

MOUNTAIN VILLAS VOICE



MOUNTAIN VILLAS
ASSOCIATION

Manager's Message

Happy December to all. The holidays and ski season bring with them certain challenges. Parking is always difficult in the winter. We ask that you please not block bridges, sidewalks, and dumpsters. Also, be respectful and not block other cars in. No parking along the rock wall across from the townhouses. There is over-flow parking behind the swimming pool-park along the golf course back there so as not to block access to storage sheds, the office or our garage. The DO NOT ENTER signs are up at the entrance. Please use the golf course driveway to enter the Mountain Villas during ski season.

All fireplaces are for owners use only. Renters are

not permitted to use fireplaces. Owners, you are responsible to convey these guidelines to your renters. In accordance with the new Rules and Regulations handbook provided to all owners, renter violations could result in a monetary fine to the owners.

The Executive Board and Management of the Seven Springs Mountain Villas would all like to wish everyone a very Merry Christmas and Happy Holidays! May this most joyous time of year bring you many happy memories.

The Mountain Villas office will be closed on Christmas Day.

Volume 8, Issue 12
December, 2024

Merry Christmas
to you all.
May this season
bring you
peace and joy.



Maintenance Minute

The furnace PM's are complete. The gas fireplace inspections are done as well.

Wood burning fireplaces have been inspected and cleaned as needed. We are at the critical time of the year that you need to

be mindful of your heat and water. Remember that you should leave your sink cabinet doors open during the freezing weather. This includes kitchens, bathrooms on exteriors walls and always loft bathrooms in the townhouses.

Townhouse owners, when you leave for the week, always turn your main water valves off and drain your lines. If you have an issue with your furnace not working, please call or text ME immediately.

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Maintenance Minute (continued)

The sooner you call, I can get it serviced and up and running.

BEFORE you light a fire in the wood burning fireplaces—OPEN your flue. If you don't and you smoke out other units, you are 100% responsible for any cleaning and/or smoke mitigation. Do not put hot ashes in the dumpsters or mulch areas.

The hallways are swept and scrubbed every 10-12 days during the winter. Do not use hallways for waxing or servicing your skis. If you have an electronic lock, regularly check and change your batteries. They tend to 'die' faster in the cold weather. All owners need to provide me a key or code to your unit for emergencies. As a reminder after hours emergency services include furnaces and water leaks.

All other issues, please email me or leave a detailed message on the office answering machine. 814-352-7672.

Shuttle Bus Service—Winter Season Shuttle bus service will be provided on weekends. Beginning January 3rd service will be the following time periods. Friday 6:00 pm to 2:00 am, Saturday 8:00 am to 2:00 am, and Sunday 8:00 am to 6:00 pm. If Monday is a Federal holiday, then Saturday's schedule will be repeated on Sunday, and Sunday's schedule will be implemented on Monday. Outside of the operating hours identified, service will be on an "On Call" basis. You can call 582-682-7003 for a ride to the resort at any time.

The end of the year is near. Please get

your accounts cleaned up by paying any outstanding monies owed.

If you received a coupon book last year, you will receive one again, unless you tell me otherwise. The cost of the book will once again be \$25.00.

