



MOUNTAIN VILLAS VOICE

MOUNTAIN VILLAS ASSOCIATION

Volume 7, Issue 12
December, 2023

Manager's Message

On behalf of the Executive Council and Management of Seven Springs Mountain Villas we would all like to wish everyone a very Merry Christmas and Happy Holidays. We hope you find peace and happiness during this wonderful time of the year.

The Mountain Villas office will be closed on Christmas Day.

Manager's Message

Happy December! As the holiday is upon us, I would like to remind everyone that we are collecting donations for the Somerset Humane Society. They rely on donations and everything helps. They need dog food, cat food, cleaning supplies, treats, etc. You can bring donations to the office or have them sent via Amazon, Chewy, etc. We will deliver the donations the week before Christmas. The cut off date will be December 20th. If you are able, please donate to help the homeless pets.

The traffic pattern will be changing soon. The resort will install the 'do not enter' signs near County Line road and everyone will be asked to use the golf course entrance. This is done to make it easier for the shuttle and snow-plows to get through. Please be courteous when parking. Do not block the bridges, sidewalks, dumpsters, or anyone else into their space. There is parking available behind the pool along the golf course. Do not block office doors, garage, or storage units.

Homeowners please INSTRUCT your tenants to be considerate of the parking pattern and not block anyone. Renters may not be familiar with the parking situation and it is the homeowners who are also responsible to ensure they get the information out.

Keep hallways clear of clutter, including skis, trash, firewood, boots, etc.

Clean up after your pets and pick up cigarette butts.

Renters are not permitted to use any fireplaces due to insurance guidelines.

At this time, I do not have any updates regarding a new security service. I will let you know as soon as something is finalized.

There are additional handicap spots throughout the Community. They are for anyone with a valid handicap permit.

Please make sure that all outstanding invoices, HOA fees, late fees, special assessments etc. are paid by the year end.



Special points of interest:

The hallways are swept and scrubbed every 10-12 days during the winter.

Do not put hot ashes in the dumpsters or mulch areas. This includes cigarette butts.

Do not use hallways for waxing or servicing your skis.

If you have an electronic lock, regularly check and change your batteries. They tend to 'die' faster in the cold weather.

As a reminder after hours emergency services include furnaces and water leaks. All other issues, please email me or leave a detailed message on the office answering machine. 814-352-7672.

Maintenance Minute

Tis the season for water issues. Please be very mindful in keeping your cabinet doors under the sinks open and shutting your water off and draining the lines before you leave for the week. Please ask your renters and housekeepers to

do this as well. Any prevention to avoid frozen pipes will go a long way. Also maintain the temperature in your townhouse or condo. Do not turn your furnace too low or off.

If you are experiencing an issue with your furnace, please call

or text me immediately at 814-352-7672. The sooner I know, the sooner I can get it checked out for you. Please do not call Hillegas directly.

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PREVENTING FROZEN PIPES

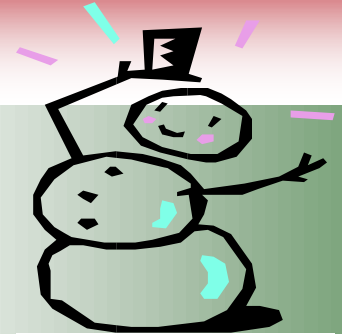
1 Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals up out of the reach of children.

2 When the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe - even at a trickle - helps prevent pipes from freezing.

3 Keep the thermostat set to the same temperature both during the day and at night. By temporarily suspending the use of lower nighttime temperatures, you may incur a higher heating bill, but you can prevent a much more costly repair job if pipes freeze and burst.

4 Keep garage doors closed if there are water supply lines in the garage.





Happy Holidays



Several years ago we started a tradition of collecting donations for the local Food Bank and Humane Society. We are never disappointed by the generosity of our owners. Each year the whole event gets bigger and bigger. We were able to deliver truck loads of non-perishable food, pet food and supplies to our local agencies where they were quickly put to good use. 100% of your donations go directly to the Humane Society animals.

We are going to once again be accepting donations in the office. However, we will only be taking drop off donations for the Somerset Humane Society.

The Food Bank can best be served by monetary donations. They will gladly accept any monetary donations you may wish to give. You can drop a check off for them at our office or you can mail to them directly if you like.

