

Mountain Villas Voice



Manager's Message

Happy January and Happy New Year. I hope that 2024 brings everyone happiness, good health and good humor.

Please remember that your 2024 HOA fees are now due. In order to avoid late fees please pay by the 10th. Take advantage of the 2% discounts by paying for the year or 6 months. You should have received your 2024 invoice outlining your options.

Ski season is now in full swing. Please remember to keep your skis, boots, etc. inside your condos. Please inform your renters and guests of this as well. We do not want to create any tripping hazards. Same goes for trash, firewood and furniture. Please keep the hallways clear of clutter. This also helps the

hall cleaners tremendously. The Executive Board is working on a survey that will be coming out soon with some questions regarding the November by-law meeting. Stay tuned for that.

Remember you can pick up your Homeowner coupons at Highlands Resort Realty office during normal business hours.

The shuttle service should be running regularly, however you can still call 814-352-7777 and choose extension 5000 or you can call 582-682-7003.

The DO NOT ENTER signs were put up at the bottom of our driveway. The traffic pattern is now officially in Winter Mode. Please enter through the Golf Course. Owners please be sure to

tell your guests and renters. Also be courteous when parking. Please do not block the dumpsters, sidewalks, steps, bridges or other guests. Do not park in any handicap spots unless you have a handicap license or plaque for your vehicle.

Security-Effective Jan. 1st, Seven Springs will no longer be providing security to any HOA. We have elected to go with Bull's Eye. They do drive - through patrols as well as foot patrols. So if you see a uniformed person walking behind the buildings, more than likely that is them. If you have a security issue, as always you can call my cell at 814-483-2869 or call Bull's Eye at 814-289-1548.

MOUNTAIN VILLAS ASSOCIATION

Volume 8, Issue 1
January, 2024



Inside this issue:

| | |
|----------------------------------|---|
| <i>Humane Society</i> | 2 |
| <i>Water Heater Replacements</i> | 3 |
| <i>Do Not Flush</i> | 3 |
| <i>FYI</i> | 3 |
| <i>Miscellaneous</i> | 4 |
| <i>Office</i> | 4 |
| <i>Cartoon</i> | 4 |

Maintenance Minute

Please keep vigilant on shutting your water off when you are not there and keeping the cabinet doors open. Please inform your cleaning people if you are renting your rent to shut off the water.

As a reminder, inform your contractors that overnight

and on weekends their work trailers must not be parked in front of the buildings. The ideal place is between Buildings 7 and 8. They are also NOT permitted to use the Mountain Villas dumpsters for material. Lately some contractors have been taking advantage.

It is up to you to provide your contractors with the rules.

If you are experiencing any issue with your furnace, please let me know right away. I will contact and get a service technician dispatched immediately.

Somerset County Humane Society

Thank you! I would like to personally thank everyone who donated to the Somerset County Humane Society Food Drive. The kindness of so many of you will go a long way in helping homeless pets in need! I couldn't be more proud of our Mountain Villas Community! Thank you, Thank you, Thank you!!!!



Water Heater Replacements

In November 2022, the assessments for 2023 and maintenance covered under the assessments included a change to water heater replacements. The intent with the change that homeowners of both townhouses and condominiums pay for their water heater replacements was a financial decision to keep the monthly assessments the same and to have all homeowners share equitably in the costs of their water heaters.

However, in Buildings 1, 8 and 9 there are two boilers that work in conjunction with each other. There was concern that if/when the second water heater fails, the homeowners in these buildings will also be billed for that second replacement as well. Therefore, the

Executive Board decided the Association would pay for the other boiler so that the owners in these buildings only pay for one tank, just like all of the other unit owners that have individual hot water tanks. All owners pay for one tank. The Executive Board and Management feel this is a reasonable solution.



12 Everyday Items you Should Never Flush Down The Toilet
REMINDER: Only toilet paper should be flushed. Anything else can and does clog our sewers.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. "FLUSHABLE" WIPES 2. PAPER TOWELS AND TISSUES 3. TOO MUCH TOILET PAPER 4. COTTON BALLS, ROUNDS OR SWABS 5. FEMININE PRODUCTS 6. DENTAL FLOSS | <ol style="list-style-type: none"> 7. HAIR 8. BANDAGES 9. MEDICATIONS AND OTHER HAZARDOUS MATERIALS 10. CIGARETTE BUTTS 11. FATS, OIL OR GREASE 12. KITTY LITTER |
|--|--|



FYI

Renters and owners are propping the double doors open to bring in items from their vehicles. Please have someone hold the door open for you. If you can't, then make sure you close the doors when you're done. The cold air blows into the hallways and causes everyone to use more gas and electric. It also allows

animals to run into the hallways, mice, chipmunks, bats, etc. Please inform your renters, family and friends as well. This includes the back doors too.

Don't be afraid to close an open door, or pick up a cup, beer or pop can thrown or a branch or

twig. This can avoid a tripping hazard or falls. If you see bags are low for dog waste and you have a giant eagle bag or doggie bags, put them in the container for use and let the office know they are low. This will help avoid the dog waste on the grounds.

MOUNTAIN VILLAS ASSOCIATION

10 Mountain Villas Dr.
Champion, PA 15622

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



mountainvillasresort.com

*TOM BECKNER, COMMUNITY
MANAGER*



Pandey says, don't get it twisted, have a
Happy New Year!

EXECUTIVE BOARD

Paul Rizzo
Dave Zielasko
Mark Frankel
Babette Guballa
Janet Skurnick



VOICE STAFF

TOM BECKNER
JANET SKURNICK
BABETTE GUBALLA



**In the new year, my
wish for all:
may we
realize more joy, hope
and love
and show more
compassion,
kindness and
gratitude.**