

The Villas at Parkwood: A condominium in Western Pennsylvania



LETTER FROM THE PRESIDENT

Hello Everyone,

I hope everyone had a great holiday season. We had our first meeting with the new board on January 18th and elected the new officers. They are as follows:

President-Mike Chicora
First Vice President-Jim Walker
Second Vice President-Frank Greco
Secretary-Bob Skinner
Treasurer-Bob Pugliano.

This coming year will be a busy time in the Villas. Over the next few months the board will be sending out mailings asking all residents if they would like to be part of committees that pertain to our association. Each mailing will give the committee name, a brief description, and the person to contact. I strongly recommend that you consider joining one or all committees. This is a great way to get involved in your community and to have your voice heard.

Due to many requests the board has decided that we will have two owners meetings this year. The first owners meeting will be May 1st, which will be used to inform the owners of current or future projects and any items that the owners may want to bring to the boards attention. The second meeting will be October 17th. At this meeting we will elect new board members, review the 2019 budget and the financial report, and report on projects done in 2018.

Due to overwhelming response from the owners at the annual meeting the previous board decided not to take out a loan to have all the roofs replaced at once. The current board will investigate the condition of the remaining roofs, the order in which they may need repaired or replaced, and review other items that may need repaired or replaced based on the financial stability of our association.

Finally, I ask all owners to review the 2018 budget that was sent out in December. The budget narrative will explain how your monthly dues are being spent.

Submitted by Mike Chicora

Trash Pick-up Change

As most of you know by now (some of us the hard way), Crescent Township has contracted with Waste Management for 2018. This has caused a change in pick-up days for our community. The trash gets picked up on Wednesday mornings before 6am.

There are a few Holidays that will cause the trash to be picked up one day later, they are as follows:

Memorial Day	5-28-18	(pickup day will be Thursday 5-31-18)
July 4 th	7-4-18	(pickup day will be Thursday 7-5-18)
Labor Day	9-3-18	(pickup will be Thursday 9-6-18)
Christmas	12-25-18	(pickup will be Thursday 12-27-18)

If you have any questions with pickup days or what items may or may not be picked up, contact Waste Management at 1-800-866-4460 or visit www.wm.com for a complete list of all pick-up days and all instructions.

The following are a few rules and guidelines that need to be followed so that we do not have trash setting at curb side for days on end, or trash bags broken into by the wildlife that calls the Villas home. So please – follow these common sense steps:

1. Put trash at curb no earlier than 7:30 the night before the scheduled pick-up day. (Rules and Regulations; Section D; item 1; “Garbage may not be placed at the curb until after 7:30 on the day prior to pickup.”)
2. Put the trash out Wednesday morning before 6am.
3. You must remove the empty receptacles from the curb on the day of the pickup. (Rules and Regulations; Section D; item 2; “Receptacles must be removed from the curb side the day of the pickup.”)
4. Use a trash can. Use thick walled plastic bags only for the trash that will not fit in your trash can.
5. Don’t put trash out in white kitchen bags or any other thin-walled bags.
6. It is recommended by Waste Management that all trash should be in trash bags even if it is being placed in a trash can set at the curb side.
7. If you miss the trash pickup, or if you are going on vacation a few days before Wednesday, then do not leave your trash at the curb under any circumstances. Ask your neighbor to put the trash out on the scheduled day or contact Waste Management customer service at 1-800-866-4460 for information as to how you may dispose of your trash.

It is important that we all follow the Waste Management, Crescent Township, and Villas rules for trash pick-up in order to keep our community clean of trash laying around.

Your trash is your responsibility, not your neighbor’s, and not the association’s.

Mike Chicora

Magazines Wanted

I am reaching out to our Villas residents to share their magazines with people in nursing homes, hospitals, and doctors' and laboratories' waiting rooms. Many of us subscribe to magazines and throw them away when we are finished with them. This magazine collection and distribution to area medical facilities and nursing homes would be a service to our surrounding community.

If you would like to donate recently read magazines please contact me at 724-457-5573 or mjmillerrn@gmail.com.

From Marian Miller



Contacting Our Management Company

Our management company is Community Management Professionals, LLC (CMP for short). Our Community Manager is Jennifer Burgess and Rosemary Cozewith is your Assistant Community Manager. It is highly recommended that all residents following the procedures listed for reporting a problem with your unit, for requesting service for your unit, or for requesting or reporting a problem within our community, and also for just saying job well done.

