

Mountain Villas Voice



**MOUNTAIN
VILLAS
ASSOCIATION**

Volume 9, Issue 4
April, 2025

Manager's Message

Happy Spring! The one-way signs are down, and everyone can resume coming in the main entrance. Please be mindful and courteous, by not blocking bridges, sidewalks, ramps and dumpsters. Spring clean-up has begun. Have patience, as we get the lot and yard back into shape for summer.

As a reminder, please make sure that all owners submit a "certificate of insurance" to the office. Let's all stay current with our insurance.

Your HOA dues are due by the 1st of the month and late on the 10th. Please pay on time to prevent a late payment fee.

Maintenance Minute

As we are about to launch into warmer weather, this is your friendly reminder that you are not allowed to have a gas, propane or charcoal grill. If one is found or reported, you will incur a \$500.00 fine. For those of you who rent, this will also apply if your renter brings a grill. This

happened last year. It is your responsibility to let your renters know the Community rules.

Fire pits, fire rings, fireplaces are not permitted outside either.

Happy Easter!



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BULLETS FROM THE BOARD – APRIL 2025

- **Wood Burning Fireplace Use** – As a reminder from Tom's recent email on February 24, 2025, please be aware of proper fireplace use. Although warm weather is finally approaching, there are still some chilly evenings to enjoy your fireplace. Owners must ensure that, when building a fire, **YOU MUST OPEN THE FLUE FIRST**. It also helps create an updraft if you open your sliding door an inch or two for the first couple of minutes.

Since only owners are permitted to use any fireplace (wood or gas), the responsibility fully lies with the homeowner.

[If needed - stickers on fireplace rules are available from Tom at the MVA office.]

Failure to do this properly will result in the smokey situation as mentioned in Tom's email.

If this happens, we will enforce fines as outlined in the Mountain Villas Rules and Regulations.

NUISANCE (R&R Article 8.12) "noxious or offensive activity" which is subject to a Tier 1 violation fine. That's \$500 (plus \$50/hour for any additional office work related to the incident - minimum charge of \$50).

- **Golf Course Reminders** – The Highlands Golf Course is private property. It is not owned by either the Mountain Villas or by Seven Springs Resort. Unless you are paying and playing a round of golf, you technically shouldn't be on the course. The Golf Course Crew is on the course every morning at 6:00 AM and play can go on until 7:00 PM.

They have been very kind in letting people jog and walk their dogs during the off season, rainy days, etc. But that could be taken away if people trespass during golf season. Also, they insist you have your dog **ON A LEASH AT ALL TIMES** when on the course. Lastly, carry a bag and **always** clean up after your dog.

- **Please Pay Your Bills** – As a friendly reminder, we rely on the homeowners to promptly pay their assessments and any outstanding bills. Your MVA is situated to ALWAYS pay our bills on time. We hope you appreciate our discipline. Remember, the homeowner is solely responsible for ensuring all assessments, bills, etc., are paid on time. This **is not** the responsibility of your bank, your financial advisor, or your friends and relatives. We appreciate those who remain conscientious of their MVA obligations. It means a great deal for our financial health and the ongoing effort to maintain and improve our property – **THANK YOU!!**



MOUNTAIN VILLAS

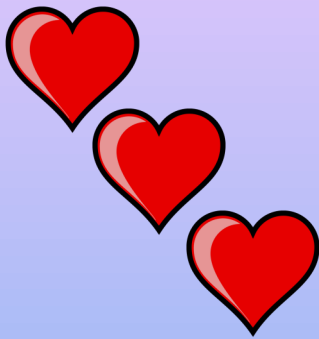
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*TOM BECKNER, COMMUNITY
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REST IN PEACE PEANUT!

2010-2025

Forever in My Heart!



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