



## The Villas at Parkwood: A condominium in Western Pennsylvania

### LETTER FROM THE PRESIDENT

Hello Everyone

Hope you got through the winter OK and the coming spring is going well.

Since the beginning of the year your Board has had two meetings. In January the officers were elected as follows:

Frank Greco	President
Mickey Damratoski	Vice President
Bob Skinner	2 <sup>nd</sup> Vice President
Wolfgang Bitterolf	Secretary
Mike Chicora	Treasurer

The January meeting was pretty much the same as usual committee reports, etc. The March meeting was different. Despite our hopes, the roofs are not holding up as we had hoped. As you see in the letter that was sent to you and reprinted in this newsletter, your Board had to make some tough decisions and will continue to do so through this difficulty.

Unfortunately, some of the projects for this year will have to be downsized. However, we will do our best to keep our community looking good and our property values up.

Finally I want to make the plea that you get involved and consider running for the Board. We have three vacancies to be filled for next year's Board and the current members all agree we need "new blood" with new ideas and enthusiasm. Even if you winter in the South because of email and smart phones you can be as involved as those who stay here.

If it was up to me I would make it mandatory that everyone in the villas serves at least one two year term on the board. But it is not up to me – it is up to you to get involved.

Thanks,  
Frank Greco

# Now for the Bad News!

The Board of Directors made the decision in late fall to have all roofs inspected. This decision was made due to the large number and scale of repairs that were being made. This inspection was completed in mid-February 2017, by Rain Remodeling Co.

Some of the findings are as follows:

1. The shingles originally installed were of an inferior quality. The aggregate of the roofing tiles is slowly being washed away; see the enclosed image.
2. Inconsistent workmanship has led to leaking into some attics and garages; but has also affected some wood underneath the shingles.
3. Numerous tiles and/or parts of tiles have become loose, and in some parts nails are sticking out.
4. There are no ice guards and almost no drip edges.

The long and the short of it is that we will have to replace some roofs much sooner than planned. The need to complete this work will have a serious effect on our reserve fund. There are two to three roofs that should be replaced this year. Preliminary estimates put each roof at around \$50,000. This figure could rise considerably depending on the extent of damage to the wood beneath the shingles. Our current reserve study estimated another three years of life before the first roofs would have to be replaced since we counted on a 20 year life span. We have 18 quads and at a rough estimate of \$50K each, puts the total roofing project at \$900,000.

In view of the above the Board of Directors has decided on the following plan of action:

1. Has asked CMP to obtain four bids from established and reputable roofing companies for the first three roofs using 25 year shingles.
2. Put together a plan to replace all the roofs over a period of time, so that several roofs are being repaired annually.
3. In order to soften the blow to the reserve fund and to reduce the risk of having to issue a special assessment down the road, the monthly dues will be increased by \$25.00 starting June 1, 2017. These funds will be directly allocated to the reserve fund.

Unfortunately, we must undertake this project sooner than originally planned and need to take immediate action to avoid depletion of our reserve fund. This was not an easy decision, but we see no other way to cover these expenses. It is not something we want to do, but rather a necessity to maintain the quality of life we are used to. In addition, this will help maintain the value of our homes and community. The Board of Directors appreciates your support and cooperation during this project.



I climbed up a ladder and took this picture of the gutter of our veranda. This is all aggregate of the roofing tiles that accumulated since the last gutter cleaning and which has not been washed away by rains!

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## Neighborhood Crime Watch

To the best of my knowledge for the first time ever we had a break-in in one of our properties in March. I believe that the Villas are one of the safest neighborhoods, but it was a wake-up call that we are not immune to becoming the victims of perpetrators.

So here are a few things you can and should do to prevent further occurrences:

- If you are leaving your residence for more than a day or two let your neighbors know and ask them to keep an eye out for any activity around your unit during this time.
- Make sure that your unit looks like someone is at home; all blinds closed is a sure give away; leave some open and have lights on timers go off and on at night.
- Ask your neighbors to write down the license plate of an unknown car parked outside your unit and report it to the police.
- Ask your neighbors to do a periodic windows and doors check.
- If you have an alarm system installed, for crying out loud, use it!
- I wrote about this in an earlier newsletter: Keep your car keys on your night table; if something suspicious happens hit the alarm button on your remote entry. Inform your neighbors that if your car alarm goes off inside the garage to call the police immediately.

It's all common sense and neighborly courtesy, folks!

Wolfgang Bitterolf

# Eagle News



Well folks, another year has gone by and it appears that the Crescent eagle nest has grown. As you may remember, last year our eagles built a new nest and have continued to add to it. The nest is in a location that is very hard to see and get pictures from a safe distance. I know that a lot of people are curious as to the location, but if you will remember the Game Commission says that even though

the Eagles are no longer on the endangered list, they are still federally protected and that anyone who tampers with or is within 300 yards of an active eagle nest can be fined or imprisoned.

Now for the good news. In the last couple months, on numerous occasions I have seen a great deal of activity at the nest and all indications are that the eagles are sitting on an egg(s). Since mid-February, at least one eagle has been sitting in the nest at all times with the other standing guard nearby or delivering a freshly caught meal. I am hoping to try and get some pictures with my new camera before all the trees start to fill in. The picture above is not from this year and it is my favorite taken from my photo library.

Mike Chicora

**Happy**  
**Easter**  
**to**  
**All**