1. Telephone Rosemary Cozewith at (412)-279-9280 ext 150. Leave your name & address, date and time, and the reason for your call. (it is important that you leave this information or there is no record of your call)
2. Email Rosemary Cozewith at rwcozewith@cmpmgt.com . Be sure to include the reason for your email..

EMERGENCY: As soon as you hear message “You have reached...” Press 1 to leave a message to page a staff member. You will receive a call back within 15 to 30 mins.

The above information is the quickest way to have your issue addressed either by the management company, community manager, or board of directors. Also by following the instructions listed, there will be a record of the call or email.

Mike Chicora

The Villas at Parkwood Estates Social Committee News

If you didn't have the opportunity to participate in any of our community activities in 2017, we want to encourage you to do so in 2018. It's a great way to get to know your neighbors and make new friends.

Take a look and see what made 2017 such a fun year in our community.

2017 -- Oh, What a Year!

Community Picnic - September 10



It was a spectacular fall day when we gathered at the tent in the common space between Units 1730 and 1736 to celebrate the annual Villas picnic. Each resident received a beautiful hand lettered name tag and had an opportunity to purchase raffle tickets for the 50/50 and two baskets filled with various goodies and a \$25 Giant Eagle gift certificate.

A tremendous variety of appetizers, salads, side dishes and desserts were served in a pristine garage, in addition to chicken tenders, stuffed shells, ham barbecue and meatballs.

Many original residents were present as well as current owners and several new residents. Definitely a fitting welcome to those new members in our community.

Many thanks to the Social Committee for planning this memorable event: Rita Melynchek, Therese Haan, Toni Kessler, Linda Robertson, Judy Ross & Linda Thompson.



Ladies Christmas Luncheon - December 12 (Photos provided by Therese Haan)

For many years, Toni Kessler and Therese Haan have hosted this special luncheon at Jackson's Restaurant. And, year after year they have amazed us with such special touches as homemade cookies, candy and miniature table decorations. The ladies especially enjoy the "secret Santa" game where everyone takes home a gift.



Holiday Dinner - December 19

Fifteen Villas at Parkwood Estates residents gathered at Hall's Restaurant in Hopewell to celebrate the holiday season. The friendly, intimate atmosphere in the private dining room made for an enjoyable evening with friends and neighbors.



Community Christmas Decorations

Our community was certainly decked out for the holidays this year! The entrance sign was especially lovely thanks to Barb George and Loretta Daczkowski.



Welcome Committee - JoAnn Nardelli

Our community continues to grow and thrive. In 2017 we've welcomed six new neighbors. Be sure to reach out to them with a warm welcome. Their contact information can be found in the Villas Directory.



- George & Mary Batyko - Unit 1741
- Jim & Barb Dorsey - Unit 1758
- Sue & Dave Sherman - Unit 1713
- Larry & Nancy Young - Unit 1743
- William McMillen - Unit 1705
- Arlene Lewandowski - Unit 1747

Looking Ahead . . . 2018

Monthly Ladies Luncheon

On the second Tuesday of each month at 11:30 am, the ladies meet for lunch at various restaurants or homes. One person serves as the monthly Hostess. The role of the Hostess is to choose the restaurant and then contact each lady to confirm attendance.

Listed below are the dates for 2018 and the Hostess who has graciously volunteered for each month. If you're able to attend the luncheon, or if you need a ride, please contact the Hostess.

March 13, 2018	Therese Haan	724-457-1778
April 10, 2018		
May 8, 2018	Barb George	724-784-0316
June 12, 2018	Iris Marko	724-457-6039
July 10, 2018	Mary Skinner	724-784-0254
August 14, 2018	Toni Kessler	412-818-7994
September 11, 2018	Linda Robertson	412-818-7994
October 9, 2018	Judy Ross	412-262-3885
November 13, 2018	Linda Thompson	412-498-2608
December 11, 2018	Rita Melynchek and Marian Miller	412-264-8584 724-457-5573

Ladies ---

Do you have an interesting hobby, talent, or work experience you'd like to share with us? If so, we would love to have you be our guest speaker during lunch. Nothing formal . . . just plain old conversation. . . tell us what you enjoy doing, tell us about your hobby or tell us what you did in your former job. We're interested in YOU!

Here are a few more ideas to help make the luncheons more interesting. Think about it and get creative.

1. Instead of going to a restaurant for lunch one month, change it up and invite the ladies to coffee/tea and pastries in your home.
2. Day trips
3. Explore Pittsburgh & surrounding towns