

Mountain Villas Voice



MOUNTAIN VILLAS ASSOCIATION

Manager's Message

We are in full swing for Spring. That means a lot of projects are happening. The masonry crew is here and doing brick replacement and repair on various buildings. The general contractor is here doing wood replacement and gutter repair and replacement as needed throughout the community. The first wave of parking lot work was done when they cleaned up the winter shale. The asphalt guys will be coming to repair the potholes that formed over Winter. The yard crew has been working to get the grounds cleaned up and ready to mow. Fresh mulch will be coming soon. Swimming pool preparations have begun. Soon the flowers will be planted, and we will be ready for Summer. The

cabana is open and available to use.

The swimming pool is scheduled to open on Saturday May 24th, barring any unforeseen issues. I hope everyone has a fantastic summer and can make tons of fun memories at the pool. As a refresher, I will send the pool rules out in an email closer to opening day. The biggest issues we seem to face are glass in the pool area and pets in the pool and cabana area. Reminder, owners can be fined for this, if they or their renters/guests break the rules. So PLEASE read, post and follow the rules. **We do have one longtime owner this year who does have a documented ESA (emotional support animal). Please

do not let this lead anyone to believe that any pet is now welcomed in the fenced area.

Summertime is grilling time. Just a reminder gas grills are NOT permitted and will result in a \$500.00 fine imposed! Electric grills are permitted.

Reminder-please do not plant or remove anything from the Mountain Villas grounds without **PRIOR** approval. All 'ground area' is considered common area.

Lately folks have been placing bags of trash next to the dumpsters. Please place all trash inside the dumpsters. Furniture and construction material is not permitted.



Maintenance Minute

With Spring upon us the weather warrants a change. The Spring HVAC PM and filter change has begun. If we have access to your home, we will check the A/C operation and change the furnace filter. If not, you can come to the office for

a filter at any time during office hours. The company that the Mountain Villas has used for decades for heating and air conditioning— Hillegas, will be shutting down and going out of business in May. I am in talks with a few different companies about

taking over our HVAC needs. I will keep you posted.

Townhouse and first floor condo owners, if you would like a quote to have your deck stained, please call Tammy at 814-233-0879.

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Maintenance Minute Continued

One of the questions I am most frequently asked, especially by new owners is where is the breaker box? Each building is a little different.

Townhouses are typically in the kitchen near the washer and dryer.

The condos, if your furnace is in the closet on your balcony, it is often there.

If your furnace is inside your condo, the breaker panel can be found there, or in the bonus closet beside that one.

Or as in most cases, in one of your bedroom closets.

I hope this helps.



THERE ARE TWO STATIONS WITH BAGS. ONE BY BUILDING 9 AND THE POOL. THE OTHER ONE IS BY TOWNHOUSE 4.

BAG HOLDERS ARE MOUNTED AT EACH CONDO ENTRY WAY. GENEROUS HOMEOWNERS PROVIDE BAGS FOR QUICK ACCESS FOR PET OWNERS' USE.

MOUNTAIN VILLAS ASSOCIATION

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NEWS FROM THE GOLF COURSE

We are open 9:00am to 5:00pm 7 days a week. The hours will change come Memorial Day weekend. We have numerous specialty cocktails on our menu as well as four additional boards displayed in the T-Top.

As for construction they have moved forward with the excavation for the foundation of the new addition. Over the winter the side deck was demolished to make room for the new addition. We are thinking of implementing a happy hour after Memorial Day. We just switched over our register software. We still accept cash and all credit cards.

The Pro Shop at the Highlands Golf Course currently has a sale going on. Buy one get one free on all Polos & Golf shirts and outerwear. This promotion will be running for the next couple weeks.

PLEASE NOTE

WE NO LONGER WILL HAVE A MAY HOA MEETING

