

Mountain Villas Voice

Manager's Message

Happy June to All! Summer has arrived on the Mountain. The swimming pool is open for your enjoyment. The hours are 9-9. Please read and respect the pools rules. If you rent your home, please be sure that your renters are well aware of these rules. Glass is NOT permitted in the pool or cabana area. A copy of the pool rules are on page 3.

Also, fireworks, fire pits and fire rings are not permitted.

The parking lot will be sealed and striped. We will send out a schedule as it becomes more clear.

Reminder the contrac-

tors will be working on the back of Building 1 and the re-siding of Building 6.

Please respect the golf course and golfers at all times.

With summer and warmer weather more people will be walking their dogs. Please use the bags provided and clean up after your pups. We purchased a pair of doggie waste stations that will be going up soon.



Maintenance Minute

The HVAC summer inspection and filter changes are underway. If we cannot gain or do not have access to your unit, you can pick up a new filter at the office. If you experience an issue with your air conditioner, please let me know asap.

The AC repairmen do not service the units after dark or during a storm, so the sooner you let me know the better. If you haven't changed your door lock batteries in a while, you may want to. There was a recent lockout

due to dead batteries. While checking batteries, it is a good idea to check your smoke alarms, CO2 detectors and even your remote controls.

Please remember to shut off your water upon leaving.



"Reading makes a man full".

Francis Bacon

Special points of interest:

- ♦ Park large vehicles between Buildings 7 and 8.
- ♦ Pick up after your pets.
- ♦ Do not throw cigarette butts on property- especially the mulch.. It can cause a fire.
- ♦ Break down boxes for the dumpsters.
- ♦ No building materials allowed in the dumpsters.

HIGHLANDS GOLF COURSE—REMINDERS

As a follow-up to an email I sent to all homeowners on April 17—please be courteous and respectful to our Highland Golf Course neighbors.

When someone is discourteous, it reflects very poorly on all Mountain Villas homeowners.

As the Highlands Golf Course is now **officially open for the season**, we **MUST** respect the course as well as the golfers who pay to enjoy the game.

REMINDERS

The Highlands Golf Club is private property.

It is not owned by The Mountain Villas.

It is not owned by Seven Springs Resort.

Unless you are paying and playing a round of golf, you technically shouldn't be on the course.

If there are golfers, this means, no walking, jogging, dog walking, bike riding, skate boarding, etc. on the course.

We must respect the course at all times, but especially when the course is in play. Be a good steward of our Mountain Villas community—**BE A GOOD NEIGHBOR!**

INSURANCE UPDATE

There were 4 Insurance Agents contacted to quote the Mountain Villas Insurance for the new year beginning June 1st. Three Agents responded including our current carrier Erie.

We were denied by eight (8) insurance carriers and there is one that has not responded to date.

The main culprit is water losses.

We had over \$50K in claims.

Tom will be re-signing a contract with Erie Insurance.

We cannot stress enough to the owners that they need to be proactive in shutting off the water and the owners that rent need to inform their renters to be considerate. Also, have your renters shut off your water upon departure along with taking out the trash and emptying the dishwasher. This will all help!!

“Passion is born the moment you catch a glimpse of your potential”

NATURAL GAS CONTRACT

Dave Zielasko received quotes from NRG renewal pricing, which is based on today's market. He reached out to five NG companies. Constellation said it could not service us. The other companies rates varied from \$3.16 dth to \$6.59 mcf for 12 to 36 months.

He worked with the NG consultant and he ran a model analysis and said the prices were good. He will continue to keep an eye on NG prices and if prices

get better, we can request an extension of our NG contract.

The end result is Dave secured a two year gas contract for the Mountain Villas Association at a \$2.884 fixed dth. This is close to our current contract of \$2.58 dth.

Swimming Pool Reminders

The Mountain Villas swimming pool is for Mountain Villas Owners, tenants and guests. While this is a private pool, it is **not your own private pool**. Please read and respect both the pool rules as well as the other visitors.

**PLEASE NOTE: The Cabana is available for everyone.
We will no longer reserve it for groups.**

-Pool Rules-

NO GLASS or Glass Bottles permitted in the pool or cabana area.

No Diving.

No running or rough play.

No Children under 14 without adult supervision.

No after hours swimming.

No Pets in pool or cabana area.

No oversized rafts.

No smoking or vaping inside the pool or cabana area.

*No Lifeguard on Duty. Swim at your own risk.

*We are not responsible for items left in the pool or clubhouse area.

*Please keep the gate closed at all times. An open gate is a huge liability.

*Pool Hours are 9:00 A.M. to 9:00 P.M.

*Please lower the umbrellas when you leave or during a storm to protect them from any possible wind damage.

*Please put all trash in receptacles or dumpsters, and help keep tables clean.

*Please do not move tables.

*Tables and chairs are first come/first served. Please, no reserving.

THE SWIMMING POOL AREA IS UNDER 24 HOUR VIDEO SURVEILLANCE

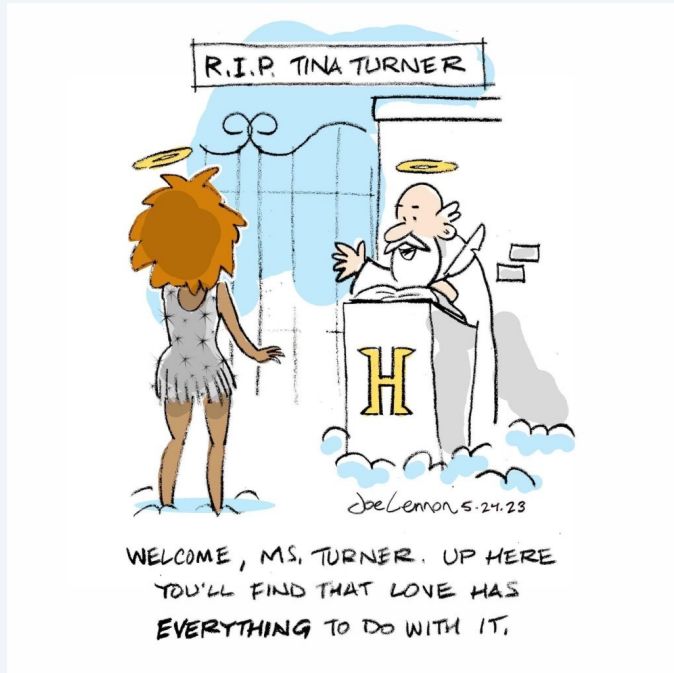


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