Mountain Villas Voice

Manager's Message

The original is at the

printers at this time.

vide one print copy to

each owner, as well as a

digital version. Additional

print copies are available

courage everyone to make

We will be losing our pop

Pepsi has decided to pull

If you want to borrow a

Maintenance Minute

this booklet available to

your guests, family and

machine at the pool.

it due to low sales.

renters.

for a small price. I en-



MOUNTAIN VILLAS ASSOCIATION

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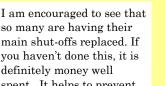


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Please do not prop the condo hallway doors open. It invites, bats, chippies, and bugs in where they are not wanted. A moth ball or two placed in your furnace closet (for those with outside furnace closets) will help deter mice and pests.

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.



completed, I will print book or books for the winter and mail everyone a copy. from the clubhouse, you With that, will be the new Mountain Villas Rules and Regulations booklet.

have until Labor Day to make your selection.

This new booklet will give While we still have nice a more clearer underweather, we want to take standing on what is and advantage of it and get what isn't allowed on the another project completproperty and within the association. We will pro-

ed. 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

Happy August everyone!

Summer is moving right

know it, the season will

be changing. Get your laps and pool time in

while you can.

along and before you

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



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



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TOM BECKNER, COMMUNITY MANAGER

BULLETS FROM THE EXECUTIVE BOARD

BULLETS FROM THE BOARD – AUGUST 2024

• <u>HOMEOWNER ANNUAL MEETING – EFFECTIVE 2025</u> - In accordance with the Bylaws AND with all the email communications, newsletters, and webpage information easily available, MVA will have an <u>annual meeting only</u>. 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.

• <u>AMENDED AND RESTATED BYLAWS AND DECLARATION; RULES AND</u> <u>REGULATIONS</u> – 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.