

# Mountain Villas Voice



## MOUNTAIN VILLAS ASSOCIATION

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April, 2026

## Manager's Message

Happy Spring. It was a great ski season, and I hope everyone was able to enjoy it to the fullest. The weather has changed and we are getting underway with warm weather clean-up. The shale and anti-skid will be cleaned up soon as well as the curb stops put back into their proper place. Yard cleanup and laying mulch will begin as weather permits. The 'do not enter' signs are down and the traffic pattern can return to normal. Before you know it we will be painting the pool and planting flowers.

Please continue to be courteous when parking. Do not block bridges, sidewalks, ramps, etc. Also remind your contractors not to block these either.

The Cabana is open for your enjoyment.



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APRIL SHOWERS  
BRING MAY FLOWERS

## Maintenance Minute

Owners are NOT permitted to plant or remove any landscaping, flowers, trees or shrubs without consent. The grounds are considered a common area and may not be changed. Talk to me if you wish to make any

changes and we can discuss it.

We will be doing some guard rail repair next to building 1 soon as well as replacing the wire gate along the road coming up behind the buildings.

It is worth reminding everyone that only electric grills are permitted. No gas, no charcoal.

Anyone with one of those would be subjected to a \$500.00 fine.



## Bullets from the Executive Board

### BULLETS FROM THE BOARD—APRIL, 2026

**Be a Responsible Neighbor** - In February, Tom sent out a reminder that Recreational Marijuana is **illegal** in the state of Pennsylvania. That being said, we know that people are going to do what they are going to do. However, you cannot do things in the buildings whereby it affects other people. If we catch it happening, this is a Tier 1 Violation subject to an instant \$500 fine for the first offense.

**NUISANCE (R&R Article 8.12) "noxious or offensive activity" which is subject to a Tier 1 violation fine. That's \$500 (plus \$50/hour for any additional office work related to the incident minimum charge of \$50).**

If you are smelling 'weed', either call Bull's Eye or the Pennsylvania State Police. The police department more than likely will be busy with other things, but you never know.

Bull's Eye Security	814- 289-1548
PA State Police Somerset Barracks	814- 445- 4104

**Golf Course Reminders** – Now that the weather should be moving toward the warm and sunny side, long walks are on the horizon. This is a reminder that The Highlands Golf Course is private property. It is not owned by either the Mountain Villas or by Seven Springs Resort. Unless you are paying and playing a round of golf, you technically shouldn't be on the course. The Golf Course Crew is on the course every morning at 6:00 AM and play can go on until 7:00 PM.

They have been very kind in letting people jog and walk their dogs during the off season, rainy days etc. But that could be taken away if people trespass during golf season. Also, they insist you have your dog **ON A LEASH AT ALL TIMES** when on the course. Lastly, carry a bag and **always** clean up after your dog.

**New Online Payment Option** - In March, Tom notified homeowners that, starting **immediately**, we're introducing a new and improved online payment option called **VantacaPay**. VantacaPay is built directly into the homeowner portal, allowing you to make one-time payments and set up recurring payments without leaving the portal. The **Click to Pay** button will now direct you to VantacaPay. Payments can still Process through PropertyPay, there just won't be a link to that site from your portal.

**NOTE:** Additional information will be available directly on the payment page, and step-by-step resources will be shared soon.

***FOR HOMEOWNERS WHO ALREADY HAVE "AUTOPAY" – YOU DON'T NEED TO DO A THING! NO ACTION REQUIRED!***

**Parking Lot Briefing** - We are currently reviewing and comparing the parking lot bids we received to date. Also, we are in contact with a civil engineer for consultation on this project.

# MOUNTAIN VILLAS ASSOCIATION

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**TOM BECKNER, COMMUNITY MANAGER**

### EXECUTIVE BOARD

Connie Grisell  
Janet Skurnick  
Kathy Laboon  
Mark Moulden  
Babette Guballa



**CAROL ANN MOCK**  
*MVA has lost a beloved homeowner. Carol passed away peacefully at home on March 23, 2026. Our deepest sympathy to her husband John, her two sons and granddaughter. Our thoughts and prayers are with you at this difficult time. Carol is the Aunt of Dottie Smith.*



**LET EASTER FILL YOUR HEART WITH HOPE, YOUR SOUL WITH PEACE, AND YOUR LIFE WITH THE JOY OF NEW BEGINNINGS.**

### VOICE STAFF

Babette Guballa  
Janet Skurnick  
Tom Beckner

