

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

STATEMENT OF CANDIDACY

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

NAME: Babette Guballa **UNIT #** 4-3 **YEARS OWNED** 28

PRIMARY ADDRESS: 211 Andrew Drive
Jefferson Hills, PA

OCCUPATION: Accountant

I feel I am qualified for the following reasons:

I have a wealth of knowledge in both the Accounting field and in Property Management.
Communication is always open to owners by phone, email, texts, or in person.
Working together with the Executive Board and Mt Villas Management as a team is key to meet and exceed the goals we set for our Community.

BRIEF RESUME:

Worked in public accounting for over 36 years.
Worked for the past 25 years for homebuilders who also own a hardware retail store specializing in kitchens and baths. Prepare 4 corporation tax returns plus their individual tax returns.
Property Manager for our own rentals: Guballa Properties (6).

The 3 most important goals the Executive Board should strive to achieve:

1. *Continue to use my financial skills to oversee the books and records, provide budgeting recommendations, and continue to improve and increase the Reserve Fund.*
2. *Ensure the Executive Board's fiduciary obligation to the Association is consistent and complies with the Bylaws.*
3. *Uphold the Mt. Villas' strong vibrant Community and its pride of ownership. I would like to see continuous improvement of our structures and common areas while maintaining strong financial health.*

CANDIDATE SIGNATURE: Babette Guballa **DATE:** 9-22-25

This form MUST BE RECEIVED, via hand delivered, mailed, or emailed on or before Friday, OCTOBER 3, 2025

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 EXECUTIVE BOARD**)

Mountain Villas Association Executive Board

Connie Grisell	Mark Moulden	Babette Guballa	Janet Skurnick	Kathy Laboon
President	Vice-President	Treasurer	Secretary	Executive Board