

## January 2026

### ACRI Partners with Continuum

Acri Community Realty, Inc. announced to the Executive Board they have partnered with a larger organization, Continuum Companies Inc. ("Continuum").

Since October 1, 2016, Acri Community Realty, Inc. ("ACRI") assumed administrative responsibilities of our Mountain Villas homeowners' association. Their service has provided support to the Executive Board and MVA with a high-quality workforce and the ability to move forward with new technology.

This new partnership between ACRI and Continuum will provide MVA access to tools and resources from a much larger firm while still working with ACRI locally and independently.

## July 2024

### Rules and Regulations

The new Rules and Regulations (R&R's) have been completed. They have been sent out to a printer and a copy will be distributed to each homeowner along with a copy of the Amended and Restated Bylaws and Declaration.

The Executive Board began this initiative in July 2022 to provide more clarity, transparency, and structure for all homeowners, their guests, and rentals.

These rules have been influenced by other HOA's and are aimed to maintain a certain standard of living, to protect property values, and create a harmonious environment. The focus is also to offer security, enhance safety, and provide community maintenance on behalf of all our homeowners.

## June 2024

### The Amended and Restated Bylaws and Declaration Have Passed

**OFFICIAL TALLY – BYLAWS AND DECLARATION HAVE PASSED** - The Amended and Restated Bylaws and Declaration for the Mountain Villas Association have passed. They have been signed and delivered to Lisa Burkhardt, Esq., who will notarize and record the documents. A copy of each document will then be provided to each homeowner. More information will be provided as we prepare for getting these documents distributed.

The Executive Board, led by newly-elected Mark Frankel, began this initiative on November 14, 2021. There are many people to thank for their work in bringing these documents up-to-date, align them with current regulations, and document best practices to benefit our entire

MVA Community. The final results on these documents were declared, by the independent reviewer, on June 10, 2024.

The Executive Board deeply appreciates the homeowner's participation in support of the long, drawn-out process for acquiring the positive votes on the amended and restated Declaration and Bylaws. There are many people who dedicated long hours in evolving our original Bylaws, established and recorded in 1970, into the amended and restated Declaration and Bylaws of 2024.

The Mt. Villas Association will, upon receipt of the signed documents, send a copy to all homeowners via USPS.

## July 2024

### New Grill Policy

During our most recent negotiations for renewing our insurance policy, the guidelines and risk profiles of the underwriters of the insurance companies have been made clear on the need to establish and enforce a policy that prohibits grilling or other outdoor fires near any structure, on all decks, balconies, and patios.

On June 21, 2024, a letter was sent to all homeowners, via USPS. This letter documented the policy on gas grills. The letter was also included in the July Newsletter and posted on the Mt. Villas Webpage.

**Effective July 15, 2024**, NO propane/gas grills are permitted on any deck, balcony or patio. If any homeowner cannot make arrangements to have their gas grill removed, Tom will offer to take all gas grills and store them in the garage. He'll then arrange for them to be hauled away.

The Executive Board would like to thank those homeowners who offered **both their compliments and words of support to Tom** as we move forward with the new policy on removal of all gas grills. We realize it is not the most popular decision, but a very necessary one to ensure the safety and security of our homeowners, their families, and their guests.

**March 2024**

**New “Online” Alteration Request on the Acri Portal  
Alterations Request Guidelines**

The new “online” Alteration Request replaces the Architectural Review Process and Form. The Alteration Request process is documented in the MVA Declaration, Article III, Section 12. The guidelines are documented in the MVA Rules and Regulations, Article 10, Architectural Control and Approval.

Any Unit Owner(s) planning any remodeling or renovations that would change any exterior aspect and/or anything structural on the interior of their unit must complete an Alteration Request.

The form is located on the Acri Helpdesk Portal and also posted at the Mt. Villas Home Page. [Alterations - ACRI Community Realty \(acrilty.com\)](http://Alterations - ACRI Community Realty (acrilty.com))

Unit Owner(s) may make any alterations to the interior of their Unit at their sole expense but only to the extent that any such alteration does not affect (i) in any way the structural soundness of the building where that Unit is located or any other building on the Property; (ii) any of the utility lines located in their Unit which also service other Units; (ii) any rights of any other Unit Owner(s).