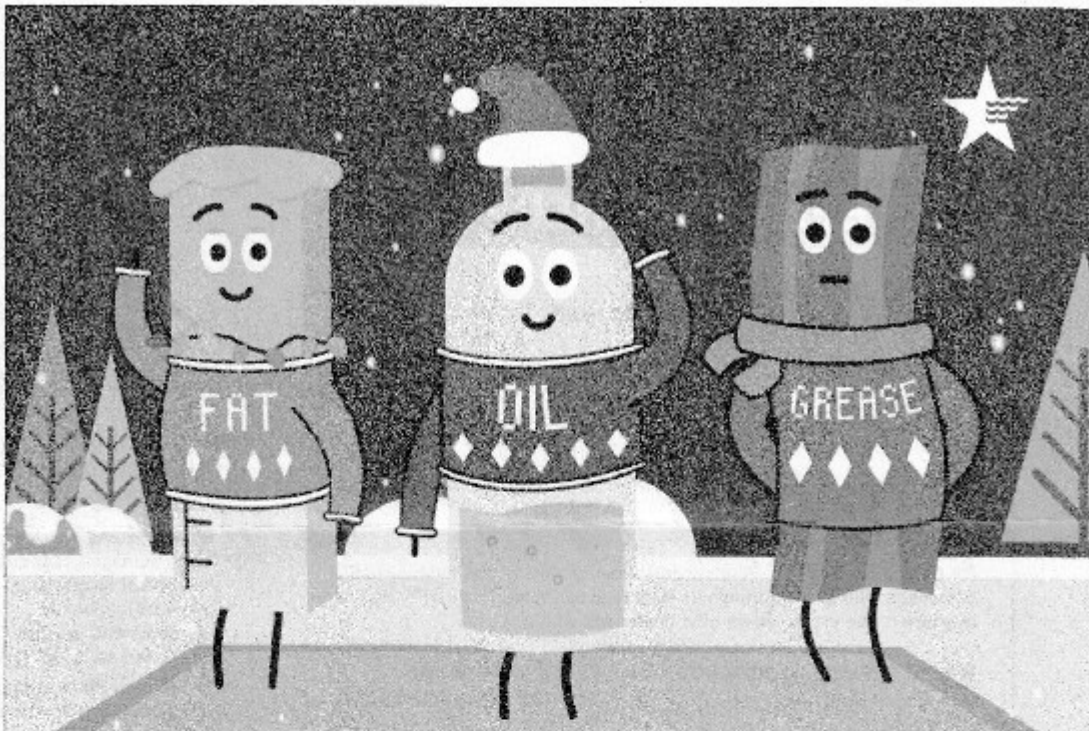


Bullets from the Executive Board

BULLETS FROM THE BOARD – DECEMBER 2024

- **REDUCE NONESSENTIAL WATER USE.** On Monday, November 18, Tom conveyed the message from the Seven Springs Water Authority to reduce nonessential water use. Please take this request seriously and forward this along to your guests and rentals.
“Seven Springs Municipal Authority is asking our customers to reduce nonessential water use. Last week, the Pennsylvania Department of Environmental Protection issued a Drought Watch for 33 counties, including Somerset, Fayette, and Westmoreland. Customers are encouraged to voluntarily reduce their water usage by 10-15%, which is about 11-16 gallons per day. Customers can cut back on nonessential water use by running the dishwasher and washing machine less often, turning off the tap while brushing your teeth or washing dishes, and repairing leaks around the house. If you have any question, please give them a call at 582-682-7920.”
- **HELPFUL TIPS FOR RENTERS AND FOR MT. VILLAS HOMEOWNERS WITH RENTALS.** These documents are being updated and will be provided to all homeowners for their own information as well as for their guests and rentals. This information is provided to ensure you have the appropriate information in your rental agreements and make the visits by your guests and renters as pleasant and stress free as possible.
- **WE WISH YOU A WONDERFUL AND SAFE HOLIDAY SEASON.**

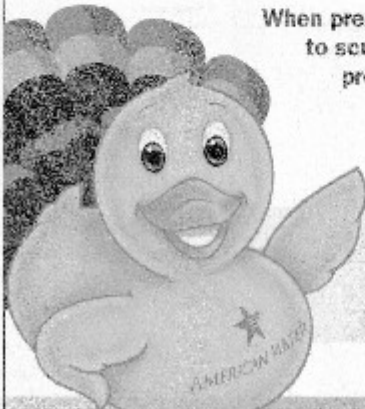
FATS, OIL & GREASE



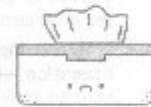
The holiday season is fast approaching. A time when family and friends gather around the dinner table to enjoy each others company and good food. When preparing your guest list, above are three you won't want to invite to the party.

Don't let this festive trio fool you. Fats, oils and grease (FOG) can wreak havoc on your pipes. Many sewer blockages occur between the house or business and the utility's sewer main, where the property owner is responsible for correcting the problem. Avoiding blockages could mean avoiding an unnecessary plumbing bill.

When preparing this year's meals, be sure to scrape and trash your FOG to prevent clogs and protect your ho-ho-home this season.



Scan to see FOGs mischief in action

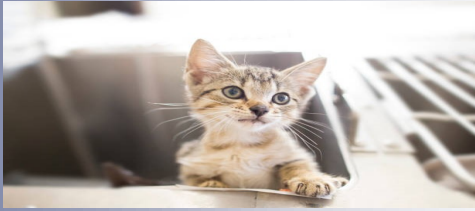


Other items you should avoid flushing down the drain (throw them in the trash instead).

- Wipes (even if they say they're "flushable")
- Dental floss
- Cotton swabs or rounds
- Hair
- Paper towels
- Tissues
- Contact lenses
- Medication

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SEASON OF GIVING



Several years ago we started a tradition of collecting donations for the local Food Bank and Humane Society. We are never disappointed by the generosity of our owners. Each year the whole event gets bigger and bigger. We were able to deliver truck loads (literally tons) of non-perishable food, pet food and supplies to our local agencies where they were quickly put to good use. 100% of your donations go directly to the Humane Society animals.

We are going to once again be accepting donations in the office. However, we will only be taking drop off donations for the Somerset Humane Society.

You can bring Humane Society donations anytime during office hours. We will be collecting up until the morning of the 20th of December. No donations will be accepted after that date.

We have had a few people ship donations directly to the office for the charity drive via Amazon & Chewy. If you would like to do that, we would gladly accept them. Send any donations to:

Mountain Villas
10 Mountain Villas Drive
Champion, Pa. 15622

Somerset Humane Society Wish List

Dry & Canned Dog Food
Dry & Canned Cat Food
Puppy & Kitten Chow
Dog & Cat Treats
Dog & Cat Toys
Peanut Butter (Xylitol free)

Cat Litter
Baking Soda
Bleach
Laundry Detergent
Fabulosa
Trash Bags



LET IT SNOW, LET IT SNOW, LET IT SNOW!!!!



MOUNTAIN VILLAS

10 MOUNTAIN VILLAS DRIVE
CHAMPION, PA 15622

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www.mountainvillasresort.com

*TOM BECKNER, COMMUNITY
MANAGER*

NAME THE DOGGIES!!!



MERRY CHRISTMAS FROM TOM'S DOGGIES!