

# Mountain Villas Voice

**MOUNTAIN  
VILLAS  
ASSOCIATION**

## Manager's Message

Happy May! It is a busy month on the mountain. The Spring cleanup is winding down. The parking lot has been cleaned up, yards have been raked and we have already started mowing. New brown bark mulch has been spread. The parking lot-potholes are being addressed. The siding project at Building 7 is underway, as is the brick repair and replacement. The swimming pool has been uncovered and we will soon begin the long process of cleaning, painting and getting it ready for summer. I will purchase flowers for the pool and flower boxes in a couple of weeks. I will also add some flowering bushes and plants at some buildings this summer.

The Vantaca Portal has received some recent updates. If you have any issues, please let me know and I can promptly log a ticket.

Reminder, no fire pits, fire rings or open fires of any kind are permitted on Mountain Villas property.

We will be moving the material and equipment out of the storage shed beside Building 7. We will put those items in the garage next to the office. We are going to sell that building this summer and restore that area for additional parking.

**The Spring HOA meeting is May 5th in the Fox Den. Registration is at 9:30, and the meeting begins at 10.**

**This meeting will be different from most meetings. We will only be discussing the new By-laws. Please plan to attend in person or via zoom if at all possible. You MUST RSVP if you plan to attend in person.**

Volume 8, Issue 5  
May, 2024



## Maintenance Minute

The Spring PMs will be starting soon. The ACs will be checked and the filters will be changed. If we do not have a key or code to your condo, your AC will not be serviced. Please make sure we have access to ensure

your unit is checked. Please make sure your fireplace flue is closed for the summer to prevent unwelcomed guests from coming down the chimneys.

Planning any improvements to your unit? Re-

minder, doors, windows, etc., must be approved first. You can log into the portal and fill out and submit an online Alteration Request Form.

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**BULLETS FROM THE BOARD – MAY 2024**

- *The Executive Board had discussed the sale of the truck owned by MVA. After careful deliberation and a proposal from our Community Manager with a very fair offer, we have agreed that the sale is in the best interest of MVA. Tom has taken very good care of our vehicle and is excited that he can take full ownership. The sale of \$6,652.24 has been deposited in the MVA account and will go into our Reserve Fund. Upon transfer of the registration, Tom immediately removed the truck from MVA insurance coverage.*
- *The sale of Unit 3B1 will soon be underway. The proposed asking price is being reviewed pending the inspection and recommendations of a real estate agent. Based on their support of MVA over the last several years, Highlands Resort Realty is being considered as our selling agent.*
- *Survey Sez – The results of the survey conducted on proposed changes to the Bylaws and Declaration have been reviewed and incorporated into the latest update, as appropriate. A total of 56% of Unit Owners completed the survey.*

**QUORUM –**

20% (reduction aligning with PA statute)      40%

40% (no change)      60%

The results are clear and the EB agrees that the quorum should stay at 40%.

**SHOULD PROXY FORMS APPOINT THE SECRETARY BY DEFAULT IF AGENT LEFT BLANK –**

Yes      54%

No      46%

ARTICLE III, Section 10 has been modified to document how our proxies are currently handled if the proxy is not completed.

**SHOULD UNIT OWNERS ONLY BE PERMITTED TO APPOINT OTHER UNITS OWNERS AS AN AGENT UNDER THE PROXY? –**

Yes      52%

No      48%

ARTICLE III, Section 10 – This is a narrow margin and the EB considers that our current process in the Bylaws should remain the same. It was brought to our attention that some homeowners may have been confused with the question. There is also concern that if we don't keep this the same, we may jeopardize getting our 40% quorum.

**UNDER BYLAWS – ARTICLE II, SECTION 11, WHAT IS THE MAXIMUM PERCENTAGE OF THE ANNUAL BUDGET SHOULD THE EXECUTIVE BOARD BE ABLE TO SPEND ON UNBUDGETED CAPITAL EXPENDITURES WITHOUT UNIT OWNER APPROVAL? –**

5%      59%

10%      27%

15%      14%

All agreed that 5% is an acceptable limit.





