

# Mountain Villas Voice



FLAG DAY JUNE 14, 2024

## Manager's Message

Happy June! Summer is here and the pool is open!! Please read and refresh yourself with the pool rules. They are in this newsletter as well as posted at the Swimming Pool. If you rent your home or allow relatives to use it, please provide them with copies of the pool guidelines. We want everyone to have a very safe and fun summer.

The Clubhouse/Library is open as well. Feel free to borrow or donate books. We have quite a diverse and impressive collection of excellent reads. Disconnect from your electronics and enjoy a good book. Please do not leave items in the clubhouse refrigerator overnight. Take your items and containers home.

Building 7 is nearly completed.

The parking lot potholes have been filled.

The property has been mulched. There are still a few areas left.

Courtesy reminder-NO fireworks, fire rings, or fire pits permitted on the Mountain Villas property.

AFTER HOURS EMERGENCY-(Fire, Flood or Blood) call 814-483-2869.

If you haven't been to the portal lately, please take a moment to check out your account. Some of you have small balances that need to be paid and cleared up. Thank you!

## MOUNTAIN VILLAS ASSOCIATION

Volume 8, Issue 6  
June, 2024



### Inside this issue:

<i>GOLF</i>	2
<i>SWIMMING POOL</i>	3
<i>GENERAL INFO</i>	4
<i>BULLETS FROM EB</i>	5

## Maintenance Minute

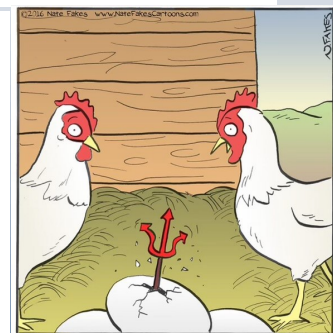
Spring PM's are underway.

IF we have a code or key to your condo/townhouse, then the AC will be tested and the filter will be changed. If we cannot gain entry to your home, you can pick up a filter at the office during regular business hours. Remember the HVAC guys do not do AC calls after dark or during storms. Please let me know asap if you

are having an issue and I will get them there.

Moth balls are a great deterrent in keeping unwanted pests from entering your home. If you are wanting professional exterminating service, we can suggest Daniels Pest Control. Their number is 724-628-5051.

Even though we are past the point of frozen pipes, it is good to keep in the habit of turning the main water supply off to your unit when you are gone. If your main shut-offs are not working, you can call Menser's Plumbing and they can replace them. 814-445-8630.



"I think I laid a deviled egg."

# GOLF COURSE REMINDERS

The Highlands Golf Club is private property. It is not owned by the Mountain Villas. It is not owned 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 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 problems persist.

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.



MEET HONEY



## Swimming Pool Reminders

The Mountain Villas swimming pool is for Mountain Villas Owners, tenants and guests. While this is a private pool, it is **not your own private pool**. Please read and respect both the pool rules as well as the other visitors.

**PLEASE NOTE: The Cabana is available for everyone.  
We will no longer reserve it for groups.**

### **-Pool Rules-**

- **NO GLASS** or Glass Bottles permitted in the pool or cabana area.
- No Diving.
- No running or rough play.
- No Children under 14 without adult supervision.
- No after hours swimming.
- No Pets in pool or cabana area.
- No oversized rafts.
- No smoking or vaping inside the pool or cabana area.

\*No Lifeguard on Duty. Swim at your own risk.

\*We are not responsible for items left in the pool or clubhouse area.

\*Please keep the gate closed at all times. An open gate is a huge liability.

\*Pool Hours are 9:00 A.M. to 9:00 P.M.

\*Please lower the umbrellas when you leave or during a storm to protect them from any possible wind damage.

\*Please put all trash in receptacles or dumpsters, and help keep tables clean.

\*Please do not move tables.

\*Tables and chairs are first come/first served. Please, no reserving.

**THE SWIMMING POOL AREA IS UNDER 24 HOUR VIDEO SURVEILLANCE**



## MOUNTAIN VILLAS ASSOCIATION

10 MOUNTAIN VILLAS DRIVE  
CHAMPION, PA 15622

Phone: 814-352-7672  
Cell: 814-483-2869

[www.mountainvillasresort.com](http://www.mountainvillasresort.com)

*TOM BECKNER, COMMUNITY  
MANAGER*

### EXECUTIVE BOARD

Mark Frankel  
Connie Grisell  
Janet Skurnick  
Babette Guballa  
Mark Moulden



### VOICE STAFF



Babette Guballa  
Janet Skurnick  
Tom Beckner

### MOMS NOW VS. MOMS THEN: By I Might Be Funny

"That word is inappropriate."	"Say that again and I'll wash your mouth out with soap."
"Good job trying one bite of the dinner I made. Now you can have Mac & Cheese."	"You'll eat what I make, whether you like it or not. There are starving children in the world."
"I can see you're upset. Take a deep breath and use your words."	"You better stop crying or I'll REALLY give you something to cry about."
"You can't walk around the block by yourself. I'll drive you. Text me when you need a ride back."	"You want to go out? Take your bike. Be home before dark."
"I packed your bento box with almond butter on whole grain, kale chips, and an organic smoothie."	"Take a brown bag with a bologna sandwich on Wonder Bread. Grab a Twinkie and a Hawaiian Punch too." © I Might Be Funny

# BULLETS FROM THE EXECUTIVE BOARD

## BULLETS FROM THE BOARD – JUNE 2024

- **THANK YOU** - The Executive Board deeply appreciates the homeowner's participation in support of the long, drawn-out process for acquiring the positive votes on the restated and amended Declaration and Bylaws. There are many people who dedicated long hours in evolving our original Bylaws, established and recorded in 1970, into the restated and amended Declaration and Bylaws of 2024.
- **ANOTHER THANK YOU** - The Executive Board has many people to thank for their work in bringing these documents up-to-date, align them with current regulations, and document best practices to benefit our entire MVA Community.  
We especially thank **Lisa Burkhart, Esq.**, who provided us with both her HOA expertise and her extraordinary patience on getting us to the finish line. We are also grateful, as always, to **Tom Beckner** who went **above and beyond** the call of duty to support everyone in reaching our goal.
- **Fire Safety**: MVA has been very proactive in making adjustments within our Community to ensure we continue to make a comprehensive insurance coverage available to our properties at the most economical cost to the Association. Over the years, modifications have been made in order to comply with the guidelines and risk profiles of the underwriters of the insurance companies. The most recent update includes controls on "**Grilling**". This clarification includes "**The property owner or manager should establish and enforce a policy that prohibits grilling or other outdoor fires within 10 feet of any structure**".

***Therefore, in compliance with insurance underwriters risk policy, grilling or other outdoor fires are not permitted within 10 feet of any structure. This includes on all decks, balconies, and patios.***

***Electric grills will be permitted if they are connected to a GFCI outlet.***

The fire safety requirements will be documented in the updated Rules and Regulations.