

## THE FAIRWAYS

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**Results of Special Meeting**

The Fairways held a special meeting on October 28 to vote on whether unit owners or the Fairways Association should be responsible for the maintenance and repair of water, sewer, and gas lines that are below grade. Currently, Condominium rules at Article VII(C) of the Declaration state that this is the responsibility of individual owners. Such a line break could cost between \$3,000-\$5,000 to repair. A total of 88 unit owner affirmative votes was necessary to allow Council to change the language so that the Association would assume this responsibility. After the votes were tallied from those present and those submitting proxies, there were 65 affirmative votes to make the change and two abstentions. The Association was 23 votes shy of the 88 needed. The current language therefore remains unchanged and unit owners continue to be responsible for below grade maintenance and repairs. Although the measure failed for lack of votes – 65 unit owners did not attend or complete their proxies - it was the will of the council and those owners attending that we try again. Volunteers will be walking around with petitions to get the 44 signatures required for the council to call another special meeting to vote on this same issue. When that is done, proxies will be delivered to every resident owner in their mailboxes and mailed to non-resident owners. We hope you participate. This is an important issue and the Association needs everyone's input.

A special thank you to those who attended the meeting on the 28th or submitted proxies.

## Holiday Exterior Decoration Reminder

The winter holiday decoration season is here. The Fairways looks especially festive during this time of year. Here are a few reminders to help us decide what we can and can't display.

### WE CAN:

- +Display exterior holiday decorations from Thanksgiving until January 15
- +Place holiday lights in bushes (only)
- +Display no more than a combined total of 6 decorative non-permanent items that do not exceed 30 inches in height on our porches, decks, or patios
- +Display seasonal wreaths year-round
- +Display an American flag and a military flag

### WE CAN'T:

- Place any decorative item (including holiday decorations) on steps, walks, walkways, walls, driveways, grass, or mulched areas
- Display decorative flags of any type
- Hang or display anything on the outside of our windows or buildings
- Display any sign (with the exception of a security sign)
- Hang any awning, canopy, shutter, satellite dish, or antenna without the prior written consent of Council
- Display permanent exterior decorations

The rules provide an opportunity for us to decorate creatively within the guidelines specified above. Thank you for cooperating and making our community an attractive, desirable place to live.

## Unit Leases

As the 2016 U.S. Golf Open approaches, Acri has received inquiries from unit owners about the procedure for leasing out their condos during this period. Please be aware that the Fairways Declaration [Article VIII (Q)] provides certain leasing requirements and restrictions. Note that no unit may be leased for a term of less than one year unless Council designates an exemption for a special event. In that case, units may be leased for a term of not less than three days and not more than seven days. Council has approved the exemption. *Unit owners who wish to lease their unit during the Open must provide the name(s) of lessee(s) and dates of rental to both Council and Acri.* A copy of the signed lease must also be forwarded to Acri. The liability of the unit owner under the Fairway's Condominium rules and regulations continues during the tenancy of the lease and the lessee is also bound by those rules and regulations. More information will follow as the Open approaches.

## Landscaping Update

The Fairways community- wide tree trimming contract has been awarded to JML. Although several bids were solicited, only two companies responded: JML and Davey. JML submitted the lower bid. The first phase of this project will be funded by the portion of the special assessment designated for the trimming. The project will be conducted during the winter and early Spring months when the trees are dormant.

Thanks to all of you who helped plant, weed, and water during the summer months. Your community spirit is appreciated.

## Fairways Snow Removal

As we get closer to the winter months, Fairways Council would like to remind you about the snow removal policy in our community.

1. **Community wide snow removal** and surface treatment only occurs when a “single” snowfall event reaches 3” or more. Feerst Snow Removal will perform this service when 3” is achieved. Snow will be removed from the driveway, walkway & steps. Snow and ice removal under 3” is the responsibility of each unit owner.

2. **Sidewalk snow removal** (along Fairways Drive, Pinehurst Lane & the private road) is mandated by the borough to be removed at 1” or more within 12 hours of the snowfall. Feerst Snow Removal is contracted to perform this service as well.

