

# Mountain Villas Voice



HAPPY 4TH OF JULY

## Manager's Message

Happy July. Summer is rolling along. I hope everyone is having a blast and a nice cool down at the pool. I will take this time to make a yearly reminder that fireworks are not permitted on Mountain Villas property. The reason is quite simple. Safety! They also tend to frighten certain people and pets. Instead, enjoy the nice display put on by the resort.

### Updates

Building 7 is complete. Another fine job done by Big Fish Construction.

The building between

7-8 has been spoken for and will be gone by Winter. Freeing up much needed parking spaces.

what I really need right now



MOUNTAIN VILLAS ASSOCIATION

Volume 8, Issue 7

July, 2024



### OWNER & RENTER REMINDERS

No fire pits or open fires permitted

No pets or glass at pool

Pick up after your pets

No furniture disposed at or in the dumpsters

## Maintenance Minute

If you experience any AC issues, please call or text ME immediately. If you call Hillegas directly, they will bill you directly. Due to an expired code or lack of a working key, some units did NOT get a PM check. Instead the guys

left a new filter at the doorway. Another excellent example of why it is useful for us to have a means of entry. This will be more outlined in the coming Rules & Regulations.

Have you gone over your

condo recently? Always a good idea to look under sinks and behind commodes for leaks and drips. Also, how are your shut off valves? Menser's is a good resource if you would like to have your main shut-off and/or your sink and toilet shut-off

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SEVEN SPRINGS MOUNTAIN VILLAS ASSOCIATION  
10 MOUNTAIN VILLAS DRIVE  
CHAMPION, PA 15622



June 21, 2024

TO: Mountain Villas Homeowners

SUBJECT: Removal of Gas Grills

Dear Mountain Villas Homeowners:

In our June Newsletter "Bullets From the Board", it was announced that gas grills will no longer be approved on Mountain Villas property. This action may not be the most popular, but this adjustment was finally necessary to ensure we continue to make a comprehensive insurance coverage available to our properties at the most economical cost to the Association.

During our most recent negotiations for renewing our insurance policy, the guidelines and risk profiles of the underwriters of the insurance companies have been made clear on the need to establish and enforce a policy that prohibits grilling or other outdoor fires near any structure, on all decks, balconies, and patios.

On June 3, 2024: Our Community Manager, Tom Beckner, sent out an email addressing our commitment to enforce both safety and security of our homeowners. In response, Tom received a few responses of concern and a great deal of positive responses of appreciation to him for being so proactive on behalf of the homeowners' well-being and safety.

On June 4, 2024: Tom sent out a follow-up email providing more information that this action is not isolated to MVA. It is becoming more widespread and we need to be diligent in complying with the best safety guidelines and recommendations from our insurance carrier and take notice of the requirements already established in other states and communities.

It has become apparent that electric grills are a safer option; as long as they are connected to a GFCI outlet installed by a contractor.

**Effective July 15, 2024, NO propane/gas grills are permitted on any deck, balcony or patio.**

If any homeowner cannot make arrangements to have their gas grill removed, Tom will offer to take all gas grills and store them in the garage. He'll then arrange for them to be hauled away.

Again, we understand this decision may be an inconvenience to some, but it is a decision that is in the best interest of everyone in our Community. We thank you for your patience and your cooperation as we continue to protect our property and make necessary adjustments in safety and security for our residents and their guests.

Regards,

Mark H. Frankel, President  
Mountain Villas Association

bcc:

**Mountain Villas Association Executive Board**

Mark Frankel  
President

Connie Grisell  
Vice-President

Babette Guballa  
Treasurer

Janet Skurnick  
Secretary

Mark Moulden  
Executive Board

## BULLETS FROM THE EXECUTIVE BOARD – JULY 2024

**OFFICIAL TALLY – BYLAWS AND DECLARATION HAVE PASSED** - The Amended and Restated Bylaws and Declaration for the Mountain Villas Association have passed. They have been signed and delivered to Lisa Burkhart, Esq., who will notarize and record the documents. A copy of each document will then be provided to each homeowner. More information will be provided as we prepare for getting these documents distributed.

**ANOTHER THANK YOU** – Speaking of grills, the Executive Board would like to thank those homeowners who offered ***both their compliments and words of support to Tom*** as we move forward with the new policy on removal of all gas grills. We realize it is not the most popular decision, but a very necessary one to ensure the safety and security of our homeowners, their families, and their guests.

**RULES AND REGULATIONS** – The new Rules and Regulations (R&R's) are in for final review, will be sent out to a printer, and each homeowner will then receive a copy. These rules have been influenced by other HOA's and are aimed to maintain a certain standard of living, to protect property values, and create a harmonious environment. The focus is also to offer security, enhance safety, and provide community maintenance on behalf of all our homeowners.



Be the person your  
dog thinks you are.

—  
C.J. Frick

### PETS

- No dogs are permitted in pool area.
- All dogs **MUST** be on a leash
- Please clean up after your pets



Wake up every  
morning and tell  
yourself:

*'I can do this!'*

## MOUNTAIN VILLAS

10 MOUNTAIN VILLAS DRIVE  
CHAMPION, PA 15622

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*TOM BECKNER, COMMUNITY  
MANAGER*



### SEVEN SPRINGS FIREWORKS ON JULY 5

Family fun and fireworks at Pennsylvania's Outdoor Adventure Headquarters to celebrate Fourth of July holiday weekend.

Time: 9:30PM



#### EXECUTIVE BOARD

Mark Frankel  
Connie Grisell  
Janet Skurnick  
Babette Guballa  
Mark Moulden



#### VOICE STAFF

Babette Guballa  
Janet Skurnick  
Tom Beckner