



The Villas at Parkwood: A condominium in Western Pennsylvania

LETTER FROM THE PRESIDENT

Hello Everyone,

I hope everyone is enjoying their summer so far. I have a couple things I would like to write about. Our fall annual meeting is coming up on October 17, 2018. We will need to elect three new board members, two will be elected for a two year term beginning January 2019, and one will be elected for a one year term beginning 2019 and will complete the remaining term for 2018. The one year and couple month term is due to a board member's resignation. I would encourage each and every one of you to consider being a part of the Villas Executive Board. This is a good way to get involved in your association and to see how your executive board operates. By being a part of the executive board you will be part of a process that helps makes decisions that affect your association for the present and future. I am asking that you please consider a position on your associations' executive board.

Back in June we sent out a letter to all owners stating that the roofing report was complete and that bids for the roof replacement were going out soon. I am happy to announce that the roofing specs were completed and sent out to multiple contractors for bids. We have asked each contractor to provide a bid for the five (5) roof replacements for this year, the five (5) roof replacements in 2019, and the four (4) roof replacements in 2020. We have not received any of the bids back as of the writing of this president's message. Listed below is the tentative schedule for the roof replacements based on the recommendations of the very detailed report we received from Lichy and Associates. As I mentioned in my letter in June the roof replacements are being paid for from our current budget and reserve funds.

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 October 17, 2018 at 7pm in the Crescent Township community room.

Best wishes

Mike Chicora

2018

1708-1714
1709-1715
1717-1723
1725-1731
1764-1770

2019

1724-1730
1733-1739
1740-1746
1741-1747
1716-1722

2020

1732-1738
1748-1754
1756-1762
1772-1778

Mulch Day

I would like to acknowledge in the newsletter those who helped with the mulching we did a couple of weeks ago as well as the front entrance way. These folks came out to help and worked very hard. I am very grateful to all of them:

John Anderson
John Centofanti
Mike Chicora
Mickey Damratoski
Ron George

Arlene Lewandowski
Jay Melynchek
Marian Miller
Bill Moore
Bob Skinner



Thanks,

Bob Pugliano

Social Committee News submitted by Rita Melynchek

Your Social Committee is alive & well. The upcoming months are such a busy time of the year and the social activities in the Villas are no exception. We're excited to share with you our plans over the next few months and look forward to seeing you at one or all events. The committee members are:

Toni Kessler (1722), Rita Melynchek (1736), Linda Robertson (1724), Judy Ross (1774), Linda Thompson (1762), and Nancy Young (1743).

Mailboxes

Last Christmas, our mailboxes were adorned with fresh pine & festive bows. We're hoping to decorate them again this holiday season. But, we're always open to suggestions. If you have any ideas, give Marian Miller (1752), Linda Thompson (1762) or Rita Melynchek (1736) a call.

Monthly Ladies Luncheon

An event that has stood the test of time has been the ladies lunches. It's held on the second Tuesday of each month at 11:30 am. Typically, there are 10-12 ladies that attend each luncheon. They're held at various restaurants or a resident's home. If you haven't joined us in the past, we'd love to see you there sometime.

It gives the ladies a chance to catch up with each other and become better acquainted with our newer residents. Here are the remaining luncheons and the Hostess for that particular month. Just call and let her know you'd like to join us. If you need a ride, let her know.

August 14, 2018	Toni Kessler	724.457.2321
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	412.264.8584 (Montour Heights CC)

Halloween in the Villas

Who says Halloween is just for kids??? Just because there aren't any children who live in the Villas, doesn't mean we can't be "neighborly." Right? For many years now, some of the residents of Heather Heights Drive have gathered around the fire pit in the upper circle of our community on Halloween night.

If you'd like to participate, bring a bowl of candy, a comfortable chair and a beverage of your choice to the upper circle. We place the bowls of candy on tables and wait for the ghosts & goblins (aka local kids) to show up. The children come from Parkwood Estates. For some reason we didn't get as many kids last year. But the previous year about 45 children showed up. If you come, be sure to bring a lantern. It's really dark up there! Join us . . . it's a fun way to spend Halloween! Halloween in Moon/Crescent will be celebrated on October 31st from 6:30 – 8:00 P.M



Villas Entrance Sign

We all agree the front entrance to our community looked lovely last Christmas! That was due to the efforts of two resident's - Barb George (1754) and Loretta Daczkowski (1714). These two talented ladies have agreed to decorate the entrance once again. Our thanks to them. We're looking forward to enjoying their creativity in December.

