



TVAS 2026 SUMMER NEWSLETTER

July, 2026

ASI UPDATE

In the May newsletter residents received information on the five (5) inspection areas during the week of June 15th. Cody Crumbling, our community manager, did the inspection. Since this was Cody's first time in our community, George Trocki accompanied him.

Over two-thirds (2/3) of our residents did not pass the inspection this year. This number was most unusual for our community. Obviously, the extremely high heat temperatures were the culprit in preventing residents from doing any outside work.

Century 21 sent the involved residents a letter along with pictures of the problem areas through their portal. The pictures were a good idea as the pictures identified exactly what needed to be corrected.

However, you have six (6) weeks from the date you received your citation to complete the task. Once you correct the identified item, send a picture or pictures back to Century 21 at pm@c21dale.com. Your name will be removed from the roster.

PICNIC UPDATE

A survey was handed out to the attending residents at the April's Spring Community Meeting. The purpose was to decide do we want a picnic and whether to have the picnic in June or September. Since June was most voted on, the Social Committee first selected Saturday, June 27th. However, with the threat of rain on the 27th, the picnic was quickly moved to Sunday, June 28th.

There was a good resident turnout, thanks to great weather, delicious grilled items, lots of side dishes and temping desserts. In addition to the hamburgers, hot dogs and ribs, pulled pork and bratwurst sausage were added to the menu.

Thank you to the Social Committee who planned a successful event. The members are comprised of: Susan McKenna, Debbie Holter, Debbie Benson, Jessica Kerns, Eunice Minick, Tina Thomas, Susan Tse, Judy Nourse, Beth Jackson and Toni Averbach.

SPEED LIMIT SIGNS

Rule 32: No vehicle shall exceed a speed of twenty-five (25) miles per hour on TVAS property. This rule was discussed at the Spring Community Meeting. Residents who attended stated one (1) speed limit sign at the entrance was not enough to slowdown the speed of cars and trucks entering our community.

Good News! The Board had four (4) additional speed limit signs installed in select TVAS areas. Now there is no excuse for residents and delivery trucks not to speed but to keep us safe.

URGENT DOG WALKING REMINDER

Enter at your risk! Once again, the Board advises residents not to walk their pets in the area behind units 199-221 PC near the woods that back up to Grace Fellowship Church. There are numerous dead branches hanging over onto our property. We are concerned a branch can break off and injure a resident. The Board is currently in the process of addressing this issue.

GUEST PARKING

This is a reminder. If you have guests visit you and plan to stay overnight, please have the guests park their vehicle in your driveway or on the parking lot. This helps to facilitate your neighbor's ability to exit safely from their driveway, especially if the visitor has an oversize vehicle.

PS: If the visitor has a pet with them, make sure the visitor has a bag to pick up any animal droppings on common areas. Thank you.

DORMANT GRASS

FYI – When faced with extreme summer heat and lack of rain during July or August, grass naturally turns brown as a survival mechanism called dormancy. Instead of dying, grass shuts down its top growth to conserve water and energy in its roots. Once cooler temperatures and rainfall returns, the lawn will green up again.

ANNUAL BUSINESS MEETING

The annual business meeting is scheduled for Thursday, September 17, 2026. The meeting will be held at the Hampton Inn, New Freedom, PA from 7pm to 9pm. More information will be sent to you in August.

FLAGS

Tom Tellier, along with Marcia, Ryan and Noah McCarty, will continue to place flags throughout the community during the holidays. The next Flag Day is Veterans Day celebrated on Wednesday, November 11, 2026.

Thank you for your patriotism and service.

CONTRIBUTION

A memorial contribution was made to Paul Smith Library in memory of Anne Schult who passed away in June.

Thank you.

The Executive Board