



Mountain Villas Voice



Manager's Message

Happy December! It was so good to see so many of you at our HOA meeting last month. It was a great meeting. I look forward to a great 2026. With the holidays and ski season upon us we will experience increased guests and traffic. Remember that the traffic pattern will change this month to one-way in and one-way out. This is done to make it easier for the shuttle service and plow guys.

- ◆ Please enter via the golf course entrance once the signage goes up for the season.
- ◆ Please be courteous when parking.
- ◆ Do not block the bridges, sidewalks or other cars.
- ◆ No parking along the rock wall across from the townhouses. You will be subject to towing.

Some owners with GAS fireplaces have mentioned they can feel cold air coming in through the fireplaces. One of the owners had a company from Grantsville, Maryland called Curtis Chimney to do some insulating and sealing in their

- ◆ Place all trash **INSIDE** the dumpsters. If your regular dumpster is full, please try another one.
- ◆ **DO NOT** throw trash on the ground.
- ◆ **NO** use of fireplaces-wood or gas for renters.

Please make sure your renters are aware of this.

The 2026 HOA invoices will be mailed out around Mid-December. Reminder, HOA fees increased for next year. Please get anything from 2025 cleared up prior to the year end. Remember, late fees will increase beginning January of 2026.

TEXT MESSAGES

As much as text messaging has made communication easier, it does have some downsides. The amount of text messages I get each week is staggering. All too often I get evening and late

-night text messages that are NOT considered urgent. Restaurant recommendations, vendor recommendations, billing questions, the shuttle number, etc. I once again ask, please hold off on **NON-EMERGENCY communications** until the next day **DURING OFFICE HOURS**. I will get it and reply to you as soon as I can. Normal office hours are **Monday-Friday 7am - 3:30pm**.

Also, many of the questions addressed in your text messages can be found on the MVA website.
www.mountainvillasresort.com

The information you may need is most likely at your fingertips.

Shuttle service, please call 582-682-7003

MONTHLY FINANCIAL

The monthly financial statement of Mountain Villas is available on the **ACRI** portal.

MOUNTAIN VILLAS ASSOCIATION

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Meet Barry
Donated by: Karen Hartzel

Maintenance Minute

fireplace and it has made a world of difference. No more draft and an overall warmer living room in the winter. If you would like to have your fireplace checked, you can call 301-895-3200. Make sure that your chimney flue is **OPEN** prior to starting any fire. **DO NOT**

stack firewood in the hallways.

It is officially frozen pipe season. Turn off your water when you leave, open sink cabinet doors, and furnace at a reasonable temperature.





Take-Aways from our HOA meeting held on November, 2, 2025

WATER TESTING

Please Remember to flush out your water spigots whenever the water has been shut off for any reason. This involves either the water company doing repairs or the Homeowner is gone for an extended period of time. This will ensure any settled debris is removed. Also, check your water filters (some have those small filters/screens under the spigot) since they may need cleaned or replaced as well.

WATER CONCERNS OVER LEAD

There was an issue with lead being found in the water at the Shooting Clays area. This has not affected our water at the Mountain Villas as we get our water from a different aquifer. Our water is tested twice a year by Seven Springs Municipal Authority. Samples have recently been taken from Buildings 1 and 8.

BALCONY PAINTING

Painting on the front of the balconies were done first. I will send out a reminder when they resume the painting on the inside of the balconies.

REMINDER ON OUR DECLARATION AND RULES AND REGULATIONS

Your condo door faces the common area and is subject to the MVA Rules and Regulations. Please ensure you check prior to making any "exterior" cosmetic changes to your unit. Doors are to all be the same color Elemental Tan. I have plenty of that paint at the office and can provide some to you if needed. You simply need to bring a jar, can or container for the paint. Changing the color is subject to a Tier 2 violation fine.



