

FALL NEWSLETTER

November, 2021

How did this year go by so quickly! Following is a brief summary of the last several months for the year 2021.

Annual Meeting

We thank all residents who attended our annual zoom meeting. There were some important topics presented followed by lively discussions. The September meeting is the time when all residents have the opportunity to gather together and discuss common topics that effect the entire community, not just one individual. The Board has always welcomed residents' appropriate suggestions and/or feedback and this year was no exception. Hopefully, next year we will be together in person at the Hampton Inn in New Freedom.

Fall Clean-up

Brandon finished the fall clean-up early this year. This is the time of the year residents have the option to do their own trimming of bushes and plants or allow the lawn service to do it for you. The suggestion to tie ribbons around the plants you didn't want touched proved to be a help not only to you but to the crew as well. Brandon was also busy doing personal lawn work for some residents.

Leaf Blowing

Once again, in December Brandon will return to blow leaves from the common areas. The date to be determined depending on the weather.

Grub Update

For the second consecutive year, our common areas were infested with grubs, some areas worse than others. Because grubs lurk beneath the soil's surface, their presence is noticed after damage to the lawn has begun. They usually make their first appearance in August. By autumn, when the temperatures have dropped, grubs burrow into the soil and spend their winter below the frost line until spring when they move back up toward the surface. It is important to keep our lawns heathy. For this reason, in addition to fertilizing the grass in the spring and fall, we have added a summer fertilization treatment.

TruGreen came in to fertilize the grass, reseed and rake the common areas where residents had the most grub damage. Some residents also took it upon themselves to reseed and water the lawn. Thank you to those residents for being proactive in helping with our grub problem.

Because the grub preventive service wasn't effective for us this year, TruGreen will credit the cost for this service. Please note, the entire York County was plagued with grub infestation.

Spotted Lanternfly

The lantern fly is an invasive bug that feeds on the plant sap of many different plants and has now invaded our community. It is predicted they will eventually be found throughout the East Coast. At the Villas, they are destructive to our red maple and silver birch trees. Experts warn you should kill them as you do any bug. Lanternflies die off once the weather gets colder and we have a frost. However, they are not gone forever and will reappear in the spring. It has been advised there is a spray that can be used against them.

Snow Removal Reminder

Rule 37 states all parked vehicles parked on the street must be moved to accommodate snow removal and road treatment activities, otherwise, these areas will not be plowed or treated. Violation of any portion of rule 37 will result in a fine of \$100 per incident.

Brandon Jordan is our snow contractor for the 2021-2022 season. Snow plowing/treatment begins with snow accumulation of 2 inches or more. Since many residents leave early for work and depending on the snowfall time, he can be here before 6:00 am. Please be mindful of the weather reports.

Contact Darla with information, if you know of any person or contractor who would be interested in removing snow from our driveways and walkways.

Revised Rules 31 and 37

The Board appreciated feedback from the residents at our annual meeting on the parking lot and street parking issues within our community. Although it is a handful of residents who use these areas exclusively for their own personal use, as an additional parking space or long-term parking, the entire community is affected.

The question is: Where do guests park if the lots (particularly the small parking lot) are taken over by residents?

We listened to our residents' suggestions to revise Rules 31 and 37 where we will have 4 spaces in the small lot and 5 spaces in the large lot for guest parking only. In the event of extenuating circumstances, the remaining spaces in the large lot are temporary spaces for all residents to use. Rule 31 will go into effect starting January 1, 2022.

In Rule 37 all unit owners have at least 2 parking spaces which means primary parking must be in your garage or driveway first with only one car permitted on the street or lot. However, for families with more than 2 drivers per unit, having the option to park one car on the street to avoid shuffling of cars is an acceptable reason to utilize the street. The street is for temporary parking only, not for storage.

Revised Rule 19 Roofs

To date, the majority of roofs (75 in all) have been replaced with 3 dimensional, shake style architectural shingles. When the Architectural Committee met, they discussed recommending to the Board that we eliminate from our rule the 3-tab roof. The architectural roof is ideal for the high wind areas, weigh more than the 3-tab, and have a life expectancy of 40 years. The Board approved the committee's recommendation. So, going forward, all remaining roof approval will be given for architectural shingles only. Tamko Products' architectural roof has a noticeably different style and color from the GAF and Certainteed. Therefore, Tamko Roofing Products have been eliminated from our rules. Please remember when replacing your roof to fill out a request form (RFA) for approval.

Revised Rule 13 Grills

Due to high winds and our duplex homes, outdoor propane heaters and firepits are not permitted on decks, patios, or the common areas.

New Residents

We welcome to the Villas: James and Mary Ross (217 PC).

Resident Request (267 PC)

Poker Night in the Villas. Is anyone interested in starting a Poker Night? If so, email Randy Holter at rdbhbalto@yahoo.com.

Private Facebook Group for Fellowship. If you're on Facebook social media and would like to get to know one another, share positive news, and ways we can help each other in the community, join the unofficial Friends of the Villas private Facebook group.

Go to Facebook.com and search for *Friends in the Villas*. When you apply, you will have to give your name and what unit you are so we make sure no outside solicitors etc. get into our neighborhood group. Randy Holter in unit 267 PC will be administrator.

Board Election Outcome

Thank you to all the residents who voted in the 2021 Board election. We are pleased that incumbent Roland Carrington will be returning to the Board.

HAPPY HOLIDAYS!

The Executive Board