Somerset County Mobile Food Bank
1686 Coxes Creek Road
Somerset, Pennsylvania 15501

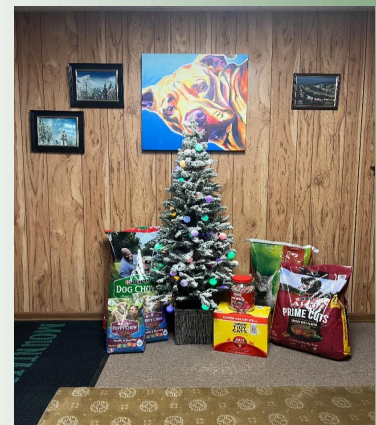
You can bring Humane Society donations anytime during office hours. We will be collecting up until the morning of the 20th of December. No donations will be accepted after noon on that date.

Last year we had a few people ship donations directly to the office for the charity drive via Amazon & Chewy. If you would like to do that, we would gladly accept them. Send any donations to:

Mountain Villas
10 Mountain Villas Drive
Champion, Pa. 15622

Somerset Humane Society Wish List

- | | |
|-----------------------|-------------|
| Dry & Canned Dog Food | Cat Litter |
| Dry & Canned Cat Food | Baking Soda |
| Puppy & Kitten Chow | Bleach |





Mountain Villas Association
10 Mountain Villas Dr.
Champion, PA 15622

Phone: 814-352-7672
Cell: 814-483-2869



THOMAS BECKNER, COMMUNITY MANAGER

EXECUTIVE BOARD

- PAUL RIZZO
- DAVID ZIELASKO
- JANET SKURNICK
- MARK FRANKEL
- BABETTE GUBALLA



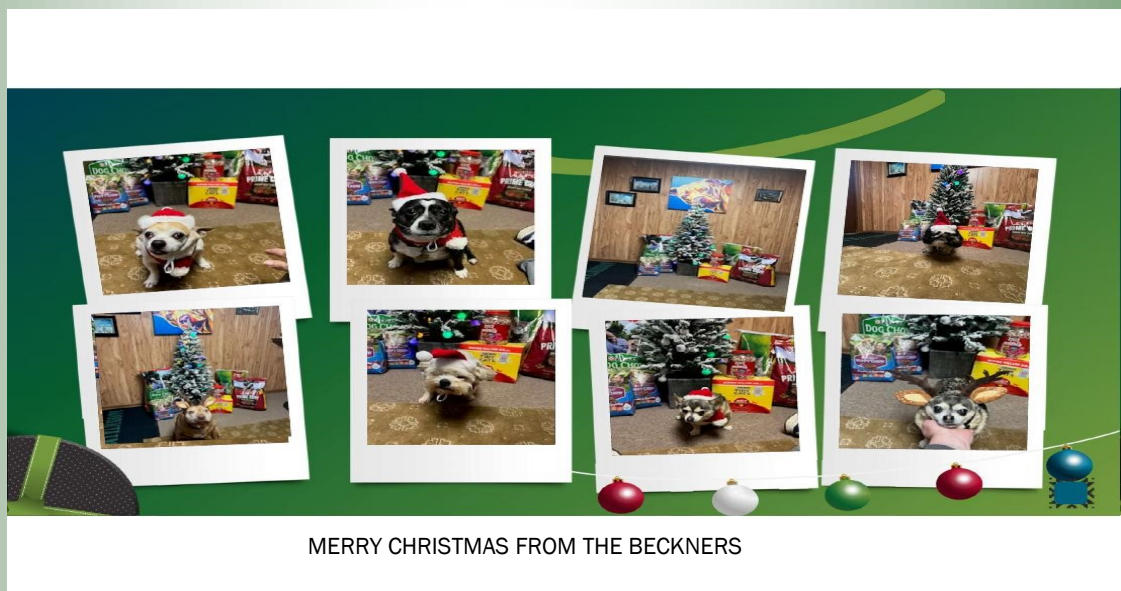
VOICE STAFF

- TOM BECKNER
- JANET SKURNICK
- BABETTE GUBALLA

Declaration and Bylaws

The Amended Declaration and Bylaws were drafted and presented To the homeowners at the Fall Meeting. The meeting was very successful in soliciting various opinions and conversations among the homeowners.

We appreciate the time taken and the feedback received from the homeowners on those documents as well as additional comments and suggestions that were topics of discussion. The Executive Board has compiled those comments and suggestions according to sections within those documents. A timeline of events is being prepared along with an action item to solicit further feedback from Unit Owners.



MERRY CHRISTMAS FROM THE BECKNERS