

# THE FAIRWAYS

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## Message from Council

We are committed to the prudent management of the operations and business affairs of our community as mandated by our governing documents. We believe in frequent and open communication. An effective means to that end is our periodic newsletter. It's a simple tool for circulating critical news, reminders, and information. It's also a way to build bridges between neighbors that will strengthen our community as a whole. We hope you find the newsletter a useful way to keep informed.

## Council Election Results

Thank you to all who participated in the election process for this year's Council. During the April 24, 2016 Annual Meeting Joan Gundersen, Bill Gedman and Will Stanisky were elected to The Fairways Village Condominium Council. Will has already served one term on the Council, and Joan and Bill are new to the group. Congratulations and thank you for your willingness to serve our community!

We'd also like to thank Gerry Hooper and Bruce Cosentino for their past leadership, and continued involvement. Although they are no longer Council members, Gerry will continue to coordinate the newsletter and welcome new residents, and Bruce will chair the Maintenance Committee.

Council met to elect the 2016-2017 officers, and the results are:

President: Pam York

Vice President: Arlene Sparks/Landscaping Chair

Secretary: Joan Gundersen

Treasurer: Bill Gedman

Community Liaison: Donna Mahen

Landscape Committee: Arlene Malky

Recreation Chair: Will Stanisky

## Special Assessments and the Qualifications Of a Council Member

During the April 24 Open Meeting two petitions were introduced.

1. is for the purpose of permanently changing the Amended and Restated Code of Regulations for the Fairways Village Condominium-Revision 1.A. Specifically, Page 13, Article XI, Section B, Paragraph 2. Collection of Assessments.

Certain residents of the Fairways are seeking to limit any special assessment levied by Fairways Council to a maximum of \$500. Subject to review and content approval by the Association attorney, Article XI, Section B, Paragraph 2 would reflect the following:

**“Any single special assessment voted on and approved by Fairways Council shall be limited to a maximum amount of no more than \$500.00 per unit owner.”**

2. is for the purpose of permanently changing the Amended and Restate Code of Regulations for the Fairways Village Condominium-Revision 1.A. Specifically, Page 4, Article VI, Council, Section A, “Number and Qualifications.

Certain residents of the Fairways are seeking to change the requirement that “any member of Council must be a resident at the time of their election, and remain so for their term of office”. Subject to review and content approval by the Association attorney, Article VI, Section A would be changed to include non-resident owners as members of Fairways Council.

Each Council member has been given a copy of the petition, and if you are interested in seeking a special meeting we encourage you to contact any member of Council and make arrangements to sign it. Once the petition is signed by 44 or 1/3 of the Fairways unit owners. Fairways Council is compelled to schedule a special meeting of the unit owners for the sole purpose of changing the documents. All Fairways unit owners will be advised of the date of the special meeting. After discussion, a total of 88, or 2/3 of the Fairways unit owners must vote in the affirmative to make this change.

### Directory Update

In the next few weeks you'll receive a form from Acri asking you to confirm your contact information and give permission for us to publish it in a Directory that will be printed and distributed to all the Fairways residents. Please complete this form and mail it to Arlene Sparks, 1577 Saint Andrews Drive, or stop by her house and put it in the black box labeled “Fairways Mail” on her porch. To bring this project to fruition, we're looking for volunteers to assist with following up with residents. Please consider volunteering to make some phone calls and contact Arlene Sparks.



### Landscaping Update

Special thanks to Gerry Hooper and Arlene Malky for their continued work with JML Landscaping - the grounds look especially colorful this year. For those of you who have requested replacement of dead shrubs, we're in the process of addressing these issues, and hope to have the situation rectified very soon. The final phase of the landscaping enhancement at the pool/putting green area is almost complete. We need your help watering the new shrubs and trees. Please contact Arlene Malky (412-826-1272) if you would like to volunteer. Your efforts to keep our community green and growing are appreciated. Please submit all landscaping requests using the online form at [thefairwaysofokmont.org](http://thefairwaysofokmont.org). If you do not have computer access please call Arlene Sparks (412-726-0226).

## U.S. Open Updates

1. Leases - According to our governing documents, any unit owners who are leasing their home during the US Open must provide Acric with a copy of the lease. Only the unit owners with a lease on file will receive parking and pool passes.

2. Parking - As we get closer to the start of the US Open, the Fairways council is working closely with the Borough police to ensure that Fairways residents can get out of and into our community and still be able to park.

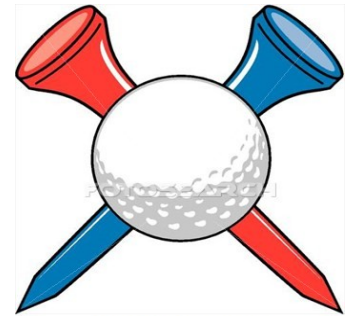
To that end, we are preparing special US Open parking permits that all residents will be required to visibly display on their rear view mirrors in all parked cars on the streets, in our visitor parking areas, and in all driveways. (Cars that are garaged obviously will not need a permit.)

Each unit will be given two parking permits. In addition, we have a small number of additional permits that we will be handing out on a first come, first serve basis. Our goal is to ensure everyone in the Fairways, first and foremost, will have places to park. Please send your request to [pamyork15238@gmail.com](mailto:pamyork15238@gmail.com) or call her at 703-300-1080.

