

TVAS 2025 Spring Newsletter

April 2025

With the cold and harsh winter behind us, the trees and flowers are beginning to bloom, daylight savings time is in effect, and soon we will hear the sound of the lawn mowers. These are a few of the signs that spring has arrived.

Annual Summer Inspection (ASI)

The Annual Summer Inspection (ASI) will be performed on Friday, June 6, 2025 by the CAM personnel. The items to be inspected this year are:

1. Weeds in the front and side mulch beds
2. Bushes above the front windows
3. Mold on the house siding
4. Paint condition of the front door and garage door trim
5. Paint condition of shutters and the units that have a column pole on the front porch

If you do not want to receive the first violation letter on any of these items, plan to have them corrected by Friday, June 6th. Schedule a contractor now to paint the trim, shutters or column pole if you can't do the painting yourself.

Please note, that in the June inspection, we may find another violation that needs your attention. That item will be noted to you in a letter. Inspections are not only performed at ASI time but throughout the year. No one is singled out. We are all responsible for keeping a uniformly neat, exterior appearance and following the rules.

Lawn Service

Our mowing days are Tuesdays. An email was sent to all residents of the mowing process. First, mowing; second, weed whacking; third, driveways and walkways grass blowing.

Roads/Seal Coating

Roads, which are seal coated every 3 years, will be seal coated this year, 2025. That means roads are seal coated from the end of the road to the curbs. All vehicles must be off the roads to allow the contractor to do its job. CAM is searching for a contractor and once we find a contractor, a broadcast email will be sent to you.

Taxes

The 2024 Villas' taxes were paid in February.

Tree Project

Phase two (2) of our tree project is complete. The 40 trees behind units 248 PC to 278 PC were trimmed and one tree was removed and replaced with a Leland. Four (4) trees that were uprooted and removed during the 2023 tornado were replaced with new ones in the common areas. An approximate cost for trees and labor was \$10,870.

Litter Pickup Week

By now, residents should have received a flyer by email announcing the date of this event. The pickup begins Saturday, April 26th to Friday, May 2nd. If interested, contact Randy Holter at rdbhbalto@yahoo.com. Trash bags and a map showing your designated pickup area will be provided. Once you notify Randy of your clean area, your name will be entered to win a great prize. See attached flyer.

Community Picnic

SAVE THE DATE! The picnic is planned for Saturday, June 7th in the area near Mt Airy Rd. More information will be sent as we get closer to the date.

Residents Annual Meeting

SAVE THE DATE! Plan to attend the in-person meeting, generally held at the New Freedom Hampton Inn, on Thursday, September 18, 2025 from 7 pm to 9 pm.

Free Electronics Recycling

Goodwill Keystone Area is partnering with Reworld to offer residents a convenient way to drop-off old electronics items for free. The closest Goodwill store to us is located in the Market Square at 535 S, Main St. Hours: Mon-Sat 9 am to 8 pm; Sun 12 pm to 6 pm. Included in this letter is a list of electronic items Goodwill can and cannot accept.

Continue to direct all questions to CAM.

Thank you.

HAPPY EASTER AND PASSOVER!

The Executive Board

