



April 2013

*You can always tell it's April by the sound of falling rain,
That mystic, mournful music as it trickles down the drain.*

~~~ Thomas Vaughan Jones

## PRESIDENT'S LETTER

Hello Everyone,

I am writing this letter on the first day of spring with the temperature in the mid 30's and a forecast of lows in the teens and snow flurries. Hopefully, by the time you read this, spring will have finally sprung.

If you haven't heard already, your board is pleased to announce that we have agreed to a settlement in our lawsuit against Hawthorne. We agreed to negotiate a settlement based on our attorney's recommendation given certain facts of the case and our desire to minimize further legal expenses. The settlement of \$50,000, or approximately half of our claim, has been put directly into our Reserve Fund. We want to thank our attorney, Fred Jug, as well as Scott Bright and Bernadette Bright from our management company for their hard work and support in this matter. We also want to thank the members of our previous boards for their efforts. We are happy this legal matter is behind us and look forward to working to keep our community a great place to live.

While we are patiently waiting for spring I want to address a winter problem that may have a solution. As you know the gutters on our units tend to form ice dams and large icicles after a snow storm and extended cold weather. These icicles can cause damage to the roofs and cause leaks into our units, as well as icy sidewalks and driveways. A few of your neighbors, myself included, installed deicing cables in the gutters. The cables are designed to keep the gutters and downspouts open so there are no ice dams or icicles can form. I am happy to report that the cables worked this past winter.

The cables are available at most home improvement centers (Home Depot, Lowes, etc.) and they come in various lengths. The instructions are easy to follow and each kit comes with the necessary hardware. You might want to check this out.

Finally, our new Resident directory is included. Bernadette Bright responded to requests to include an alphabetical directory, it is in the front. Thanks Bern.

Well that's it from me, talk to you again soon.

Frank Greco

Villas At Parkwood Estates  
Social Committee Report  
Spring, 2013

Ladies Luncheons

Monthly Ladies Luncheons are held on the 2<sup>nd</sup> Tuesday of each month at 11:30 a.m.  
Please make sure you make reservations with the hostess by the preceding Friday.

If you make reservations and cannot attend, please call the hostess to cancel.

Hostesses are:

April 9th

Mary Skinner                      724-784-0254                      Savory Hill, Moon Township

May 14th

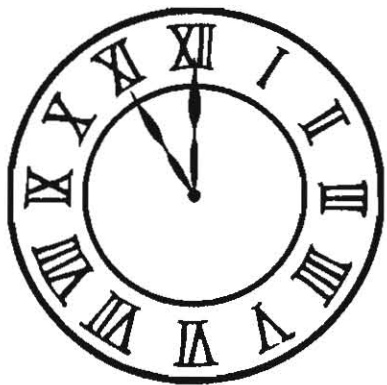
Judy Donovan                      724-457-0109                      Olive Garden

June 11th

Ruth Myers                      724-457-3319                      Jackson's

The Annual Summer Picnic will be held on a Sunday in September. The committee will provide additional details in a separate flyer. If you would like to volunteer to help them, please contact either Judy Donovan (724-457-0109) or Gale Loberg (724-457-1450).

If you would like to host a luncheon please let Judy or Gale know as soon as possible.  
All residents are encouraged to attend the social luncheons and/or events.



In spring when maple buds are red,  
We turn the clock an hour ahead;  
Which means, each April that arrives,  
We lose an hour out of our lives.

Who cares? When autumn birds in flocks  
Fly southward, back we turn the clocks,  
And so regain a lovely thing  
That missing hour we lost in spring.

Phyllis McGinley

## EARLY MEMORIES

In early summer of the year 2000, my realtor friend, Anita Marcocci informed me of proposed villas to be constructed on Purdy Road in Crescent. After the death of my husband, it was time to leave my home of 41 years in Moon Twp., and downsize. This was a start of my new life, so we drove up the bare mountain to a trailer perched at the top and were greeted by the builder, Paul, his wife and two children. Sight unseen (only a design plan), I wrote a check in the amount of \$1000 as a down payment on a villa. (I was the first person to do so!) He told us of a similar completed development in Columbiana, OH and we drove there to get an idea of my investment.

