



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

### LETTER FROM THE PRESIDENT

Hello Everyone,

I hope everyone is ready for spring and summer, I know I am. Back in January's newsletter I mentioned that there would be different committees forming. We now have the following committees at the Villas; Social committee, Welcoming Committee, Financial Committee and a Landscaping Committee. I would like to thank everyone that has volunteered to be on each committee and especially those that have taken the responsibility of being in charge of each committee. It is very encouraging to see people getting involved in our community. If you are not on one of the committees, it is never too late to get involved. You know the old saying "the more the merrier".

I have one other item that I would like to address at this time, and that is the "**Rumor Mill**". This upcoming year we have a lot of work we would like to get done and believe it or not the rumor mill is up and running at a fast and furious pace. It is a well-known fact that rumors can cause a lot of ill feelings and cause a lot of damage to our community. I would like to ask everyone to consider the following things before passing along any information. If you do not hear it directly from a board member with your own ears, read it with your own eyes in the Villas board meeting minutes or any official mailings from our management company, it is **a rumor and should be stopped immediately**. If you do hear something and want to know if it is true or not, please feel free to contact the board at the following email [bod@parkwoodvillas.net](mailto:bod@parkwoodvillas.net) as some of you already have. With me being an old Navy man, there is another old saying "Loose Lips Sink Ships".

Thank you all for taking the time to read this message and I look forward to seeing each and every one at the upcoming owners meeting on May 1, 2018 at 7pm in the Crescent Township community room.

Submitted by Mike Chicora

---

### Community Inspection

Our management company, CMP, will be conducting a community inspection from May 15th to June 15th to assess repair, replacement and landscaping needs.

Submitted by Bob Skinner

## Spring Plantings

It has been rumored that spring is almost here. Many of us are looking forward to getting outside and freshening up the appearance of our homes with new flowers and ornamental plants.

A friendly reminder that we all live in a condominium, and that there are some restrictions. It has been generally accepted that you are free to plant in the space between your walkway and the outside walls of your unit, and in some units the space between your garage driveway and the wall, even though it is common property. But that's pretty much it. **Everything outside the walkway is common property, and you cannot remove or plant anything there.** Please remember that an alteration request needs to be submitted and reviewed and **approved** by the Villas board of directors before any work is done to any common property.

Submitted by Mike Chicora

---

## Villas Website

Just a reminder that we have a website that includes a map of the neighborhood, downloadable information like the regs and bylaws, contact information for the board and management company, and other stuff. There's a password-protected directory of all the residents; you might want to check to make sure we have your data.

If you have any questions you can get in touch at [rbs@bobskinner.org](mailto:rbs@bobskinner.org)

Submitted by Bob Skinner

---

## Soliciting

Did you know that you can request that solicitors do not come knocking on your door? Here's how it works: a solicitor must register with the township. Once the solicitor registers, they must pay a fee and then they will be issued a permit and a **list of all residents that do not want any solicitation**. All solicitors are required to have photo ID and a copy of the permit issued by the township and must present it to anyone who asks. If a solicitor comes knocking on your door, request to see their ID and permit. If they refuse or cannot provide the requested items, call the police and report them even if you **are not** on the do not solicit list.

If you **are** on the do not solicit list and even if they have photo ID and the proper permit, call the police. (Some solicitors will not pay attention to the do not solicit list). If there are enough complaints about the solicitor, they will not be issued any permits in the future and may have to pay a fine.

So you now ask how I get on that list. You must get a "Request to No Solicitation" form from the township and fill it out. That's all there is to it. It is a misconception that our community is a no solicit community. The no solicit only applies to all those residents that fill out the form. For your convenience there will be copies of the "Request to No Solicitation" form at the May 1<sup>st</sup> owners meeting.

Submitted by Mike Chicora

---

## **Dryer Vent Cleaning**

For this year Avacoll Inc. is offering the dryer vent cleaning service. Dryer vents can become a fire hazard due to lint buildup that has to be removed every so often. They will clean the vents out from the roof by sticking a vacuum down the vent and sucking out the lint. Avacoll does not clean from inside the house. The cost for this service is \$75/unit. Payment is due day of service and is paid directly to Avacoll. If you are interested in this service you must call Avacoll directly at 412-922-5311. They will be able to start scheduling this service for mid to late June.

Submitted by Mike Chicora

---

## **Residents' Meeting**

As Mike mentioned above, mark your calendar for the meeting on May 1; we'll be discussing the landscaping contract, roof inspection and replacement, and window trim inspection and repair.

Submitted by Bob Skinner

---

## **New Board Member**

The Villas board of directors would like to welcome Rita Melynchek as our newest board member. Rita was appointed to the board after a position opened up due to a resignation. Most of you already know Rita for her work on the Social Committee and the great job she does there. So, if you see Rita out and about, please be sure to thank her for her commitment to our community.

Submitted by Mike Chicora

---

## **Finance Committee**

At the beginning of 2018, the HOA Board of Directors authorized the creation of a Finance Committee. As Treasurer, I will Chair this Committee. The mission of the five-member Committee is to provide the Board of Directors with input and suggestions on all financial matters of the HOA to maximize efficiencies in the most cost-effective manner.

The Committee shall review the budget, all vendor contracts, all insurance contracts, maintenance agreements, as well as to investigate and recommend to the Board of Directors cost reductions and new revenue streams.

Thus far, the Committee has begun the tasks of identifying competitive vendor proposals, a detailed review of our Insurance Products, alternative revenue streams which includes corporate participation and sponsorships of social activities, and a detailed budget review.

I am grateful for the participation of the Committee Members and their commitment to our mission. The results of the Committee's efforts will be updated in the newsletter moving forward.

Submitted by Bob Pugliano