**\*For your convenience, Feerst Snow Removal is now available to any owner wishing to have snow removal service for a snowfall or ice event under 3”.** You may contract with Tim Feerst privately and directly for the entire 2015-2016 winter season at your expense, and at a rate of \$25 per removal. Snow Removal Service will include the driveway, walkway & steps, and you will be billed monthly. You can make arrangements or inquiries directly with Tim Feerst only at 412-795-3945. Please do not call members of Fairways Council regarding this service.



## Capital Expense Project Update

Every unit owner was assessed \$550 each to help fund the 2015-2016 major capital expense projects. The status of all planned & unplanned 2015-2016 capital expense projects is:

1. Private Road & Parking Lot Replacement—Completed @ \$24,100.
2. Brick Pointing of all Brick units—Completed @ \$19,365.
3. Brick Pointing of Entrance Wall—Scheduled for April 2016 @ \$4,000.
4. Support Wall Replacement at St. Andrews Parking Lot—Completed @ \$11,500.00.
5. Roof Replacement: 1 Single Family Home, 2 Multi Unit Buildings-Completed @ \$57,000.
6. Driveway & Sidewalk Replacement on Fairways Drive—Completed @ \$5,900.
7. Pool Heater Replacement—Completed @ \$4,280.
8. Pool Cover Replacement—Completed @ \$5,500.
9. Pool Office Repair & Renovation—Completed @ \$2,000.
10. Drains, Sewers & Utility Lines—Completed @ \$7,500.
11. Tree Trimming—Scheduled for the winter of 2015-2016 @ \$6,500

**TOTAL INVESTMENT TO DATE= \$145,645**

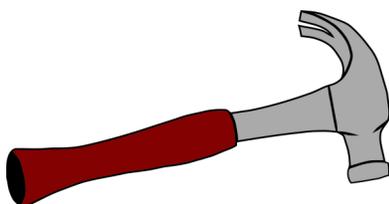
### I Placed a Maintenance Request Today. Why Wasn't it Completed Yesterday?

Many Associations the size of the Fairways have the luxury of an on-site resident manager, a full time handyman, or both. They also have much higher monthly fees. The Fairways relies upon the services of Acri Realty Management, an off-site management team, and independent contractors to provide maintenance and repairs. For those long time residents, as well as new residents who are unsure of the exterior repairs process, do not call a Council member for repairs or maintenance. Please do the following:

1. Go to the Fairways web site at [www.thefairwaysfoakmont.org](http://www.thefairwaysfoakmont.org); Click on “Unit Owner Request Forms”; Fill out the request for maintenance form; Submit for processing.
2. If you don't have or can't use a computer, call Tom Ratchkauskas of Acri realty Management at [412-459-0111 ext 127](tel:412-459-0111) and advise him of the problem. Tom is Holly Drylie's assistant.

Within 24 hours, your request for maintenance will be forwarded to the proper contractor for action. When our contractors are on site, they will attend to the “list” in the order that requests are received. Please be aware that contractors are not on site every day, and very often it could be at least a week or more between your request date and a contractor's availability. There may be multiple requests ahead of you, and please also understand that someone with a water leak will be prioritized over someone with a patio light repair. And, landscape requests, once approved, take a minimum of 2 weeks to get scheduled with JML Landscape.

Now that you have a better understanding of the process, please be patient.



## Home Safety Tips

As we head into the winter months, here are some helpful household safety tips:

- Test and clean your smoke & carbon monoxide alarms now and on the first of every month.
- Replace the batteries at least once a year.
- Place alarms on every level of your residence and in every bedroom.
- Check the manufacture/expiration dates (yes, they do expire).
- Have a fire escape plan.
- Consider replacing traditional candles with flameless ones.
- Check your water heater to make sure it is operating correctly - the average life of a heater is 8-12 years.
- Have your furnace and air conditioner serviced regularly.

## Fairways Feline

There is a black cat with a white spot on its chest who has been a frequent visitor to the the Fairways. If the cat has an owner, please be aware that all pets must be leashed when outdoors. If it is a stray and someone with a kind heart has a place for a furry friend in his/her home, please consider adopting it. The Animal Rescue League provides low-cost exams and support. Cold weather is around the corner and it will be difficult for any animal to survive outdoors without food or shelter.



*The Fairways Council Extends Its Warmest Wishes For a Safe  
and Happy Holiday Season!*