

Mountain Villas Voice



**MOUNTAIN
VILLAS
ASSOCIATION**

Manager's Message

Volume 8, Issue 8

August, 2024

Happy August everyone! Summer is moving right along and before you know it, the season will be changing. Get your laps and pool time in while you can.

While we still have nice weather, we want to take advantage of it and get another project completed. We are going to 'finish' the roofs that were built on the back of the condo buildings. They will be wrapped and sealed to give them a more finished look; and this will prevent birds and bees from building nests.

As mentioned in the last newsletter, the new By-laws and Declaration have passed. They are being filed at the courthouse and once that is

completed, I will print and mail everyone a copy. With that, will be the new Mountain Villas Rules and Regulations booklet. The original is at the printers at this time. This new booklet will give a more clearer understanding on what is and what isn't allowed on the property and within the association. We will provide one print copy to each owner, as well as a digital version. Additional print copies are available for a small price. I encourage everyone to make this booklet available to your guests, family and renters.

We will be losing our pop machine at the pool. Pepsi has decided to pull it due to low sales.

If you want to borrow a

book or books for the winter from the clubhouse, you have until Labor Day to make your selection.



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Maintenance Minute

Please do not prop the condo hallway doors open. It invites, bats, chippies, and bugs in where they are not wanted. A moth ball or two placed in your furnace closet (for those with outside furnace closets) will help deter mice and pests.

I am encouraged to see that so many are having their main shut-offs replaced. If you haven't done this, it is definitely money well spent. It helps to prevent leaks, water pipes freezing, etc.



Grills

The deadline has come and the time for grills to be gone has arrived. I know a few people reached out and asked for a little bit of extra time for one reason or another. If you have not contacted me your grill needs to go. As stated above the new Rules and Regulations book will be mailed out soon. Once these books are sent and in effect, there would be a *substantial* monetary fine, for having a propane grill.

UPCOMING EVENTS

Fishermen

Highlands Market & Highlands Sporting Clays carry bait– They have Big Reds, Jumbo Meal Worms and Large Night Crawlers.

National Spoil Your Dog Day

Celebrated on August 10th to focus on what your dog enjoys and how to spoil them.



WINE FESTIVAL DETAILS

The Seven Springs Wine Festival showcases wineries from all over Pennsylvania August 23 - 25, 2024 and is the biggest end of summer garden party one can find!

The Wine Festival features complimentary wine sampling from 22 Pennsylvania Wineries, the ability to purchase your favorite Pennsylvania wines, musical entertainment and much more!

WINE FESTIVAL DATES & TIMES

- Friday, August 23, 2024 - 5p.m. - 9 p.m.
- Saturday, August 24, 2024 - 11 a.m.-5:00 p.m.
- Sunday, August 25, 2024 - 11:00 a.m. - 5:00 P.M.

WINE FESTIVAL TICKETS & INCLUSIONS

- Samples from Pennsylvania Wineries
- Souvenir Wine Festival Glass
- Live Music on Multiple Stages
- Access to Wine Seminars on Saturday & Sunday
- Complimentary Wine Check Service



MOUNTAIN VILLAS ASSOCIATION

10 MOUNTAIN VILLAS DRIVE
CHAMPION, PA 15622

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

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

BULLETS FROM THE EXECUTIVE BOARD

BULLETS FROM THE BOARD – AUGUST 2024

- **HOMEOWNER ANNUAL MEETING – EFFECTIVE 2025** - In accordance with the Bylaws AND with all the email communications, newsletters, and webpage information easily available, MVA will have an annual meeting only. The annual meeting will continue to be in November. This also makes more financial sense, as our meetings are becoming cost prohibitive (and hopefully we'll get a meeting space with better Wifi capability).

A survey will be forthcoming asking for input on the best day for the annual Homeowner Meeting In November. Many homeowners have asked us to consider having the meeting on a different day as Sundays conflict with their schedule. We will ask whether Saturday or Sunday would best meet the needs of our homeowners. Whatever day is chosen as the most desirable, the meeting time will continue to be at 10:00 AM.

- **AMENDED AND RESTATED BYLAWS AND DECLARATION; RULES AND REGULATIONS** – The latest information on these documents is provided in this issue of Tom's "Manager's Message". The documents will soon be in the mail.