PET FOOD DRIVE

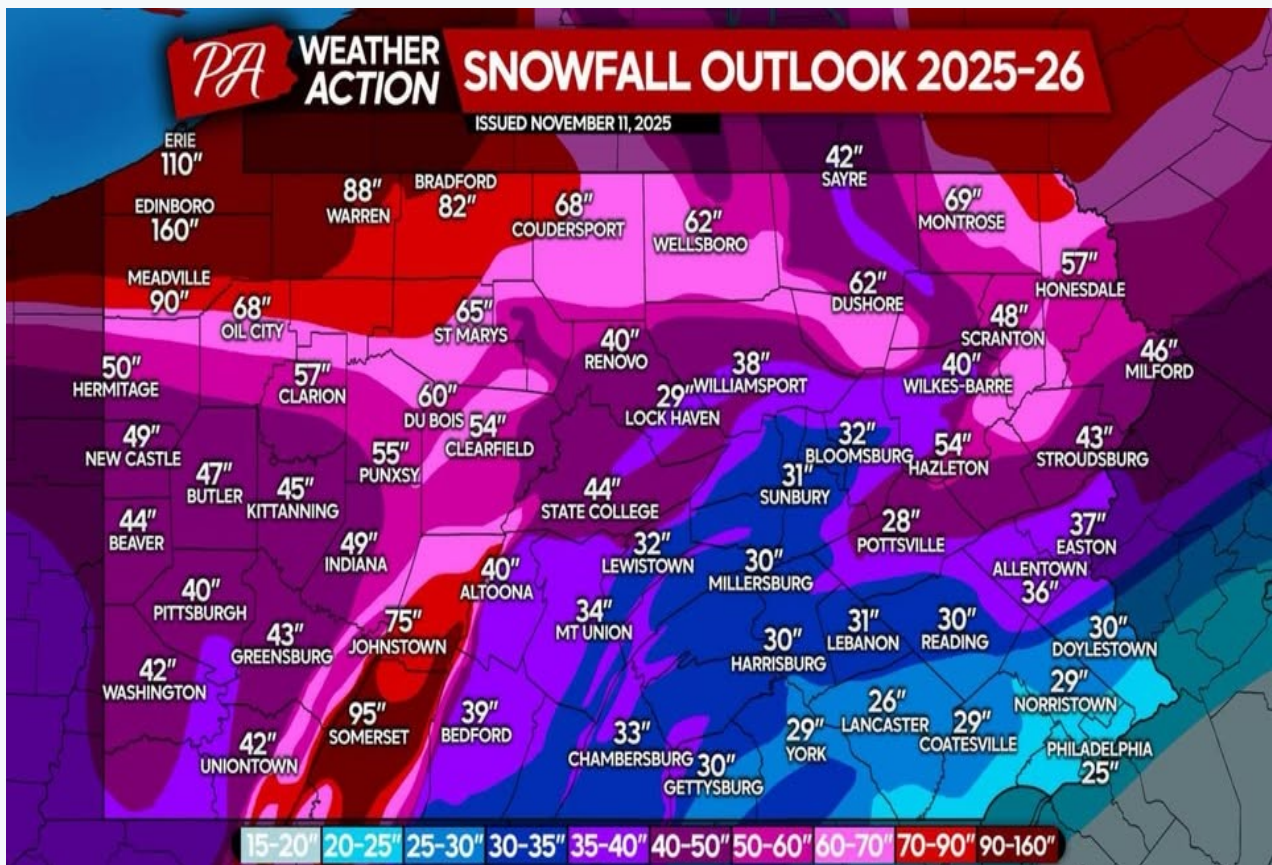
Don't forget about the Somerset Humane Society food drive that is underway. Please drop off or ship any donations to the office during regular business hours.

Collections will be taken until noon on Monday December 22nd.





On behalf of myself and the Executive Board of the Mountain Villas, we would like to wish everyone a Merry Christmas and a safe Happy New Year. Here is to a fantastic 2026!



MOUNTAIN VILLAS ASSOCIATION

10 MOUNTAIN VILLAS DRIVE
CHAMPION, PA 15622

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

www.mountainvillasresort.com

<https://www.facebook.com/groups/www.sevenspringsmountainvillashoa>

*TOM BECKNER, COMMUNITY
MANAGER*



EXECUTIVE BOARD

Connie Grisell
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Babette Guballa

VOICE STAFF

Babette Guballa
Janet Skurnick
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The Mountain Villas office is closed on December 25th and January 1st. As always, please text or call with ANY emergency that may arise.

