

Villas of Oak Pointe

Newsletter October 2025

Yard Waste Bags – Last pick up is scheduled on **November 19**.

Rules & Regulations Document – This document has been revised as of October 16, 2025, please take the time to review it on our and Cummings websites.

Property Updates & Projects

Projects scheduled for this season:

- Repairing the spillways/drainage lines at **Pond #3** (Villa France) and **Pond #4** (behind Quebec Lane). Work is scheduled for this fall.
 - Filling **street cracks** is scheduled for this fall.
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 - Planting a tree near the bench by **Pond #3 – Completed**
 - Making improvements to the common area on **LeBlanc Ct. – Completed**
 - Adding plantings to the **Quebec Ct. cul-de-sac – Completed**
 - Purchase new cover for **Tritoon boat – Completed**
 - Performing road repair work throughout the **neighborhood – Completed**
 - Inspecting drainage lines to **Pond #4. – Completed**
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 - Secondary back-up pump at **Pond #3**
 - Refresh the **entrance** landscape.
 - Trimming the tree line above the rock wall on **Moret Ct.**
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Home Modifications


Any exterior changes like painting; windows, deck, roof, garage door, or driveway replacement; tree removal; or landscaping updates must be submitted for board approval before work begins. You can submit your request through the **Cummings Management website**:

👉 www.cummingsmanagement.com

Vehicle Parking Reminder


Vehicles should not be parked on the streets overnight, especially in the winter months to allow clear access for the plows.

Villas Website Help

If you need help accessing or navigating the **Villas website** (which is separate from the Cummings site) contact **Marsha Choley** at:  marsha.choley@gmail.com

Please also check your contact information on the site to let Marsha know if anything needs updating. If you're new to Villas, make sure your email address is on file—this is how we send out updates, alerts, and event info.

Boat Committee

Have questions about how the boat program works? Reach out to **Dale Love** at:  headofclass01@aol.com

A new cover system has been scheduled to be installed on Ben-EE boat next spring!

Social Committee

Next up:

 **Holiday Lunch** – Sunday, December 7, 12:00–3:00 PM

Location: **Lakelands Golf & Country Club**

Sign-up notices have been sent out.

Have ideas for future gatherings? Contact a Social Committee member—we'd love your input!

Sunshine Committee

Our new contact is Sheila Tarnacki at sheilatarnacki@comcast.net

If you have any questions or suggestions, don't hesitate to reach out. We're always looking for ways to improve communication and make the Villas an even better place to live.

– **Villas of Oak Pointe Association Board**