Collecting Magazines

What do you do with your magazines after you've finished reading them? There's a way to put them to good use. Marian Miller (1752) would like to "re-cycle" them. She collects magazines & distributes them to hospital waiting rooms, senior centers, cancer care centers, doctors office waiting rooms and nursing homes. Our used magazines can be enjoyed by people in these areas. If you have a few you're willing to part with, drop them off at Marian's. Contact her at 724-457-5573 or mjmillerrn@gmail.com.



Welcome to our newest residents! An important part of the Social Committee is making sure our new residents are welcomed into the community. No one does that better than JoAnn Nardelli (1756). JoAnn is always ready with a plate of cookies, a smile and information about our community.

We have all heard the chorus and song sung by Julie Andrews in the “King and I” called “Getting to know you, getting to know all about you. Getting to like you. Getting to hope you like me.” In 2017 and 2018 our community enjoyed a welcome growth spurt.

With their permission, I am sharing information about some of the new residents in our community. They’re anxious to become known, so be sure and send them a welcome note, say hello or just share a warm smile when you pass them in the neighborhood.

Unit 1726 - Bill and Marilyn Wenger

Bill & Marilyn moved here from the Carnegie/Rennerdale area. Bill is retired from First Communications, a telecommunications company. Marilyn is a retired school teacher. She previously taught at South Fayette Township School District. They spend a lot of time at Pymatuning, where they have a cottage. Bill is very involved in the Lakeland Area Martin Association. He is the Secretary/Treasurer and maintains 10 Purple Martin colonies. He also monitors several bluebird nest box trails and belongs to the Bluebird Society of PA. Marilyn also enjoys reading. They have two dogs -- Daisy, who is a golden retriever and Gretchen, a schnauzer. They’re slowly settling in and thoroughly enjoy living in the Villas.

Unit 1743 - Larry and Nancy Young

Larry & Nancy moved into the Villas in October-2017 from St. Michaels, Maryland. Larry is retired from the Potomac Electric & Power Company in Washington DC. Nancy is retired from the federal government. Their daughter, son-in-law and 3 grandchildren live nearby. They also have a son and daughter-in-law who live in Ellicott City, Maryland. Nancy’s hobbies include reading, traveling and playing Mah-Jongg while Larry also enjoys traveling, walking Maggie, their yellow lab, classic cars and golf. Nancy has jumped right into our community, as she is already a member of the finance and social committees.

Unit 1713 - Dave and Sue Sherman

Dave & Sue moved to the Villas in August, 2017 from the Bon Meade neighborhood of Moon. Sue is currently retired from teaching autistic children in the Seneca Valley School District. Dave is the CFO of Gateway Rehabilitation Center. They have 4 adult children and 1 granddaughter who really keeps them busy! They especially enjoy camping with their family. The Sherman’s are active members of the Riverdale United Presbyterian Church. They have 3 cats named Toby, Jewels and Sydney.

Unit 1758 - Jim and Barb Dorsey

Jim & Barb moved to the Villas from Pittsburgh. They previously owned a small business. They have three grown children. Barbara is an avid reader and Jim is quite the handyman! Barb has attended several monthly ladies luncheons, where we’ve gotten to know her better.

Unit 1747 - Arlene Lewandowski

Arlene moved here from Georgetown, PA -- that's near Hookstown & Shippingport. Arlene's late husband was in the military, so she remains active at the base in Moon Township by utilizing their gym for Zumba classes and supporting causes associated with 911. She enjoys staying active and is a member of the Red Hat Society. Arlene has already become active in the Villas community by volunteering for the Landscaping Committee and regularly attending the monthly Ladies Luncheons.