Unit owners are responsible to acquire all building permits as required by the Municipal Code. Any application to any department of any Township, Borough, or County or to any other governmental authority for a permit to make an addition, alteration or improvement in or to any Unit shall be executed by the Unit Owner and included in the Alteration Request submittal which is then provided to the Community Manager and the Executive Board prior to any approval.

The following is mandated and is good practice to follow in order to guarantee the quality of the workmanship and to prevent any issues from arising with potential liability to the Unit Owner.

- **Only certified contractors, master plumbers, etc., are to be used for all work being performed at Mt. Villas.**
  - **Contractors must be properly registered and licensed in Pennsylvania to do business at Mt. Villas.**
- **All renovation work must be properly permitted, and contractors must be both licensed and bonded.**
- **Proof of insurance must also be provided.**
  - **Insurance coverage must list the Association as additional insured, along with having workers' compensation insurance.**

The completed form will be submitted to the Community Manager for initial review. The Executive Board will then review. Unless further information is requested, the Unit Owner will then be informed of the approval (or disapproval) within 14 business days of the request.

- All decisions made by the Executive Board regarding architectural requests to modify, improve, alter and/or repair common areas of the Association, including building exteriors and decks will be final.
- Unit Owners may appeal the Executive Board's decision in writing.

**April 3, 2023**

**COMING SOON!**  
**Online Portal being Introduced to MVA Homeowners**

On behalf of Mountain Villas Association, we are excited to introduce the homeowners to a new online portal with Acri Community Realty.

This enhanced site provides an effective information resource for tracking your financial payments as well as another useful tool for tracking your communications with us. This tool has been a very effective resource for a large majority of HOA's, and after careful review and consideration, we feel this would be a very good fit for Mountain Villas Association.

**On Monday, April 3, 2023**, MVA homeowners will receive a "**Welcome to Portal**" email introducing this new tool along with instructions on how to log in, create a password, etc.

A few bits of information:

- Participation in this online portal is optional.
- The Portal includes a homeowner directory with the default information having the homeowner name and MV property address. Further information is available and the homeowner may participate in adding information or opt out. The choice is there.
- Online payments will now be available, as well as the ability to follow up on your payment activity.
- Online payments are available with Amex, Discover, Mastercard and Visa. A 2.95% fee applies with either debit or credit cards.
- The homeowner may still choose to make payments to the Association in the same fashion as previously done (check, etc.). The choice is at homeowner discretion.

## December 2020

**DUE TO COVID PRECAUTIONS, THE SHUTTLE BUS SERVICE HAS NOT BEEN AVAILABLE SINCE MARCH 2020.**

**EFFECTIVE DECEMBER 26, 2020, THE SHUTTLE SERVICE WILL RESUME**

**COVID Restrictions will apply.**

The shuttles will only run at half capacity, masks are **mandatory**, and the windows to the shuttle will remain open. The buses will be thoroughly cleaned every 2 hours so there will be some shuttle service interruptions.

Due to limited capacity, the shuttle will alternate stops. So, in order to keep things fair, they might pass by the shuttle stop at Bldg. 8 to pick up passengers at the shuttle stop at Bldg.1. ***Please be patient – we want to be fair to everyone.***

At the Resort, the shuttle drop-off and pick-up locations may change. Follow the signs. Seven Springs will:

- Limit the number of shuttle pick-up points.
- Limit the number of drop-off points to Skiers Circle and Grand Ballroom entrance only.

The shuttle runs on the weekend, and will be 'on call' through the week.

**NOTE:** Protocols may be updated throughout the season as situations may change.

***PLEASE*** be kind and respectful to the shuttle drivers. They are going to be doing their best under unusual and stressful circumstances. They will follow CDC Guidelines and continue to comply with State Mandates. In addition, they will follow "Best Practices for Leading Public Transportation Services".

