

THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

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2013 Annual Meeting

The annual meeting of the Fairways Condominium Association will be held on Sunday afternoon April 28, 2013 at Longwood of Oakmont at 2:00 p.m.

*Annual elections will be held for 4 open Council positions.

*A representative from Gallina Insurance will be on hand for a brief presentation and to answer your questions regarding your condo insurance policy.

Fairways Annual Budget Meeting Results

On Sunday, February 10, 2013 the Fairways annual budget meeting was held at Longwood of Oakmont. The 2013-2014 budget was presented and discussed with those in attendance. **The proposed budget reflected no dues increase for the upcoming year.** After the presentation and discussion, a vote for approval was requested. In order for a budget to be passed, 44 unit owners from the community must cast a ballot or submit a proxy. A majority of the 44, (23 minimum), must vote in the affirmative for a budget to be passed. A total of 62 affirmative votes and -0- negative votes were cast either in person or by proxy. The 2013-2014 proposed budget was passed unanimously.

Council wishes to thank all who attended or submitted a proxy.

Acri to Handle Fairways Monthly Dues Collections

Effective April 1, 2013 Acri Realty Management will assume the responsibility of collecting our monthly dues and the payment of our monthly obligations to creditors and contractors. Each unit owner has been notified by mail of the change, and has been asked to respond to Acri by March 11, 2013 with a preferred method of payment. Those unit owners who fail to respond will automatically be provided a monthly payment coupon book & mailing envelopes. Unit owners with questions should call Mary Delenko from Acri at 412-459-0111 X 104 or e-mail at mary_delenko@acrierty.com.

Ladies' Luncheon Schedule

Here's the Spring schedule for the next 4 luncheons. Shake off the winter chill and join your neighbors! Luncheons are on the third Friday of each month and start at 11:30. March 15 - Ladies/Springdale; April 19 - Burgatory/Waterworks; May 17 - Ichiban/Waterworks; June 21 - Tarentum Station/Tarentum. Please contact Laverne Claus (412/517-8930) to reserve your seat.

Looking for Fairways Info?

Please remember to check our web site for updates on what's happening in the community. You can find us at www.thefairwaysofoakmont.org. Check the bulletin board for the latest news.

2013-2014 Capital & Major Maintenance Projects

Now that an approved budget is in place, Council will move forward with the scheduling of this year's improvement projects. They are:

Painting / power washing of 2 vinyl sided and 1 brick building. As in the past, any deck repairs required before staining and sealing will be addressed. Council is planning all painting and power washing to be complete prior to Memorial Day, weather permitting.

Concrete work will consist of 3-4 single driveways and 1 concrete patio pad. Council is planning all concrete work to be scheduled in June, weather & contractor permitting.

Roof replacement of at least 2 and possibly 3 roofs will be scheduled for Sept & Oct. The skyrocketing cost of shingles will determine how many roofs will be completed.

Log wall replacement will take place at 3 units, and possibly 4, budget permitting.

Entrance sign lighting / repair is scheduled to be completed by May 1st.

Tree trimming & shaping (phase 1) is scheduled for the week of February 25th and will continue until completed. 40 trees are currently designated for pruning & shaping.

You will be notified after April 1st if your building, unit or common area is to be included in this year's painting, power washing, concrete replacement, or wall replacement schedule.

Landscaping

JML is trimming the ornamental fruit trees in front of units throughout the community. The trees will be shaped and thinned as needed, and limbs that overhang driveways & sidewalks will be pruned. This will be an ongoing activity until the project is complete. The larger trees will be trimmed at a later time. We are addressing the tree trimming activity in phases according to seasonal restrictions and budgetary constraints. Because our trees may contribute 8%-10% to our units' value, we want to protect our leafy assets. It is interesting to note that a big shade tree can lower annual air conditioning bills by \$70 and large evergreens that block winds can reduce heating costs by \$60 a year.* JML also scheduled a cleanup of leaves and branches that have accumulated over the winter. Think Spring! *Money Magazine Oct/2012

Animal Shelter Donations

The animal shelter is always in need of clean towels, clean/washable blankets, and flannel--not "regular"--sheets.

Please e-mail Erin Feeney if you have any to donate. Just put them in a hefty bag, and she'll be happy to pick them up...or, if you prefer, leave your donation on her front porch.

Thank you!

Erin Feeney eelotf@hotmail.com

1605 St. Andrew's Drive

Questions, Repairs, Maintenance, Complaints or Emergencies

Please remember that Acri Realty Management is our management company, and the first ones to call or to submit a request when you need anything. Our property managers are:

Ms. Holly Drylie, Manager

412-459-0111 ext 103

Holly_drylie@acrirty.com

Melissa Claflin, Asst. Mgr.

412-459-0111 ext 115

melissa_claflin@acrirty.com

Fax # 412-459-0141

www.acrirty.com

*Please note that there is an underscore between the first & last names of these 2 ladies.

All request forms can be found on our web site at www.thefairwaysofoakmont.org.