

# MOUNTAIN VILLAS VOICE



MOUNTAIN  
VILLAS  
ASSOCIATION

## MANAGER'S MESSAGE

Spring is here! I hope everyone had the best winter possible. The lack of snow and good snow-making conditions made it hard. Let us now turn our attention to the warmer seasons upon us. With ski season over, the 'one way' traffic pattern is over. You can use the Mountain Villas driveway for entering and exiting. Spring clean up will be underway very soon. Your patience is appreciated as we get things back to normal. Before you know it we will be starting some of the property projects. We will keep you posted.

We will be installing some bag holders in the hallways near the bulletin boards for dog waste.

They will hold shopping bags so that people have waste bags to use when walking their dogs. If you have any bags you may want to get rid of, please feel free to put them in the holders. We are working on some 'waste stations' for around the property as well. Please have your dogs on a leash.

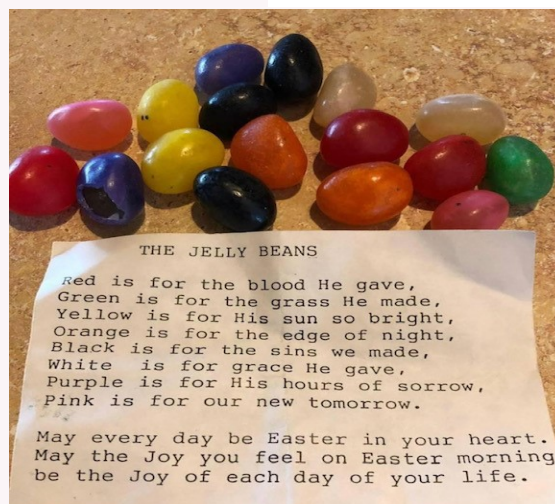
As always, please do not plant or remove landscaping without prior approval.

Happy Easter to all the Mountain Villas homeowners.

### REMINDER:

The Tee Top is open for lunch. Pop in and have Beth make you a delicious cocktail.  
Hours: Thursday-Sunday  
11:00 am to 5:00 pm.

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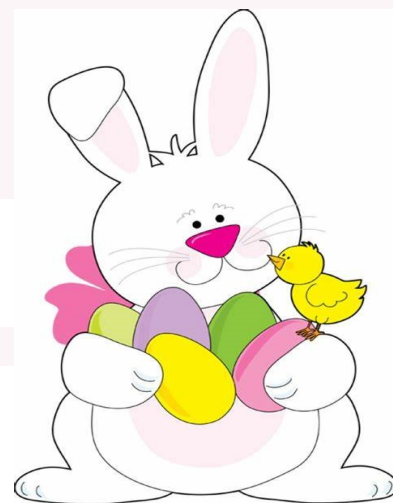
## MAINTENANCE MINUTE

All too often owners find out the hard way that their shut off valves are not working. Please routinely check your shut off valves. If they are seized up, dripping or not completely turning off your water, please call a

plumber. You are welcome to call whomever you like, or check on the Mountain Villas 'Frequently Asked Numbers' tab on the webpage. Or you can call me and I will give you numbers as well. Just please be sure

to use a licensed and insured contractor for all your repair needs.

Please remember to drive slowly in the parking lot.



HAPPY EASTER!

# MOUNTAIN VILLAS ASSOCIATION

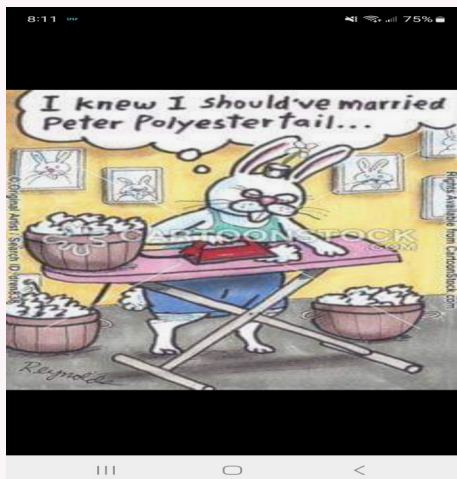
10 MOUNTAIN VILLAS DRIVE  
CHAMPION, PA 15622

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



[www.mountainvillasresort.com](http://www.mountainvillasresort.com)