June 12, 2020

Update to our Homeowners on the Pool Opening

Tom Beckner, Community Manager, sent a notice to all homeowners that the pool is SCHEDULED to be open on Monday, June 15. Additional rules and guidance were sent to all homeowners to mitigate the COVID-19 concerns. Additional signs will be posted.

We look forward to meeting you at poolside with the additional safety protocols in place.

**By entering The Mountain Villas pool area, you voluntarily assume all risks related to exposure to COVID-19 for yourself and those under your supervision and control. The Mountain Villas implies no guarantee of COVID-19 prevention or protection.**

COVID-19 & General Rules for the Use of  
The Mountain Villas Swimming Pool.

These are strange and unusual times and there are some new rules and procedures for using the pool that must be put in place for the safety and welfare of the members of The Mountain Villas community and their guests. While it is understood that there may be some that feel that these procedures and rules are not necessary, there are also many who believe that all necessary precautions must be taken in order to permit the safe operation of the pool. Unfortunately, the pool cannot be operated as it was prior to the COVID-19 Pandemic. While everyone looks forward to the time when we can return to normal operations, the following procedures are being implemented at the present time:

**MOST IMPORTANTLY, IF YOU HAVE SYMPTOMS OF COVID-19, HAVE TESTED POSITIVE FOR COVID-19, OR WERE EXPOSED TO SOMEONE WITH COVID-19 SYMPTOMS WITHIN THE LAST 14 DAYS – DO NOT ENTER THE POOL AREA. YOU MAY BE EXPOSING EVERYONE IN THE AREA TO THE COVID-19 VIRUS!**

**PLEASE MAINTAIN SOCIAL DISTANCE OF AT LEAST 6 FEET FROM THOSE WHO ARE NOT PART OF YOUR IMMEDIATE FAMILY.**

THIS RULE CANNOT BE EMPHASIZED STRONGLY ENOUGH. SOCIAL DISTANCING IS ONE OF THE MOST IMPORTANT MEANS OF MINIMIZING THE RISK OF THE SPREAD OF THE COVID-19 VIRUS. EVERYONE IS ASKED TO BE RESPECTFUL OF THE SPACE OF OTHERS AT THE POOL AND UNDERSTAND THAT THE POOL AREA IS LIMITED. PLEASE LIMIT YOUR USE OF THE POOL TO A REASONABLE PERIOD OF TIME TO ALLOW AS MANY AS POSSIBLE TO HAVE ACCESS TO THE POOL CONSIDERING THE SOCIAL DISTANCING GUIDELINES. ALSO, PLEASE LIMIT YOUR GUEST LIST. THE POOL IS FIRST AND FOREMOST FOR OWNERS AND RESIDENTS. IF YOU RENT YOUR CONDO OR TOWNHOME, YOU ARE FULLY RESPONSIBLE TO MAKE SURE YOUR RENTERS RECEIVE A COPY OF ALL RULES.

1. MAINTAIN SOCIAL DISTANCING WHEN IN THE WATER AT THE POOL. WHILE THIS MAY BE DIFFICULT AT TIMES, PLEASE BE RESPECTFUL OF THE SPACE OF THE OCCUPANTS OF THE POOL.
2. COVER YOUR COUGHS AND SNEEZES AND WASH OR SANITIZE YOUR HANDS AND THE HANDS OF YOUR CHILDREN FREQUENTLY.
3. USE CLOTH FACE COVERINGS OR MASKS WHEN FEASIBLE. HOWEVER, FACE COVERINGS SHOULD NOT BE USED WHILE IN THE WATER.
4. THE CHAIRS, LOUNGES, TABLES AND UMBRELLAS WILL BE SPRAYED DOWN EACH MORNING. YOU MAY USE THEM AT YOUR OWN RISK. WE DO NOT HAVE THE STAFFING TO WASH OR WIPE THEM DOWN DURING THE DAY. WE SUGGEST YOU DO THAT PRIOR TO USE.
5. THOSE WHO USE THE POOL MAY BRING THEIR OWN FOLDING CHAIRS OR SEATING FOR THEMSELVES AND THEIR FAMILIES. HOWEVER, THOSE CHAIRS MUST BE REMOVED IF YOU ARE NOT USING THE POOL AREA. PLEASE TAKE THEM WITH YOU WHEN YOU LEAVE THE POOL AREA.
6. THERE IS NO "SAVING SPACE" THROUGHOUT THE DAY. DO NOT RESERVE CHAIRS OR TABLES. THEY ARE FOR PEOPLE PHYSICALLY AT THE POOL. THE CABANA WILL NOT BE RESERVED THIS YEAR FOR ANY GROUP.
7. AS ALWAYS, ANY ITEMS LEFT AT THE POOL WILL BE DISCARDED.
9. ONE UNISEX BATHROOM WILL BE AVAILABLE.
10. THE CLUBHOUSE WILL BE CLOSED THIS YEAR.  
IF YOU WOULD LIKE TO BORROW A BOOK, YOU CAN COME TO THE OFFICE WHEN WE ARE OPEN, AND YOU CAN GRAB ONE THEN.
11. IF YOU BELIEVE THAT THERE ARE SERIOUS ISSUES ARISING FROM VIOLATIONS OF THESE RULES, YOU ARE URGED TO CONTACT