Other Community-Related News



Landscape Committee- There is a newly-formed, 8-member "Landscape Committee." Thanks to all who volunteered to help:

John Anderson (1710)
Jay Melynchek (1736)
John Centofanti (1752)
Leigh Munsick (1772)

Chris Commella (1782)
Marjatta Soderlund (1740)
Arlene Lewandowski (1747)
Alice Schmidt (1725)

Alteration Requests – There are more and more instances of residents making exterior alterations to their unit and/or the common areas surrounding their unit. It's important to remind everyone that no matter how minor the alteration, it requires the prior approval by the Board of Directors via an alteration request. This is stated in the Rules & Regulations that can be found on the website. Sign into the Parkwood Villas website, click on Downloads and scroll down to Rules & Regulations. There you will see under Section F - Structural --- "No Common Elements shall be altered without the prior written consent of the Executive Board." The Alteration Request Form can be downloaded from your computer via the website---from <http://parkwoodvillas.net> - click on Downloads - click on Alteration Request Form and print. You can also contact Community Management Professional (412-279-9280) and request the form.

The Villas at Parkwood Estates is a condominium association. That means there are three categories of property:

- 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.

So, always remember . . . If there is a need, or you have the desire to change something, then you **MUST** submit an alteration request form.

Garage/Estate Sale Policy - There have been many inquiries over the last year concerning when or if there would be a Villas Community Garage Sale. Many of us have downsized and have way too many things taking up valuable closet and attic space. The policy that governs these sales can be found on the website -- Go to Parkwood Villas Home Page under Downloads. Then scroll down to "Estate and Garage Sales." Section 2 states our community sale can be held in conjunction with the Parkwood Villas Homeowner's Association's annual garage sale. That sale is typically held in May of each year. However, the Parkwood Estates Community did not hold a sale in 2018. Rita Melynchek has been in touch with a resident who organizes the Parkwood Estates neighborhood sale each year. When Rita is given a 2019 date, she will reach out to everyone and organize a sale for the Villas.



Directory Updates - The latest update of the directory that is on the Villas at Parkwood Estates website (<http://www.parkwoodvillas.net/>) is July 11, 2018. Take a look at your information and make sure it's correct. If there is something you'd like to change, contact Bob Skinner at bob@bobskinner.org or call 724-784-0254.

Recycling - For those of us who have lived in other areas where recycling became a way of life, it's difficult tossing those plastic bottles and papers in the trash. There is no curbside recycling for Crescent Township. But, there's an alternative. There are two recycling bins located at the Crescent Municipal Building. The bins are located in the upper lot in the rear of the municipal building. There's a blue container for bottles, plastic, glass, aluminum and metal cans. Then there are two smaller bins for paper, cereal boxes and cardboard. Collection of electronics is not collected curbside. Please contact Waste Management directly for pickup of your electronic devices - 1-800-449-7587.



Pick up after your dog! - We all love our pets and cherish them as family members. But, please . . . remember to pick up after your dog. Being respectful of others and using common courtesy means walking your pet closer to the street rather than close to someone's veranda or bedroom windows. Because we're not a gated community, residents from the surrounding neighborhoods can freely walk their pets through the Villas. Unfortunately, if these pet owners do not pick up after their pet, there is little we can do about it. We can only hope the message will get out to these individuals that it is common courtesy to pick up after their pets wherever they go.





The Villas at Parkwood Estates 2018 Summer Picnic

**Come and join the party! It's time for the
2018 Villas at Parkwood Estates Summer Picnic!**

Meet new neighbors or reconnect with old ones! There will be good food, door prizes, and a 50/50 raffle!

WHEN: Sunday, September 9, 2018 at 4:30 P.M.
(after the Steeler game - rain or shine)

WHERE: On the asphalt in the common area between
Units 1730 and 1736

COST: \$5 per person

PROVIDED: chicken, stuffed shells, ham barbecue, and meatballs



Please bring a dish to share with your neighbors - a vegetable, dessert, or salad
Although there will a tent with tables and chairs, feel free to bring your lawn chairs for
relaxing on the lawn.

RSVP to **Toni Kessler** by Tuesday, September 4, 2018, at 724-457-2321, or send the form below to
Toni at 1722 Heather Heights Drive, Crescent, PA 15046, along with your payment. Please indicate
what item you intend to bring to share with your neighbors.

.....
Name _____

_____ **Yes, I will Attend** _____ **Number of People Attending**

I plan to bring _____

Looking forward to seeing everyone on September 9th!