



The Villas at Parkwood: A condominium in Western Pennsylvania

Letter from the President

Hello Everyone,

As you read the Newsletter you will see that there will be a lot of information to share at the Annual Meeting. One of the more important things we will be doing at the meeting is electing three board members for a two-year term.

Unfortunately we haven't had many people running for the board in the last few years. Although there were only two vacancies to fill last year there was only one nominee. Bob Skinner agreed to serve in the vacant position.

This year, as you go through your Annual Meeting packet, please consider running for the board. It's not that difficult or time consuming—the meetings are every other month and usually last for an hour and a half or less. Also, you get to represent your neighbors and help to continue to make the Villas a great place to live, so think about it.

See you at the meeting,

Frank Greco

A Friendly Reminder about Alterations.

The Villas at Parkwood Estates are a condominium association; that means that there are three types of properties:

1. Your property – that is everything inside the siding of your unit, and you are responsible for the maintenance and everything inside.
2. Limited common elements – at the Villas this is essentially the walkway to your front door. It is the Association's responsibility to maintain unless you damage it.
3. Common elements – that's everything else; it is the property of all of us, and it is the exclusive responsibility of the Condominium Association.

continued . . .

Why am I reminding you of this? It appears that there are a number of residents who have taken it upon themselves to remove plants from common property, added ornaments or plants they picked.

You can do inside your property whatever you want to do, and it is generally accepted that residents have certain freedom in planting flowers and other plants in the common property between the walkway and the buildings, but **YOU ARE NOT ALLOWED TO MAKE ANY CHANGES TO THE COMMON PROPERTY AROUND YOUR UNIT**. It is **NOT** your property, it belongs to all of us, and only the Association, which is responsible for it, has the right to do any changes there. If there is a need, or you have the desire to change something, then you **MUST** submit an alteration request form.

Download the Alteration Request Form from <http://parkwoodvillas.net> (or request a hard copy from CMP if you don't have a computer), complete it and submit it to CMP. Do not start any alteration work unless you have received approval from the board. The board will vote to either approve, approve in part, deny in part, or deny your request completely based on whether it conforms to the rules and aesthetics outlined in the Rules and Regulations (download it from our website). If you did not receive a reply from the board within 60 days means that your request has been denied (see Declaration of Condominium, page 12, section 5.2).

As with all things in life, use common sense and determine if what you plan to do will make your unit look significantly different from the units around you or not!

Your Dues at Work...

A lot of work has been or is being done this year; here are the most important (and expensive) jobs:

- Several driveways have been repaved (1704-1706-1708-1712, 1735-1739-1741-1745, 1788-1790, 1774-1778).
- There are a number of driveway drains that will be repaired (1710, 1714, 1716, 1720, 1750, 1754, 1774-1778 and 1792).
- Extensive work is scheduled in the next few weeks to repair or replace cracked concrete slabs (1701, 1703, 1706, 1708, 1710, 1711, 1713, 1714, 1715, 1717, 1718, 1719, 1720, 1723, 1727, 1728, 1729, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1747, 1748, 1750, 1756, 1758, 1760, 1762, 1764, 1768, 1772, 1776, 1784, 1786 and 1792).
- The fall is the time to replace shrubs; 18 Daylilies, 10 Goldmouth Spireas, 2 Hollies, 13 Fothergillas, 2 Iteas, 3 Viburnums, 8 Weigilas, 5 Festuca Grasses, 10 Spirea Dolchicas, 4 Juniper Wichitas, 5 Knock-out Roses, 5 Sirobanas and 1 Burning Bush are scheduled to be planted to replace dead or damaged plants.

All the above that was done or is being done costs money. We do have a reserve fund which is to be used to replace roofs, driveways, drainage, and other properties which are expected to have a pre-determined life expectancy and which are the responsibility of the association. We cannot use the reserve for maintenance and repairs; these expenses have to be covered by the operating funds.