In addition, we will be closing the main entrance of the Fairways from June 12 - June 19. The main entrance will open again at the close of the Open. All traffic will enter and exit on Oak St. Extension to 15th. The borough police will enforce our parking rules. Any car without the parking pass will be ticketed.



GOLF



gfc10119 www.fotosearch.com

## Pet Etiquette

Fairways unit owners, tenants, and visitors are fully responsible for their pet's behavior, and for the cleanup and repair of damage caused by the pet within the common areas. Solid waste must be picked up immediately. Outdoor storage of waste in bags, cans, or in any other manner is not allowed. Pet waste cannot be deposited in recycling bins. We need to work together to keep our community clean and green. Please help the cause by being a responsible pet owner.

## Trash Tips

Windy nights and hungry critters can make a mess of trash that is not properly secured. When you put your trash out, make sure it will not blow away or serve as a midnight snack for possums and raccoons. Boxes, cans, and plastic containers often litter the Fairways. Please be a good neighbor and pick up items in the street or common areas that did not make it into the garbage truck. Keeping our community clean is a group effort.

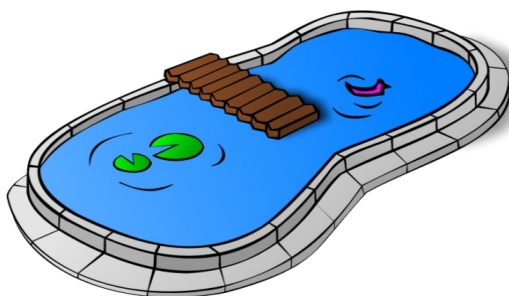
## Pool News

Thank you to Will Stanisky for his year-round efforts coordinating with Aquatic Watch to open and manage the pool. This is a wonderful amenity for the residents of the Fairways and it gets better each year! Warmer weather is coming soon and on May 21, 2016, the Fairways Village pool will be opening for the season. The pool is available to all unit owners in good standing, and tenants with a properly executed lease. You should have received the pool rules and fees for guest use of the pool. The pool will be unattended on Mondays. Please note: all pool rules still apply. With the exception of Mondays, Aquatic Watch will provide a "pool attendant" during normal operating hours. Please enjoy your summer and your neighbors at the Fairways Village pool. It's a beautiful facility. The parking area adjacent to the pool has been designated for the use of pool guests. Now that the pool is open, please do not park there unless you are using the pool.

### Pool Information for US Open Lessees

If you are planning to rent your unit for the US Open and you would like your guest(s) to have pool privileges, please follow these steps:

- 1) Make sure your lease has been submitted for review to Holly Drylie, c/o Acri Realty Inc., 290 Perry Highway, Pittsburgh, Pa. 15229. Telephone: [412-459-0111](tel:412-459-0111) Ext 103, Fax [412-459-0141](tel:412-459-0141), [holly\\_drylie@acirly.com](mailto:holly_drylie@acirly.com);
- 2) Submit the names of each guest(s) staying in your unit to Will Stanisky (832 Fairways Drive) by May 25, 2016;
- 3) Inform your guest(s) their name(s) will be at the pool if they choose to use it and to bring their photo ID to obtain their pool pass. US Open guest pool passes will be valid only from June 12 - 20, 2016, and are not transferable.



## 2016-17 Capital Improvements and Maintenance Projects Update

The following represent the status of planned improvements or scheduled maintenance in the Fairways for the 2016-2017 budget year.

1. **Power Washing & Painting:** 17 total units on Oak St. & St. Andrews Dr are scheduled to be completed between May 9 & May 27.

Pool House doors & bathroom floors have been completed.

2. **Street Lights:** Replacement of the 2 previously removed street lights located on Village Dr and Fairways Dr are ordered and scheduled for installation on/around June 1, 2016.

3. **Wall Pointing & Log Wall Replacement:** The Fairways entrance wall at Hulton Rd has recently been restored & re-pointed. Log retaining walls at 1544 & 1665 St. Andrews Dr are scheduled for replacement sometime in July/August.

4. **Roof Replacement:** The 8 unit building (1609 through 1637 St Andrews Dr) is scheduled for total roof replacement in Sept/Oct.

5. **Driveways, Walkways & Paving:** The contractor is currently preparing estimates for the replacement of driveways and walkways at multiple addresses. Costs vs budget will determine how many will be replaced in Aug / Sept. Please report all tripping hazards immediately.

6. **General Maintenance:** Multiple projects are in process. Items B, C, D & E are scheduled throughout spring/summer 2016.

a. Installation of underground drainage behind 1501-05-09-13 Pinehurst. Scheduled for the week of 5/9/16.

b. Repair or replace as needed all surface decking for 2<sup>nd</sup> floor decks of brick units on Pinehurst Lane. All staining of decks and painting of rails will be included.

c. Repair or replace as needed all damaged or defective mailboxes & posts.

d. Repair or install reflective house numbers on mailbox at all Fairways residences.

e. Spot power washing will take place by request at trouble spots throughout the community.

**Please remember to place any requests for maintenance by using the website at [www.thefairwaysofoakmont.org](http://www.thefairwaysofoakmont.org). Or----call Holly's assistant, Tom Ratchkauskas , with Acri Commercial Realty at 412-459-0111 ext 127.**

