

FALL NEWSLETTER

December 5, 2023

WELCOME

What a good way to end the year than by welcoming our new residents to our community! Let's welcome Mary and Carol Haggard (223 FC); Michael and Jamie Garofalo (205 PC); Christopher and Lydia Repp (230 FC).

ANNUAL COMMUNITY MEETING

We had a successful fall meeting. We appreciate all who made an effort to attend the meeting, once again, by Zoom. The annual meeting is the time when the Board and residents come together to discuss topics, answer questions and listen to concerns. This year's meeting was constructive. There was good interaction between the Board and residents. There were no undo distractions, just serious and productive discussions, as it should be.

Art Rutledge, Chairman of the Township Board, was helpful in keeping us up-to-date on Township news. Questions on edging mulch beds; trimming and removal of trees; thoughts on aeration and top dressing of lawns; cigarette butts on streets and lawns; adjusting the time for ASI inspection, were some examples discussed.

Receiving a copy of the minutes is late this year. However, they will be sent to you as soon as we receive them from our management company.

BUDGET

By now, everyone received the budget for 2024. In spite of all the unexpected expenses, there was no increase in dues. The Special Project for next year is concentration on trimming, removal and replacement of trees throughout the community. It was reported to us that some of the dogwood trees were showing signs of distress. Next spring will determine removal of these trees.

FALL CLEAN-UP

Fall clean-up was completed during the week of November 20th. Thank you to all the residents who tied ribbon or string around the plants you didn't want trimmed by the contractor. This was a tremendous help to the crew as they were able to determine which plants and bushes to trim and finish the job in a timely manner.

ELECTION RESULTS

Thank you to everyone who participated in the 2023 election for the two open positions on the Villas Executive Board.

The community returned 56 ballots. Of the 56 ballots submitted there were 3 ballots that couldn't be counted as dues were not current. This was per Villas By-Laws Section 2.7.

Election results were: Randy Holter 47 votes; George Trocki 47 votes; Glen Sheperd 6 votes. Randy and George had been selected by the remaining Board members as a replacement for 2 Board members who resigned, at different times, due to personal reasons. They both work very well with the current Board and will continue to do so going forward. Congratulations to Randy and George on remaining on the Board for 3 more years.

SNOW REMOVAL REMINDER

Winter is fast approaching and with winter comes the possibility of snow. As a reminder, during the winter months, please remove all vehicles from the street to allow curb to curb treatment of the roads in the event of a snow or ice storm.

Rule 37 addresses this issue. Vehicles not moved to accommodate snow removal and road treatment activities by the contractor, will result in a \$100 fine per incident.

Deer Ridge is the snow contractor for 2023-2024 season. They are also the contractor for several local business companies which generally may be plowed before us especially if there is a snowfall early in the morning hours.

Snow plowing begins with an accumulation of 2 inches or more and depending on the snowfall time, the roads are plowed well before 6:00 am.

FACEBOOK GROUP

Did you know that the Villas have a private Facebook group? If you are on Facebook social media already and would like to know residents in our community, then, join the unofficial Friends of the Villas Facebook group.

Go to Facebook.com and search for *Friends in the Villas*. When you apply, you will have to give your name and unit number to make sure no outsider can get into our group. Randy Holter in unit 267 is the administrator.

TVAS WEBSITE

Tvillas.com is our website and is the place to find handyman services, documents, Landscaping & Architectural request form, committee information and newsletters.

CAM

Please continue to direct your questions and concerns to our management company, Community Asset Management 717-505-4458.

HAPPY HOLIDAYS

From

The Executive Board