

VILLAS EXPERIENCE

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May 2026

Special points of interest:

- Ladies Luncheon.....1st
- Board Planning.....5th
- Buildings & Roads . 11th
- Social Committee... 13th
- Card Luncheon.....15th
- Grounds Committee 18th
- Finance Committee 18th
- Memorial Day Picnic 25th

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Grounds Committee

Ron Richards

Busy Spring so far. TruGreen managed to get the pre-emergent application for broadleaf weeds applied without the rain diluting it this year. Appears to have worked on the dandelions and clover, with some evidence it is attacking the toughest one which is crabgrass. It certainly greened up our Community quickly from the winter blahs. We switched our practice and edged the beds and applied mulch early this year to improve our appearance and put the winter woes behind us. After the first grass cutting in early April, we were in reasonable shape to begin the tough work.

Mow, Mulch & More completed their contracted for work as a part of the Slab Stabilization Project.

We have considerable snow removal and salt damage, along with the ever-present delivery vehicle rutting, that has left the perimeter of our driveways a mess. Mow, Mulch & More will be repairing, applying topsoil, seed and a covering the week of April 27. We will have to deal with hard rains creating washouts and keep at it until the new grass emerges. It will try your and our patience until we have grass.

We have been waiting until there was sufficient new growth on all shrubbery to perform our inventory of losses from the extreme wind and cold from this past winter. This annual process involves inspection of each and every shrub & tree. We tag the ones that are to be removed. This does not mean each and every one will be replaced. Some will not, due to growth of adjacent trees or shrubs. We determine the contents of each bed and will space things for proper plant health.

As most of you are aware, and we are most embarrassed about, is the replacement process from prior year's not being completed. The loss of several hundred boxwoods two winters ago, put our replacement program in a deep hole, pun intended. Boxwood plants are one of the better choices for a mass planting. They are able to survive most winters in our Zone 6 and like other evergreens they are DEER RESISTANT! So why did our boxwoods not survive the winter? Research from the Penn State Extension reveals which variety of boxwood fares best, how to maintain the soil in the bed to best grow these boxwoods, how to plant them so their root is not too deep, and the best time of year to plant them for best results, but wind and extreme cold can cause the leaves to turn brown during the winter, and certain varieties survive this leaf damage and some don't. So, we needed expert advice is what we concluded in our recently completed Committee meeting. Our arborist, Walter Jarosh will be on site on April 27 to provide advice & counsel with regard to the best mixcontinued



Grounds Committee continued...

of shrub types to utilize during the replacement. Other evergreens are being considered as well. Blue spruce globosa, gold mop cypress, birds nest spruce & Alberta spruce. We trialed the birds nest spruce over the winter and it did quite well. MMM will be very busy during the month of May, filling spaces that currently exist and removing & filling (where needed) replacements for last winter's damage. As always, we have a budget to remain within. So, there will more than likely be carryover till next year. **You WILL see results during May!** After that, it is borderline to plant new shrubbery and expect it to survive the summer drought we have been experiencing lately and the following winter.

In the April Board meeting concerns were raised about reporting issues occurring during MMM on site activities. We continue to request that you do not speak with the workers when they are on site. Most times the worker is not aware that damage has occurred. If an issue arises, take a photograph of any damage and/or create a Service Request on the CMA portal or call Derick Rovira. If you report it and the crew is on site, it can be investigated in a timely fashion. When an issue is identified, George Silvestros addresses it with the crew and the resident. He has paid for damage that is clearly identified as caused by his crew or equipment. This is for both landscape and snow removal activity. I have personally arranged for most of the repairs in the past. Your job is to report these in a timely way. We respond quickly to Service Requests.

Social Committee

Valerie Cicconi

Pasta night was a great success! Thank you to those who helped as we were short staffed for this one. A special thanks to Barb Bender for a hilariously fun time playing the Italian Trivia game. The game was won by the Timber Wolves team and they enjoyed a candy bar of their choice. The 50/50 was won by Denny Dembrak.

Join us for our Memorial Day picnic at the clubhouse May 25th at 4:00. Your Social committee will provide hotdogs and Italian sausage. We ask residents to bring a side or a dessert to share. Please see the sign up sheet in the mail house and list what you plan on bringing so the committee members know what they need to fill in.



Buildings & Roads

Ron Richards

Slab Stabilization Project - We are nearing completion of all work associated with this project. GroundWorks has completed all the piercing and slab jacking. Humble Flooring has completed the installation of new flooring. Garside Contracting will complete all concrete replacements in the week of April 27. MMM has completed the backfill landscape and will complete the final shrubbery installation following the concrete work. Things will then return to normal for our very patient residents of 165 GAC, 303 MCL, 305 MCL, 307 MCL, and 327 MCL. The costs for this Project will be near the \$150,000 estimate. The Finance Committee is tracking all expenses.

During this Project, as other residents have begun to look cautiously for any signs of settling, we have received many Service Requests to investigate drywall cracks, doors out of alignment, air infiltration around the slab, and garage floor cracks. We investigate these carefully. We may use a laser level to create a baseline for measuring later for any slab movement. Many result in the condition found being within normal tolerances within Construction guidelines. Sometimes, we apply adjustments to correct the condition. Sometimes drywall crack repair will suffice. We have 3 locations on our “wait a few months” and remeasure list. Please continue to be diligent. We are.

