

Mountain Villas Voice

MOUNTAIN VILLAS
ASSOCIATION

Manager's Message

Volume 6, Issue 9
September, 2022

Summer is winding down, but there is still plenty of good weather in the forecast. With that in mind, the normal pool closing date is always Labor Day. However, this year, like last year we are extending the pool season for your enjoyment.

The Mountain Villas pool will remain open with regular hours until Sunday September 18th.

Sunday night the 18th it will close and we will begin preparing it for winter on Monday. The pool deck will be fenced off and the Cabana will be available for use through the upper gate. The playground equipment typically remains out until mid/late October.

Many projects have been completed, including Building 5, guard rail repair, and some hallway steps. We are still in progress on several others, including pot-holes, Building 1 rear siding, more stairs and hallways, and a few other smaller projects.

The resort wanted another reminder to let you know that Homeowner Coupons may not be duplicated. Only yellow, perforated coupons will be accepted.

I have been asked by many of you about the plans for the Golf Course/T-Top renovations. At this point, I do not know much more than you do. If they share that information, I will surely pass it on.



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Maintenance Minute

As the seasons start to change we are reminded that soon we will be turning on the heat. A few of you have asked me about replacing your furnace. Just a reminder, the owner is responsible for the cost of the furnace, and Mountain Villas will pay for the labor if you use Hillegas Heating and Air. The cost for the furnace is \$1,200.00. As with many things, prices are going up. I would suggest that if you are thinking of replacing your furnace

you do it sooner than later. It can be installed in time for the Winter weather, and before the price increases. If you are interested, please contact me in the office.

Along with the changing seasons come unwelcome guests. Remember to keep the temptation down by keeping all food sealed as not to attract the critters. You may also put a couple of moth balls in your furnace room to deter them.

Please do NOT store

anything in your furnace rooms. This poses a fire hazard. And as always, propane tanks are not permitted inside any part of any building.

Architectural Review Regular Reminder: any door, window or structural changes must be submitted on an ARC form and approved prior to any work being done. Interior painting, plumbing, cabinetry, etc. does not need an ARC approval.

"A leaf is nothing more than a summer's wave goodbye"



MOUNTAIN VILLAS

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TOM BECKNER, COMMUNITY
MANAGER



DUBBY



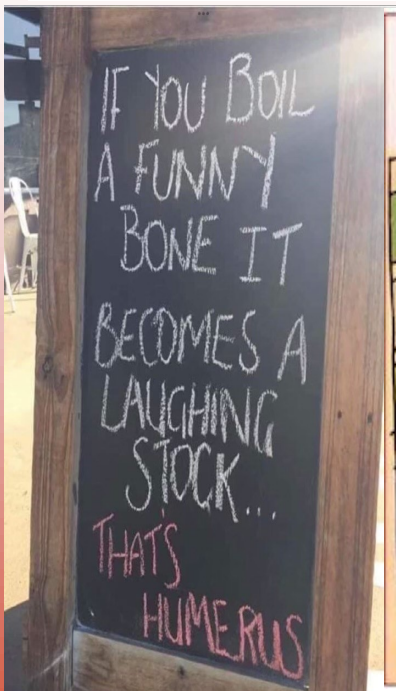
COUNCIL

Paul Rizzo
Dave Zielasko
Janet Skurnick
Babette Guballa
Mark Frankel

VOICE STAFF

Babette Guballa
Janet Skurnick
Tom Beckner

FUNNIES



MOUNTAIN VILLAS COUNCIL MEMBER CANDIDACY CRITERIA

At each Fall Homeowners' Meeting, the election of an Association Council member is an item of business. This year, one council seat will be available. The person receiving the highest number of votes will be elected to a three-year term.

If you are interested in serving your Association as a Council member, please complete and return the statement of candidacy included in this Fall Meeting notice by the due date listed on the statement of candidacy form.

All HOA monthly assessments, special assessments, invoices, and any liens must be paid in full prior to anyone submitting their candidacy or serving on a Committee.

Serving as a Mountain Villas' Council Member is an important part of the organization and, at times, a difficult and time-consuming job. Without the commitment of members who are willing to serve, the Association could not function. Some of the duties of a Council member are to set policies, adopt rules and regulations governing the Association's properties and facilities, and to review and adopt budgets and assessment fees. Council must hold a fiduciary responsibility to the Association, voluntarily agreeing to carry out the responsibility of serving with the utmost degree of good faith, honesty, integrity, and to act in the capacity of a caretaker of homeowners' rights, assets and well being.

Council Members are expected to read and understand the Association documents and policies. He or she should be objective, bringing no personal agendas to the meetings. You might end up on the opposite side of the opinions of your neighbors, friends, or even your spouse. He or she needs to understand the confidentiality of certain Council discussions and decisions and work with the overall good of the organization in mind. The Council is a policy-making, legislative body and should not get into micro-management. There are many issues to review and constructively deal with and all of this is asked of each member on a volunteer basis.

This is an important position and we would like you to take time to seriously consider the commitment involved.

Regards,

Mountain Villas Association Council

STATEMENT OF CANDIDACY

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

NAME: _____ **UNIT #** _____ **YEARS OWNED** _____

PRIMARY ADDRESS: _____

OCCUPATION: _____

I feel I am qualified for the following reasons:

BRIEF RESUME:

The 3 most important goals the Council should strive to achieve:

1. _____
2. _____
3. _____

CANDIDATE SIGNATURE: _____ **DATE:** _____

*This form **MUST BE RECEIVED**, via hand delivered, mailed, or emailed, on or before Friday, **SEPTEMBER 30, 2022***

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 COUNCIL**)*

Mountain Villas Association Council

Paul C. Rizzo
President

David Zielasko
Vice-President

Babette Guballa
Treasurer

Janet Skurnick
Secretary

Mark Frankel
Council