



August, 2014

A MESSAGE FROM PRESIDENT OF THE BOARD

Hi Everyone,

I want to take this time to invite all the Residents of the Villas to the Annual Meeting. The meeting will be held on October 7, 2014 @ 7:00 p.m. at the Crescent Township Municipal Building meeting room.

In addition to the normal agenda (election of Board Members, State of the Villas Report, etc.) we will be discussing drainage and landscape issues and especially a Financial Planning Policy. I feel these are items that we should all be aware of.

Furthermore, we have had an influx of new neighbors and I hope you all will attend and participate at the meeting and also meet some of the other folks that live at the Villas.

Hope to see you in October.

Frank Greco

SOME DON'TS OF LIVING IN OUR COMMUNITY

by Wolfgang Bitterolf

Our management company and the members of the board receive periodic complaints about a great diversity of matters. A few of these complaints are recurring, and so it may be worthwhile to bring them to everybody's attention again. Here they are in no particular order:

1. DO NOT PARK CARS ON GRASS



There is no need for it and no reason for it - we certainly have enough paved space in front of our garages and on the street to keep car tires on the surface they like best. The road is wide enough for cars to be parked on the street leaving enough room for two cars to get by! In case you didn't know -there is a \$25.00 fine for parking on the grass (see parkwoodvillas.net under Downloads / Rules and Regulations, page 9).

2. RESPECT YOUR NEIGHBOR'S PRIVACY

The grassy areas around the buildings are everybody's property, and therefore nobody can stop you from walking around on them. If you choose to stroll around on grass, please respect the privacy of the residents along your way and keep an adequate distance between you and the windows you are walking by. 20 feet is probably a good number. Folks, this is just common courtesy and good old common sense.

3. DO NOT PUT OUT TRASH IN BAGS OVERNIGHT



This is definitely a recurring issue! The trash is not being picked up before 11:00AM on Thursdays, so there is absolutely no reason to have trash bags out on Wednesday afternoon giving crows, raccoons and other varmints an overnight chance to poke holes in the bags and spread the stuff they don't like to eat all over the place. The Township requires that residents place their trash in a container, and Valley Waste Service requires that all trash must be bagged inside the container.

Extra trash that does not fit into the container should be in THICK trash bags, NOT in grocery or kitchen bags. If you must put out trash in bags please do it Thursday morning - not Wednesday afternoon or evening, and UNDER ANY CIRCUMSTANCES DO NOT LEAVE TRASH OUTSIDE IN KITCHEN OR GROCERY BAGS!

4. WALK YOUR PETS NEAR THE STREET

Pets need to be walked, and while being walked they tend to make deposits which then are being carefully collected in plastic bags by their proud owners. This part seems to be working fine in our neighborhood, but virtually all residents would appreciate it if you have your pet do its business closer to the street than to their veranda or bedroom windows. Please walk your pet closer to the street than to your neighbors' dwelling.

Please just use common sense and common courtesy - it improves your quality of life – and that of all of us here!



The Villas' Great Outdoors

What can be done,
What cannot be done
Who's paying for it

The trees, bushes, flowers, grass and landscaping in general are what gives visitors a first impression of our development, and is an amenity we all enjoy. The overall appeal is a combination of the use of common plants such as the ornamental pear trees that line the street and the arbor vitae that cover most of the gas and electric meters, and the use of a variety of different shrubs and trees along the walk ways and in front of or in between our units.

Most of us - at least those who have some interest in gardening - will doodle around with some smaller plants, mostly in the space between the walk ways and the building, and some of these "gardens" are absolutely beautiful!

From time to time the board receives Alteration Requests concerning landscaping wishes, and I think it may be a good idea to offer some guidelines of what can and cannot be expected in this regard.

Let's start by getting the "legalese" out of the way:

Goto <http://www.parkwoodvillas.net/documents/ParkwoodVillas-BYLAWS.pdf/>, and then find page 20, Article VIII, Paragraph 8.1. There you will find the following literary masterpiece:

*"The Association shall be responsible for the **maintenance, repair and replacement** (unless, if in the opinion of the Executive Board such expense was necessitated by the negligence, misuse or neglect of a Unit Owner) of all the Common Elements (including the Limited Common Elements) as defined herein or in the Declaration, whether located inside or outside of the units, the cost of which shall be charged to all Unit Owners as a General Common Expense."*

In the context of landscaping this translates into the following:

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- The Association is responsible for the **maintenance** - mowing the lawn, fertilizing, trimming the bushes, pruning trees if necessary, mulching, etc. For this we have a contract with TurfMaster, and they will typically cut the lawn once a week and trim the bushes once or twice as instructed. Please note that the Association and TurfMaster are NOT responsible to accommodate individual home owners' wishes in terms of how they want the bushes trimmed, or what kind of bushes or other plants they would like to have around their homes.
- The Association is responsible for **repair** - that includes damaged concrete walkways, damaged post lamps, etc.
- The Association is responsible for **replacement** - that means if a tree or bush has died, then it will be replaced by the Association. It is the board's decision what kind of plant will be used to replace dead ones. If a home owner has specific wishes, then they will be considered, but ultimately the board will have to decide based on aesthetics (how does this look related to the plants and units nearby?) and of course costs. Please note: If a homeowner plants anything on his/her own, then these plantings cease to be the responsibility of the association!

The board has the responsibility to maintain and possibly improve the Villas as the wonderful place to live that it is, to protect and enhance the value of our homes, to spend the home owner's money wisely, to protect the interests of ALL home owners, and to make sure that the bylaws are being followed.

As individuals many of us take our little creative landscaping liberties here and there, even if it is not totally to the letter of the bylaws. My personal opinion (NOT THE OFFICIAL OPINION OF THE BOARD!) is that all this is a bit like enforcing the speed limit laws: If you are driving 10 miles per hour over the speed limit, then you are in violation of the law, but chances are that no cop will bother you. If you are driving 20 miles per hour over it, then you will get nailed!

Wolfgang Bitterolf
1738

**Villas At Parkwood Estates
Social Committee Report
Summer, 2014**

The Spring Fling

The annual Spring Fling was held on Sunday, May 18th, at the Speakeasy, Route 65, Sewickley. Thank you to our committee for organizing the event.

Ladies Luncheons

Monthly Ladies Luncheons are held on the 2nd Tuesday of each month at 11:30 a.m.

Please make sure you make reservations with the hostess by the preceding Friday.

Please note, due to inclement weather, the luncheons are not held in January and February.

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

Hostesses are:

August

Collen Keller 724-457-4034

September

Sue Gyr 724-784-0705

October

Gale Loberg 724-457-1450

Villas Annual Picnic

Please mark your calendars, the annual picnic will be held on Sunday, September 14th, at 4:00 PM. It's a great event and we would welcome the opportunity to meet our new neighbors. An invitation flyer will be distributed in mid-August and all residents and their families are invited.

The Ladies' Christmas Luncheon will be held at Jackson's. The Luncheon will be held on Tuesday, December 9th, more details will follow. It's always well attended and a lot of fun. Again, all residences are invited.

We are open to suggestions for our social event and you are welcome to bring guests.

Submitted by Gale Loberg

Crescent Eagle: Summer 2014 Update

It appears that the Pittsburgh area has been a very successful year for the eagle population. I am sure at one point over the past several months everyone has seen or heard about the three eaglets that were hatched and raised by the nesting pair of eagles in the Pittsburgh Hays area. I am happy to report that the nesting pair of eagles that call Crescent their home has hatched and raised two eaglets of their own this year. The eaglets were spotted on several occasions in the nest from about the middle of June up to the 4th of July. It will not be long before the eaglets fledge (leave the nest). Over the next several weeks the adult eagles will teach the eaglets how to hunt for food and survive on their own.

The American Bald Eagle Foundation states that the eaglets "first year of life is its most dangerous". In this period the survival of juvenile eagles is the lowest of any other stage in its life. If it survives the competition for food among its own brothers and sisters, it still faces the challenges of learning to fly, hunt, and protect itself after it leaves the nest at the age of three months.

Should the eaglet make it through the first year, its chances of survival increase dramatically. However, the challenges to its existence include finding a reliable food source, a suitable territory for nesting, hunting, and roosting, and avoiding the threats posed by the bald eagle's worst enemy -- man. The major threats from humans include destruction of the eagle's habitat, intentional and involuntary poisoning, shootings, and even electrocution.

If the bald eagle does survive, it performs a vital service for humans by taking its place in the chain of life. The bald eagle's function in nature supports the natural concept known as "survival of the fittest".

While you are out taking your summer evening walk or drive, keep your eyes open, you might just see one of our eagles soaring above.

Bald Eagle Facts

1. Bald eagles have 7,000 feathers
2. Several eagles soaring in a thermal together is described as a **kettle of eagles**

Article submitted by Michael Chicora.



Picture by Michael Chicora