# 2024 SOMERSET COUNTY FESTIVALS AND EVENTS



## Laurel Hill Bluegrass Festival & Mountain Laurel 5k Race



Laurel Hill State Park 814-445-7725  
Bluegrass music, reenactor village, vendors, free admission, and much more.

**BLUEGRASS FESTIVAL**  
August 17 & 18

**5K RACE**  
Sunday, Aug 18 only

**AUGUST**  
23, 24, 25

## Seven Springs Wine Festival- 31st Anniversary



Seven Springs 814-352-7777 7springs.com/events  
Celebrate Pennsylvania wine samples, seminars, live music, and more! Age 21+

## Farmers and Threshermens Jubilee



3054 Kingwood Rd, Rockwood 814-926-4333  
Steam engines, tractors, crafts, quilt show, entertainment, and truck, tractor, & horse pulling.

**SEPTEMBER**  
4-8

## Mountain Craft Days



Somerset Historical Center 814-445-6077 somersthistoricalcenter.org  
Quality traditional craft demonstrations, entertainment, and homestyle foods.

**SEPTEMBER**  
6, 7, 8

## 22nd Annual Military Candlelight Vigil



Somerset County Courthouse Steps 724-797-1172 somersetsupportgroup.org  
Vigil for actively serving military family members of Somerset County.

**SEPTEMBER**  
28 at 6 p.m.

**OCTOBER**  
4 & 5



## Springs Folk Festival

Springs Festival Grounds 814-662-2625 springspa.net  
Festival, juried artists, crafts, heritage, food, entertainment.

## Confluence Pumpkinfest



Confluence Town Park 814-395-3837 confluence-pumpkinfest.org  
Free admission, food, arts, crafts, parade, kids activities, vendors.

**OCTOBER**  
4, 5, 6

**OCTOBER**  
5-6; 12-13; 19-20



## Autumnfest at Seven Springs

Seven Springs Mountain Resort 814-352-7777 7springs.com/events  
Fall leaves, craft vendors, chair lift rides, seasonal food & drinks.

## Light Up Somerset



Historic Uptown Somerset 814-443-1748 somersetinc.org/lightupsomerset  
Holiday parade, christkindl market, music, tree lined streets, Santa and, more.

**SATURDAY**  
**NOVEMBER 30**

**JANUARY 2025**  
17, 18, 19



## 30th Annual Fire & Ice Festival

Historic Uptown Somerset 814-443-1748 somersetinc.org/fireandice  
Fireworks, live ice carving, over 40 ice sculptures, music, food, marketplace, and more.

## Somerset County Maple Tour & Taste



Somerset County Maple Sugar Camps 814-395-3200 somersetcountymaple.org  
Free tours, sample maple products, multiple locations, and more.

**MARCH 2025**  
1-2 & 8-9

www.somersetpa.net 814-445-6431  
info@somersetcountychamber.com



## **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***

## **RENTERS**

**Owners, please make the basic rules clear to your renters. As far as parking, garbage, noise, pets, etc. I still get numerous complaints about weekend renters not following common sense community guidelines. If you need a copy to hang in your unit, or provide with your marketing, please contact me, I will be happy to oblige.**

### **NEW PLAYGROUND**

**The Mountain Villas was gifted with a new playground. The Laboon Family generously donated the playground and a portion of the rubber mulch. The Mountain Villas paid for the remainder of the mulch, the border, and the installation. Our old set was dated, and well used, and it was time for a refresh. The new playground should provide years of fun for the kids. Parents, as always, please supervise your kids for their safety. The plan is to put a base down where the old shed was below the pool and put a picnic table there.**



**Tom's new chick**

### **Executive Board**

**Mark Frankel  
Connie Grisell  
Janet Skurnick  
Babette Guballa  
Mark Moulden**

### **Voice Staff**

**Tom Beckner  
Janet Skurnick  
Babette Guballa**