Roof Replacement Project - This Project was the result of a Warranty Claim placed with Owens-Corning, the manufacturer of our roof shingles. After months of investigation, inspection, and finally capitulation, Owens Corning has honored our Claim. Since this is a pro-rated Warranty that must be taken in product from them, our claim for 8 buildings roofs became enough shingles to do for sure 3 roofs and perhaps a 4th roof. We negotiated and received a higher quality product at no additional expense for the shingles. Of course, in order to utilize this product, the Association is responsible for the entire labor cost to install the shingles. To make matters more interesting, the Reserve Plan requires us to replace the Gutters & Downspouts at the same time each roof is replaced. In December, the Board approved the expenditure of \$260,000 for this Project, including approval of DiCicco Contracting to perform the installation. The three Buildings selected for the new shingles are Buildings 42, 41 & 38. Work began at Building 42 on April 23, 2026.

Driveway Replacement Project – The Board placed a moratorium on additional driveway replacements for 2026 to accommodate the spending for the roof work. They approved a plan which included 2 driveways, if needed.

Bible Study

Karen Neubauer

May is here! Flowers are in bloom and Moms are being cherished and recognized for their devotion to family. While our mothers receive praise do we remember to praise the God who created us all? Come to the Bible Study and find out how loving and gracious the Lord is! We are continuing our journey through Romans on Wednesday May 6 and Wednesday May 20 at 1:00-3:00 in the clubhouse. Contact Karen for study notes at Karenneubauer@msn.com or (724)229-6977. Hope to see you there!!



Soon the 2026 pool season will be upon us. After this harsh winter we have experienced, I am sure we are looking forward to some warm summer days relaxing by the pool. **Please remember to review our pool rules that are listed on the next page.** These rules are designed so that all can safely enjoy our community pool for years to come. Private pools and community pools are not the same. Our emphasis is on safety and enjoyment for all community residents! The new pool liner is to be replaced before the Memorial Day weekend, weather permitting. On a final note, if anyone is interested in joining the pool committee, please feel free to contact me Mike Zaremba at 412-855-3879. There is not much work involved maintaining our pool, especially with the pool company servicing our pool twice a week. Thank you all, and I hope to see everyone at the pool.



Death Notifications

In the event of a death in our community, it is the responsibility of a family member to notify either Jan Farrington or Leona Fowler that they wish a notification to go out to the community. At that point an e-mail will be sent out to all members of the community.



SWIMMING POOL RULES AND REGULATIONS

Not following these rules could result in loss of pool privileges. The pool is for the exclusive use of the residents and their guests.

1. There is no life guard on duty. All persons using the pool and pool facility do so at their own risk.
2. Any guest who is not accompanied by a resident will be asked to leave the pool area.
3. It is the responsibility of the resident to monitor the behavior of their guests to ensure they adhere to the pool rules. If this responsibility is not assumed, the management company will be notified and a notice will be sent to the resident. If a resident recognizes an infraction, they should alert the management company by sending an email with the specific infraction, name of the person, date and time.
4. All children under age 18 must be accompanied by an adult resident age 18 or older.
5. PROHIBITED IN THE POOL AREA:
6. Pets or animals Glass or breakable items. Running, jumping, diving, throwing objects, splashing or other disruptive behaviour, Excessive noise or radios without headphones, Electrical devices, Private pool parties, adult rafts or body floats (noodles/arm floats are permitted)
7. Swimming is permitted only in garments sold as swimwear. Infants must have diapers approved for swimming under their swimsuit.
8. Cover your lounge/chair with a towel when using suntan lotion.
9. Wet swimwear is not permitted in the clubhouse areas. EXCEPTION: after towel drying, use of the restrooms from the poolside entrance is permitted.
10. For safety, an adult should accompany all children to the restroom.
11. Music is for the enjoyment of all residents. The receiver is located in the clubhouse kitchen closet. The agreed upon volume is a setting no higher than 10 on the dial.
12. The gas grill-is to be operated by only an adult resident and is to be cleaned and covered after each use.
13. Adult volleyball is permitted, but must be discontinued when it restricts the use of the pool by other residents who do not wish to play. COURTESY MUST BE OBSERVED AT ALL TIMES.
14. Any activity that requires the use of the swimming pool as a scheduled event for a group of residents requires approval of the Swimming Pool Committee and the Executive Board. (i.e. water aerobics class).
15. There is an additional refrigerator located in the utility room for all pool users. It is suggested that you take all your food or beverages home when you leave.
16. Clean up trash/belongings before leaving the pool area.
17. Umbrellas should be closed and tied when leaving the pool area. Lounges/chairs should be repositioned in the order they were found.
18. The last resident using the pool should verify that the clubhouse is locked including the restrooms, back door, etc., and ensure the gate is completely closed when leaving the pool area.
19. For the safety of all residents, good judgment should be used relating to the pool rules and use of the pool equipment.
20. Alcoholic beverages brought to the swimming pool MUST be removed from the pool area when you leave. NO ALCOHOL OF ANY TYPE will be allowed to be kept in any of the refrigerators or in the Clubhouse overnight.