any addition or modification to existing landscape requires an Alteration Request. There is a list of approved shrubs & trees on the Villas of Arden mills website, that may be used in the preparation of your Alteration Request.

The Alteration Request form is on the Villas of Arden Mills website or can be prepared using your Owner Portal on Community Management Advisors (CMA) website. For assistance, please reach out to Derrick Rovira at CMA . He can be reached at 412-269-7800 ext. 260 or derrick@cmamgt.com. Typically, a resident will formulate their plan for a Project, contact a contractor who has performed this work in our Community before, determine the cost for their Project and if they can accomplish their objective financially, submit an Alteration Request. You may self-install the alteration in certain circumstances. The use of a contractor requires the contractor's Pennsylvania License Number and Certificate of Insurance. This protects you should the contractor damage any property during the Project, yours or ours. The Association requires you to sign the Alteration Request since the language holds you responsible for any damage. Once the Request is submitted, the respective Committee will work with you to get the Alteration Request through the approval process. No work may be undertaken until the Request is approved by the Board. There have been times when the Alteration Request has been denied, despite our best efforts to find a solution for you.

Building & Roads

Ron Richards

Service Requests:

Service Request Process – information for our new residents and a reminder for some. We encourage all of you to use the CMA Website Owner Portal to submit Service Requests. The process is a simple one able to be accessed from your smart phone or computer.

Use your search product. Enter <https://cmamgt.com/>

Click on Owner Portal. This will get you to the login process. If you have not set up your Portal yet, then follow the instructions on the web site. Once logged in you will be at your Dashboard. Click on: Submit a new request. Select: General Request. Select: Choose a type of request. Click on Service Request. Fill in the Subject box and the Detailed Description box. Click on submit. Your Service Request is now in the System. It will come to the appropriate Committee with authorization to correct the Issue and engage a contractor, if needed.

Active Involvement in Our Community

Jan Farrington

Active involvement in condominium association committees offers residents a meaningful opportunity not only to help keep costs down but also to play a role in the effective running of the association itself. By joining committees, owners can lend their skills to oversee budgeting, maintenance, and vendor contracts, ensuring that expenditures remain prudent and community needs are met efficiently. Participation enables residents to influence decision-making, promote open communication, and encourage best practices in management—from organizing meetings and reviewing policies to planning improvements and negotiating with service providers. Committee members help maintain transparency and accountability, which fosters trust among residents and maximizes the value of association funds. Ultimately, being engaged in both the financial and operational aspects empowers owners to shape a thriving, cost-conscious, and well-managed community.

Easter Season

Traditions and Meaning

The Easter season is a time of joy and renewal, celebrated by millions around the world. It marks the resurrection of Jesus Christ and is observed with various traditions, including church services, family gatherings, and festive meals. Many people decorate eggs, participate in egg hunts, and exchange gifts as symbols of new life and hope.

Beyond religious observances, Easter is also a time when communities come together for parades, charity events, and spring-themed activities. The holiday encourages reflection, gratitude, and the sharing of kindness, making it one of the most cherished times of the year.

Villas of Arden Mills

To get up to date information associated with our community, along with the calendar, newsletter, information on the community, our governing documents, our rules and regulations as well as maintenance documents and forms you may visit our website and there you will find answers to many of your questions.

villasofardenmills.org

Welcome New Neighbors

Please Welcome Tom and Shirley Roberts of 230 Glen Arden Circle to the Villas. They moved here from their farm in Claysville. Shirley is a retired ICU Nurse and Tom was mould maker with Penn Mould and Ball Glass.

They have three daughters, ten grandchildren and ten great grand children.



Shirley Roberts

Events in Washington

April brings a lively array of activities and destinations:

- **Washington Farmers Market:** Opens mid-April, usually around the third Saturday (April 18th), at Main Street Pavilion, featuring fresh produce and artisan goods.
- **Spring Festivals:** Look for the annual *Spring Fling* festival held at Market Square Park on April 13th, with food vendors, crafts, and live music.
- **Live Music in Parks:** Every Friday evening in April at *Washington Park*, starting April 4th, local artists perform at the Park Pavilion.
- **Art Exhibits:** The *Downtown Washington Arts & Cultural District* hosts the *April Art Walk* on April 20th, where galleries and shops display works from regional artists.
- **Montour Trail and Mingo Creek County Park:** Both parks are open daily throughout April for hiking, biking, and picnics. Mingo Creek County Park, in particular, is known for its scenic covered bridges and spring wildflowers.
- **Pennsylvania Trolley Museum:** Special themed trolley rides and family events are scheduled every weekend in April, with highlights like "Spring Trolley Day" on April 27th at 1 Museum Road.

For up-to-date details, check the official city and venue websites, as dates and times may vary from year to year.

Window Cleaning

Jan Farrington

We met with the window cleaners and here is some clarifying information.

Pricing

Outside screen door glass cleaning \$4.00 this will include small window beside the door or arch above the door

Sliding Glass door cleaning \$5.00

Double hung windows \$8.00 considered two windows

Single hung windows \$4.00

Large arch windows \$5.00

Small arch Windows \$2.50

- They will remove your screens if necessary at no charge and replace them if you wish.
- If you wish your inside windows cleaned, it will be one half the price of the outside cleaning.
- If you wish to have them clean on a regular basis, i.e. more than once a year, they will provide you a discount.

They do have commercial liability insurance and we have a copy if you would like to see it.

The name of the company is AquaClear Cleaning LLC

The contact phone number is 412 616-1845.

Anyone who signed up or called to have your name added to the list, I did provide them your contact information including your phone number from the directory. I would suggest that you enter this number into your contact list so you will be aware of whom is calling you.. The representatives from the company will be calling to schedule your appointment. Some resident have already been contacted.

Any questions you may contact either Sharon Radosevich or myself.

Celebration of the Easter Season

Traditions and Meaning

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