



TVAS SPRING NEWSLETTER

May, 2026

Welcome

Welcome to our new neighbors, Linda and John Szymanski who recently moved into 257 PC and Mark Gatzke who lives at 234 FC.

ASI (Annual Summer Inspection)

Each year, the Board, through the Management Company, will announce that the annual summer inspection will be performed for the purpose of reminding homeowners of ongoing maintenance issues with units that may be present during that inspection.

After inspection, any unit owner who may be cited will receive a letter from the management company listing the items in need of correction and will be given six (6) weeks to do so. At that time a second inspection will occur. See Rule 29 for further information.

This year's inspection will be performed by the Board and Management Co. the week of June 15, 2026. Reinspection will take place the week of July 27, 2026.

The following areas to be inspected this year are:

1. **Overgrowth of shrubs above the front widows.**
2. **Exterior mold on siding, decks, steps, patio, foundation.**
3. **Foundation painting:** (Refer to rule 4- color palette, paint may be purchased at either Sherwin Williams or Home Depot. If the color of your front door is Farm House Red, use Alcoa Mastic Pebblestone Clay or Behr Sand Stone; if the color of your front door is Caroline Slate use Alcoa Cameo 2AC or Behr Viejo White; if the color of your front door is Georgetown Green use Alcoa Mastic Desert Sand or Behr Mystic Cove.)
4. **Weeds in the front, side, and back mulch beds.**
5. **Driveway Conditions:** (Refer to rule 8- driveways should be periodically resealed to maintain longevity; driveways that are broken, crumbling or deteriorating must be repaired or replaced. Resident is given 6 months to make necessary repairs.)

Please note, to make the inspection go smoothly, please don't interfere with inspectors trying to do their job.

This is a suggestion not an ASI item. Check dryer vents for bird nests.

Villas Litter Pick-up

Thank you, Debbie and Randy Holter for organizing and managing the litter pick-up week which was held during Saturday, April 25th through May 1st.

The following neighbors who helped to beautify our community are: Cynthia Carrington, Miki and John Federline, Gary Holly, Debbie and Randy Holter, Elmarie and Gil Odendaal,

Susan Tse, George Trocki, Linda and Paul Weber. Feedback was trash was minimal in the Villas, which is a good sign. Once again, a couple of vendors donated gift cards to support the event.

Spring Community Meeting

On Thursday, April 30, 2026 twenty-four (24) unit owners gathered at the Hampton Inn for the spring community meeting. The purpose of the informal meeting was to become familiar with our new management company and for the Board to promote strong communication and participation from the Villa residents. No business was conducted.

First, Cody Crumbling, manager, owner, and partner of Century 21, gave an overview of the family operated company, followed by questions and answers from the residents. Next, the floor was opened to the Board to hear from the residents.

The residents asked very good questions to both Cody and the Board. Just to name a few, questions and answers included topics on resale certificate, portals, architectural request process, maintenance issues, insurance, documents, dues payment, community directory, speed signs, and trash concerns. There was a picnic survey, suggestions made, refreshments offered, much laughter and time for socializing. Hopefully, residents left feeling their questions were answered and they met new neighbors.

Annual Business Meeting

Speaking of meetings, mark your calendar for the annual meeting which will be on Thursday, September 17, 2026. The meeting will be at the Hampton Inn in New Freedom, PA.

Summer Picnic

Hooray! The community picnic is back. Save the date for Saturday, June 27, 2026 from 3:30 to 5 pm. Location: the field next to the Villas entrance. Flyer attached to this letter.

This and That

Our TVAS Architectural/Landscaping Request form is now in your portal. Open your portal. Go to Shared Documents. Go to Forms. Open Construction Request Forms 01/30/26.

The Social Committee offered to update the community directory.

No vehicle shall exceed a speed limit of twenty-five (25) miles per hour on TVAS property.

Did you know that garbage may be tied in large plastic bags and placed in your cans with lids. Tie recyclable materials in large **CLEAR** plastic bags for the recyclable bin. Add your house number to the trash/recyclable cans in case the wind blows them away.

Thank you.

The Executive Board



Please join us for
THE VILLAS' SUMMER PICNIC


Saturday, June 27 | 3:30–5 p.m.

In the field next to The Villas' entrance

Meet your neighbors for good food and fun.



What to bring:

- Chair
 - Beverages
 - Potluck dish with utensil to share (put your name on each piece for return)
 - Favorite outdoor game
- 

RSVP to Susan at:

SFMckenna8645@gmail.com or
text her at 717-993-8645 by
Monday, June 22.



Can't wait to celebrate the start
of Summer with you!

CENTURY 21 Dale Realty Co. Property Management

360 Loucks Road
York Pa 17404
717-843-2869
pm@c21dale.com

C21 Contact List

Anyone in the office can most likely answer your questions or assist you. Please state your name, address and then question so that the representative can either give you an answer or get you to the correct person.

Leanna Beam (Owner / Partner) leanna.beam@c21dale.com
ARC processes / statuses

Steve Beam (Owner / Partner) steve.beam@c21dale.com
Financial Questions

Cody Crumling (Owner / Partner) cody.crumling@c21dale.com

Mike Renner (Maintenance Supervisor) mike.renner@c21dale.com
Maintenance items/issues

Jamie Fair (Office Administrative Assistant) jamie.fair@c21dale.com

CENTURY 21 Dale Realty Company PM
360 Loucks Road
York, PA 17404
717-843-2869/ Fax 717-854-6070
pm@c21dale.com
RESALE CERTIFICATE REQUEST

UNIT ADDRESS: _____

SELLER(S): _____

BUYER(S): _____

BUYER(S) PHONE NUMBER: _____

SETTLEMENT DATE: _____

PERSON REQUESTING
CERTIFICATE: _____ PHONE: _____

SIGNATURE OF
PERSON REQUESTING: _____

ADDRESS/ EMAIL/ OR FAX WHERE CERTIFICATE SHOULD BE SENT:

The Resale Certificate fee must be paid upon request. The fee varies for each Association. An invoice can be emailed for payment and the fee can be paid online with a debit or credit card. Payment can also be paid at our office.

The Resale Certificate does not include the Association Documents. If the seller needs a copy of the documents, there is a separate fee and they must be requested in writing. Documents will not be mailed or faxed, but must be picked up and paid for at the time of pickup. The fee varies for each Association. Please direct any questions to CENTURY 21 Dale Realty Company PM at 717-843-2869. This form may be faxed to 717-854-6070 or emailed to pm@c21dale.com