**THE MOUNTAIN VILLAS OFFICE 814-352-7672**

**OR MY (TOM's) CELL PHONE 814-483-2869**

*Efforts are being made to open the pool and allow its safe operation. If, however, it is determined that the pool cannot be safely operated due to repeated and serious violations of these rules, there may be no alternative left but to close the pool completely for the remainder of the summer. On behalf of all the members of THE MOUNTAIN VILLAS community, you are urged to please make every effort to enjoy the pool while we all work through this new and unusual process.*

**EXTREMELY IMPORTANT**

**COVID-19 is an extremely contagious disease that can lead to severe illness and death. According to the Centers for Disease Control and Prevention, senior citizens and those with underlying medical conditions are especially vulnerable.**

**May 18, 2020**

**Special Announcement to our Homeowners:**

**As Memorial Day is approaching, our preparations for working to open the pool would normally be underway. However, this year the circumstances surrounding the COVID-19 pandemic will alter our plans for opening. In addition to reviewing the guidelines recommended by the Pennsylvania Department of Health and Environmental Control, we have also been in touch with Seven Springs and other communities on the mountain with regard to opening the pool facilities.**

**Based on our discussions, Mt. Villas Association regrets that we will not be opening the pool or the pool area at this time. Upon further information from our State officials, we will review the restrictions associated with opening the pool and determine, in the near future, if we can meet their requirements for ensuring a safe and healthy environment.**

**Our priority at this time is to ensure the health and safety of our homeowners, their families and guests, as well as our employees.**

**We ask for your patience and cooperation as we make this difficult decision.**

**We look forward to meeting you at poolside when we can safely and legally open with confidence in ensuring safety protocol.**

**In the interim, we wish you all good health, stay safe, and take heed to all the recommended guidelines to protect each other from this challenging situation.**

JULY 2017



**MOVIN' ON UP.....**

**THE ADDRESS FOR THE MT. VILLAS OFFICE HAS BEEN  
UPDATED TO:**

**10 MOUNTAIN VILLAS DRIVE  
CHAMPION, PA 15622**

October 2016

**SEVEN SPRINGS MOUNTAIN VILLAS ASSOCIATION**

*c/o Acri Community Realty, Inc.*

*290 Perry Highway*

*Pittsburgh, PA 15229*

*412-459-0141 fax*

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**Announcement of New Financial Management at Mt. Villas**

Effective October 1, 2016, Acri Community Realty, Inc. (“ACRI”), assumed administrative responsibilities of our Mountain Villas homeowners' association. We believe the community will benefit from their professional knowledge and resources while respecting our HOA governing documents. With over 30 years of community management experience and CEO of ACRI, Rinaldo Acri will be our Financial Manager along with his assistant Tracey Anzaldi.

ACRI will be responsible for the administrative operations of our association with direct involvement and discretion of the HOA Board of Directors. Their services include providing professional support in accounting/auditing, budgeting and assessment administration.