If we want to maintain the beauty and value of the Villas at Parkwood Estates, then we will have no choice but to increase the monthly dues since our operating funds are unable to cover the expenses of 2015 and the planned expenses for 2016 (which will include mulch). Be prepared for a 10% to 15% increase of your dues for next year.

Good News/Bad News

Good News: This picture was taken on the afternoon of July 20 2015. As you can see it was another good year for the Crescent PA eagles. The juvie on the left has been out and about learning from its parents on how to hunt for food and soaring high above our



neighborhood. The juvie fledged sometime around the second week July. As you may recall earlier in the year it was reported that the Hays and Harmarville eagles did not produce any young this year for different reasons. It was a pleasant surprise for me back in May to see that our Crescent eagles were successful with producing young this year. Our eagles do not get near the attention that the other nesting pairs in the Pittsburgh area get. Hopefully that will remain the case in the future.

Bad News: Some of you may remember back in March the PA Game commission announced the nest tree is dying due to an infestation of the Ash Borer beetle. And they were unsure as to how long the tree will be able to support the nest. Sometime during June 14 and June 22 the nest

was severely damage due to the major storms passing through the area. It appears that a large branch broke off allowing the front of the nest to collapse. The good news is that the adults continued to care for their young using the portion of the nest that remains. Time will tell as to whether the adults will try and rebuild the existing nest for the next breeding season or if they will find a new tree. Hopefully if a new tree is selected it will be in Crescent Township.

Submitted by Michael Chicora.

The Eternal Garbage Problem....

Please, PLEASE, do not put out trash in white kitchen trash bags – use garbage cans or thicker black bags and put your trash in those. Do not put out ANY bags the night before!

The garbage situation has gotten a lot better, and we thank you for your cooperation, but there are still the occasional “white bag” incidents (picture taken on September 11, 2015) where birds and other creatures have poked holes and made a mess.



Fall 2015 Villas Social News

Our Spring Fling brunch was held on May 17th, at the Sewickley Speakeasy. Thank you to those who attended and a special thank you to those who provided desserts.

Currently the ladies monthly luncheons are being held on the second Thursday of each month. The change will be discussed at our next luncheon. However, keep in mind our holiday luncheon will be held on Tuesday, December 8th, at Jackson's. The next ladies' luncheons will be hosted by:

October 15 th	Linda Thompson	412-498-2608
November 12 th	Gale Loberg	724-457-1450
December 10 th	Therese Haan	724-457-1778
	Toni Kessler	724-457-2321

Linda Robinson has agreed to assist the Social Committee with our finances. All residents are welcome to join all events.

Our fall picnic was held on September 13th and was a great success with an attendance of 40. Thanks to all who came and all who helped.

Do You Know What Your Neighbors Are Into?

The Winedabbler.

I am Wolfgang Bitterolf (1738), and I finally retired in January 2015 and decided to start something I wanted to do for a long time – a blog about the lighter side of wine. It is called The Winedabbler, and the URL is www.winedabbler.com.

There are countless blogs out there that get serious about wines – they describe wines in a colorful language such as “With 13 grams of residual sugar this wine delivers a lovely clear and aromatic nose as well as an untamed bouquet of sliced ripe melons with summer parsley and a hue of mint. It is straight, pure, intense and fruity on the palate, medium-bodied, but full flavored. It has a high level of complexity and sappiness.”

This is exactly what you will never read in the Winedabbler. In case you don't know, a dabbler is someone not deeply engaged in or concerned with something, and that's pretty much it. The postings are generally short, if possible with a little humor, generally with photos or videos, and dealing with totally unimportant things like *Wine in the Wilderness*, *Cleavage Claret*, *The Bota Bag*, *Creative Corking*, and other such topics.

There is certainly no in-depth stuff here; the blog is primarily for entertainment. I guess the best way to find out if you like it or not is to visit the site and read a few postings.