



September, 2021

MOUNTAIN VILLAS ASSOCIATION

Volume 5, Issue 9

Manager's Message

A beautiful face will age and a perfect body will change, but a beautiful soul will always be a beautiful soul.

Summer is winding down, but the fun isn't over. The plan is to keep the swimming pool open until the 19th. Weather and usage permitting. The new cabana gate was back-ordered, and is suppose to arrive and be installed around the 16th. The cabana will be open through October. The plants will remain at the cabana until we have a frost.



Labor Day—September 6th

Some other news and notes: The roof leak at building 3 seems to have been resolved.

Building 4 is done, except for a few minor things Keystone needs to address.

Building 5 is on hold for various reasons until 2022.

We are installing small roofs on the back hall doors of buildings 1,2,3,8, and 9. This work should begin by the time this newsletter is published.

Deck staining is also being done by Joe. He is doing it in a way as not to inconvenience anyone.

FYI:

Many of our projects have been delayed.

WHY?

Contractors behind

No materials/supplies

No employees/subs

Several jobs are under warranty and we have been put on the back burner.

We have also contacted contractors out of the area. Same issues.

Common Courtesy:

Breakdown boxes and no furniture/materials in dumpsters

Do not litter

Pick up after dog

No loud noises

No oversized vehicles or trailers

NEWSLETTER UPDATE



You may have noticed a change in the newsletter the past two editions. We have scaled it back on feedback that people were not reading and/or enjoying the bonus articles, recipes, resort happenings, puzzles, etc. We are trying to make it shorter and filled with Mountain Villas information only. Communication is important and the ultimate goal. As always, your continued feedback is appreciated.

GAS LINES

As a reminder Mountain Villas pays for the natural gas. It is strictly for furnaces, hot water tanks, gas fire places ONLY. Owners are NOT permitted to tap into the gas line for stoves, dryers, grills or hot tubs. This would be a safety liability and would be red flagged from the gas company. This is an HOA requirement as well as a People's Gas regulation.

HOMEOWNERS' MEETING

The Fall HOA meeting at this time is scheduled for November 7th in person at the resort. If anything changes due to Covid-19 restrictions, we may be forced to do another Zoom meeting. But as it stands now, we are in person. Invitations are sent out in October. In order to vote on anything, you would need to attend the meeting in person OR assign your proxy to someone you are comfortable with. This can be your neighbor, member of council, the community manager or anyone else you trust to act in your best interest, and the best interest of the community.

FIRE EXTINGUISHER INSPECTIONS

The Mountain Villas will schedule and conduct an inspection of the fire extinguishers in each unit. All condos and townhouses need to have a working fire extinguisher. We will replace and/or recharge them as needed. This cost will be billed to each homeowner individually. If you have a working fire extinguisher, then you will not be billed. I will send out a notice well in advance so that you can have your extinguisher ready. The fire extinguishers in the hallways and common areas were inspected in August.

SAFE AND SECURE

Please make sure you have a working smoke detector and CO-2 in your unit . Remember to turn off your water and adjust your A/C and thermostat accordingly when you are away.

**MOUNTAIN VILLAS
ASSOCIATION**

10 Mountain Villas Dr.
Champion, PA 15622

Office 814-352-7672
Cell 814-483-2569

**TOM BECKNER
COMMUNITY MANAGER**

COUNCIL

Paul Rizzo
Dave Zielasko
Janet Skurnick
Babette Guballa
Gary Fike

VOICE STAFF

Babette Guballa
Janet Skurnick
Tom Beckner

www.mountainvillasresort.com



REMINDER

Two Council positions will be open.

Election at the fall meeting.

Statement of Candidacy will be available on our web site. It is also on page 4 and 5 of this newsletter.

NOTE FROM TREASURER

Please pay all outstanding invoices including Mountain Villas work orders, coupon fees, late fees and NSF charges.

Coupon books are not free.



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

MOUNTAIN VILLAS COUNCIL MEMBER CANDIDACY CRITERIA

At each Fall Homeowners' Meeting, the election of an Association Council member is an item of business. This year, two council seats will be available. The person receiving the highest number of votes will be elected to a three-year term.

If you are interested in serving your Association as a Council member, please complete and return the statement of candidacy included in this Fall Meeting notice by the due date listed on the statement of candidacy form.

Serving as a Mountain Villas' Council Member is an important part of the organization and, at times, a difficult and time-consuming job. Without the commitment of members who are willing to serve, the Association could not function. Some of the duties of a Council member are to set policies, adopt rules and regulations governing the Association's properties and facilities, and to review and adopt budgets and assessment fees. Council must hold a fiduciary responsibility to the Association, voluntarily agreeing to carry out the responsibility of serving with the utmost degree of good faith, honesty, integrity, and to act in the capacity of a caretaker of homeowners' rights, assets and well being.

Council Members are expected to read and understand the Association documents and policies. He or she should be objective, bringing no personal agendas to the meetings. You might end up on the opposite side of the opinions of your neighbors, friends, or even your spouse. He or she needs to understand the confidentiality of certain Council discussions and decisions and work with the overall good of the organization in mind. The Council is a policy-making, legislative body and should not get into micro-management. There are many issues to review and constructively deal with and all of this is asked of each member on a volunteer basis.

This is an important position and we would like you to take time to seriously consider the commitment involved.

Regards,

Mountain Villas Association Council

Mountain Villas Association Council

Paul C. Rizzo
President

David Zelaske
Vice-President

Babette Guballa
Treasurer

Janet Skurmick
Secretary

Gary Eike
Council

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STATEMENT OF CANDIDACY

Please accept my statement of candidacy for the Seven Springs Mountain Villas Council.

NAME: _____ UNIT # _____ YEARS OWNED _____

PRIMARY ADDRESS: _____

OCCUPATION: _____

I feel I am qualified for the following reasons:

BRIEF RESUME:

- The 3 most important goals the Council should strive to achieve:
1. _____
 2. _____
 3. _____

CANDIDATE SIGNATURE: _____ DATE: _____

This form **MUST BE RECEIVED**, via hand delivered, mailed, or emailed, on or before Friday, **OCTOBER 8, 2021**

SEND TO: Seven Springs Mountain Villas Association
10 Mountain Villas Drive
Champion, PA 15622

EMAIL TO: mtvillas7@yahoo.com (Please add to the subject line: **CANDIDACY FOR COUNCIL**)

Mountain Villas Association Council
Paul C. Rizzo David Zielasko Babette Guballa Janet Skurnick Gary Fike
President Vice-President Treasurer Secretary Council