**TOM BECKNER, COMMUNITY  
MANAGER**



### COUNCIL

Paul Rizzo  
Dave Zielasko  
Janet Skurnick  
Babette Guballa  
Mark Frankel

### VOICE STAFF

Babette Guballa  
Janet Skurnick  
Tom Beckner

### LATE FEES

*If any homeowner has an outstanding invoice please pay immediately as to avoid a late fee and a mailing fee. Acri charges us for late and mailing fee letters that are mailed out to homeowners and this charge is passed on to you the homeowner.*

*Any repair invoice that is done for you is due within 30 days. We have to pay our vendors in a timely manner which is fifteen and thirty days. We cannot abate any late fees.*

*Thank you for your understanding.*

*Babette Guballa, Treasurer*

### !ACTION NEWS!

We are excited to announce that we are adding an on-line portal and Credit Bureau Reporting of HOA Dues through Acri Commercial Realty, Inc. Our rollout date is April 3, 2023. See page 3 and 4 for more information.



**SEVEN SPRINGS MOUNTAIN VILLAS ASSOCIATION  
10 MOUNTAIN VILLAS DRIVE  
CHAMPION, PA 15622**

**MEMORANDUM**

Date: April 1, 2023  
To: All Homeowners  
From: Your Board and Acri Commercial Realty, Inc.  
RE: Credit Bureau Reporting of HOA Dues

**Your payments for HOA Dues will now be reported to your credit profile.**

Acri Commercial Realty, Inc., and Sperlonga Data & Analytics have partnered to provide monthly credit reporting to the consumer credit bureaus. Sperlonga will be reporting **positive and negative** payment data to TransUnion and Equifax monthly for assessment obligations. Credit Bureau reporting will begin on April 30, 2023.

**Here's how it works.**



**This new service will reward you with positive points to your credit score with every on-time payment.**

Conversely, any accounts that have an outstanding balance of **\$1,160** at the end of each month will result in a negative report to the credit bureaus with an ensuing reduction in your credit score. In addition, a \$30.00 charge per delinquent month will be added to your account with the Association at a collection cost.

**If you have a past due balance, you can avoid having negative information reported by entering into a Payment Plan.** Payment Plans must be in accordance with your Association's Payment Plan Policy. To submit a request for a Payment Plan, please get in touch with your Community Manager, Thomas Beckner at [mtvillas7@yahoo.com](mailto:mtvillas7@yahoo.com).

Please contact Rinaldo Acri at [rinaldo.acri@acrirtly.com](mailto:rinaldo.acri@acrirtly.com) for answers to any of your questions about the service.

## **COMING SOON!**

### **Online Portal being Introduced to MVA Homeowners**

On behalf of Mountain Villas Association, we are excited to introduce the homeowners to a new online portal with Acri Community Realty.

This enhanced site provides an effective information resource for tracking your financial payments as well as another useful tool for tracking your communications with us. This tool has been a very effective resource for a large majority of HOA's, and after careful review and consideration, we feel this would be a very good fit for Mountain Villas Association.

**On Monday, April 3, 2023**, MVA homeowners will receive a **"Welcome to Portal"** email introducing this new tool along with instructions on how to log in, create a password, etc.

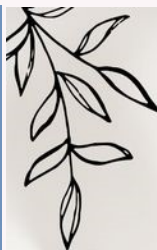
A few bits of information:

- Participation in this online portal is optional.
- The Portal includes a homeowner directory with the default information having the homeowner name and MV property address. Further information is available and the homeowner may participate in adding information or opt out. The choice is there.
- Online payments will now be available, as well as the ability to follow up on your payment activity.
- Online payments are available with Amex, Discover, Mastercard and Visa. A 2.95% fee applies with either debit or credit cards.
- The homeowner may still choose to make payments to the Association in the same fashion as previously done (check, etc.). The choice is at homeowner discretion.



A little consideration,  
A little  
thought for  
others,  
Makes all  
the difference

-Eeyore



Use your mind to think  
positive thoughts.

Use your eyes to see the  
beauty that life has to  
offer.

Use your heart to feel  
the love that's around  
you.

Use your life to be kind  
to someone in need.

SANGEETA RANA



# Good Morning!

What ever you decide to  
do, make sure it brings a  
smile to your face and joy  
to your heart.

Have a blessed day!



POSITIVITY  
IN LIFE

**Just realized the  
last day of 2023  
will be 123123 🤪**