In October of 2000, construction on my unit at 1714 began. Due to construction delays and extremely cold weather, instead of a November occupancy, I finally moved in to my back unit in May of 2001!

Construction workers, animals, rocks and birds were my neighbors and friends.

One late evening around 11:00 pm, a loud rapping on my front door made me "shake in my boots"! Cautiously, I peered through the peephole in my door to see a uniformed figure with a badge! He identified himself as a Crescent Policeman. Evidently, the guard in the trailer up on the hill, who was hired by Paul, observed activity in my unit. Unaware that I was living there, he called the police. Shaken but relieved, it was comforting to know that I had protection.

Life was different in the early stages of development. Construction vehicles, dust and loud pounding became an every day part of living on Heather Heights.

I am thankful for making that decision on that day in 2000. I will be celebrating 13 years in this community and blessed to have wonderful neighbors and friends at the Parkwood Villas on Heather Heights Drive.

Submitted by Loretta  
Daczkowski

Back in 2004, my sister Sara and brother Art were living alone, their spouses had passed away. It seemed sensible for the three of us to move in together. We would need three bedrooms and these condos seemed perfect for us. We were finally able to move into our new home in March 2004.

It was the perfect solution for us. All on one floor and plenty of room, including a nice sunroom which turned out to be where Art enjoyed his own TV and a very comfortable chair. He had that room and Sara and I had the living room TV so we could all enjoy our shows. It was a great fit for all of us.

But sadly, Art died in 2006 and Sara and I were alone for awhile. In 2008, when Sara was 100 years old, I lost her also and was left with Bonnie and Punkin, my adorable cats. They do keep me great company.

I believe these condos are ideal. They are beautiful and spacious and all on one floor which is perfect for someone like me. It's a nice, safe neighborhood and I feel very fortunate to be a part of this community.

Submitted by Elsie Becker



We still have many of our original settlers here in the Villas. If you are one, we would like to hear how it was for you with all the digging and construction and landscaping going on. Contact Mary Skinner to share your story of the Pioneer Days in Parkwood Villas.

mskinner1734@verizon.net  
724-784-0254

**FINANCIAL REPORT  
FOR THE PERIOD ENDING  
FEBRUARY 28, 2013**

|                           |                     |
|---------------------------|---------------------|
| Total Operating Income    | \$ 28,800.00        |
| Total Operating Expenses  | \$ 28,893.83        |
| <b>Net Operating Loss</b> | <b>(\$ 93.83)</b>   |
| <br>                      |                     |
| Total Reserve Income      | \$ 61,548.68        |
| Total Reserve Expenses    | 0                   |
| <b>Net Reserve Income</b> | <b>\$ 61,548.68</b> |
| <br>                      |                     |
| Reserve Fund Balance      | \$269,861.81        |
| <br>                      |                     |
| Total Net Worth           | \$309,803.65        |

The Association's Balance Sheet and Income Statements are available for review at the Management office or available by email. Please email [sabright@cmpmgt.com](mailto:sabright@cmpmgt.com) to obtain this information.

**SPRING REMINDERS**

Spring is finally here and we want to keep our community aesthetically pleasing. Below are a few reminders from the Villas at Parkwood Estates Rules and Regulations to keep in mind.

- **Trash** – Garbage may be placed at the curb after 7:30 p.m. on the day prior to pick-up. Plastic garbage bags should be placed in a container with a lid before being put at the curb for pickup. This will discourage the attraction of insects, rodents, birds and other animals and eliminate conditions harmful to public health. Trash cans must be removed from the curb the day of collection.
- **Safety** – Sidewalks and entrances to the units shall not be obstructed. Grills and other items should be stored in another location. Driveways, sidewalks and stoops shall be kept free of trash, trash cans and debris.
- **Plantings** – Flowers, as well as small flowering and non-flowering plants may be planted in sidewalk and veranda areas without prior approval to supplement existing shrubs and small trees. However, large decorative shrubs must be compatible with the landscaping plan and may be planted only after prior written approval has been received.
- **Exterior Alterations** – No exterior alterations may be made to the unit without prior written approval of the Board of Directors. An exterior alteration form must be completed and submitted to the Board of Directors for their approval.

With everyone's cooperation, the Villas will continue to be a pleasant community to live in.