

## THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

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Message from the Council**Arlene Sparks**

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The council would like to thank the 36 owners who took the time to participate in the open council meeting on August 21, 2017 at the pool house. A thriving community depends on educated owners invested in the welfare of our community, and we encourage you to participate as much as you are able.

Please join us on Monday, October 16, 2017 at 7:30 pm for next Council Meeting at Longwood of Oakmont in the Woodlands Activity Room.

We would like to welcome our newest owner/residents, Maret Bernard, Deborah Roach and Mr. & Mrs. Jeffrey Shields. Welcome to our community and we hope to see you at one of our meetings soon!

**Meeting Summary**

It was a very productive meeting and the council was able to provide a thorough update on all of the issues at the Fairways that you will read about in the sections below. In addition, the **Oakmont police** have asked the Council to remind all residents and owners in the Fairways that the roads and sidewalks in the development are the responsibility of the Borough. This means, owners, residents and guests must observe all no-parking designations on our streets throughout the community or face a ticket. It also means that we are prohibited from parking cars in our driveways that block sidewalks in any way, even partially. If you do, the police are warning that you will be ticketed.

**Special Assessment**

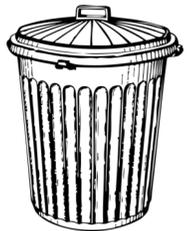
For information about the assessment please contact our Acri Management book-keeper Mary Delenko at 412-459-0111, or via email at [mary.delenko@acripty.com](mailto:mary.delenko@acripty.com). All owners should have received a letter from Acri explaining the options for payment. For those people who use autopay for monthly fees, you may contact Acri and request the assessment payment be made through autopay either as a lump sum or in three payments. Those who pay by check need to make their full payment by November 30. However, to make installment payments, owners MUST make their first one third payment by September 30, 2017 to be eligible to then pay the remaining thirds in October and November.

## Property Management Company

For information about maintenance, landscaping issues, or other requests, please contact our Acri Management property manager Cindy Clifton at 412-459-0111, ext 105 or via email at [cindy\\_clifton@acrirly.com](mailto:cindy_clifton@acrirly.com). **All requests for repair, landscaping or architectural changes** that are the responsibility of the Fairways **MUST** go through Acri. **Please DO NOT contact a council member or Bruce Cosentino, chairman of the Maintenance Committee, with your requests.** If you do, you will be redirected to Acri. You can find all the forms you need to report problems on the website. If you have a computer, complete them online and then hit submit and Acri will get back to you. Emergencies should be phoned in directly to the respective agency, police, fire or utilities. If you do not have a computer then call Acri directly at 412-459-0111, and talk with Cindy at extension 105 or Diana Pearce at extension 110.

## New Trash Policy

The council was in the process of voting on a new trash policy at the August 21 meeting, when residents raised a few questions and additional wordsmithing was needed to specify when trash may be placed at the curb. The policy referred to "trash day", and it was pointed out that trash day is Friday but that we may be put out trash after 7 pm the night before. So the council revised the first sentence to fit with standard practice of putting trash out by the curb after 5pm the night before and approved the measure. This policy will be published on the website and appears below. Residents will have 30 days to comply with the policy.



## Trash Policy

It is the policy of The Fairways Village Condominium Association to place trash at the curb no earlier than 5:00 p.m. the evening before trash pickup days. All trash should be placed in covered plastic/rubber waste containers, to the extent possible. **Food waste and food-container waste, including pizza boxes, must be placed in covered plastic/rubber waste containers.** Trash bags may be placed at the curb for collection by the waste management company only if they do not fit in a trash can and if they are filled with non-food and non-food-container waste. Per borough regulations, disposable plastic bags placed at the curb must be securely tied at the top for collection, may not exceed 30 gallons, and may not weigh more than 35 pounds when filled. Larger household items and large empty boxes are also acceptable at the curb. Owners will have 30 days from the publishing of this policy to comply. After that date, violation letters will go out and fines will be assessed upon a second violation.

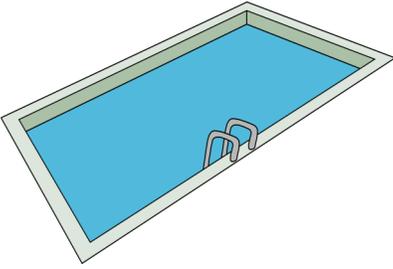
## Budget update

Bill Gedman reported that year to date, the Fairways has collected all expected fees through Acri and are on budget for almost all areas of expected and budgeted items. Maintenance is also on budget except for the pool and the community wide drainage and ponding water issues. Also, all capital budgeted funds for items such as roof replacement and concrete replacement are on budget.



## Landscape Update

Trevor Okonak reported that the Fairways addressed with JML the unresponsiveness of the current account manager and asked for a replacement. JML responded with a new account manager who has met with members of the council and the landscaping committee. JML also offered a remediation of the situation where the previous manager allowed the mowing crews to cut all of the day lilies in the development while they were still blooming. Otherwise, Landscape is on budget.



### **Pool Update**

Our management company Acri Community Realty in conjunction with our pool management company Aquatic Watch is working to obtain a formal assessment, from Gateway Engineers, of the ongoing ground water condition at the Fairways Village swimming pool facility. Council is confident Gateway Engineers will provide a comprehensive assessment of situation and advise us of how to correct this problem in order to prevent this issue from occurring in the future. Acri will use Gateways recommendations to obtain bids for the pool liner replacement and water remediation project. Council expects all bids to be submitted by mid-September with all work to be completed by mid-October. The estimated total cost of replacement and repairs is \$20,000, which is covered by the current special assessment.

### **Maintenance Update**

Bill Lewis reported that maintenance work is being done essentially on schedule and on budget for all routine items. Concrete replacement, log wall replacement and new scheduled roofs are all in process or completed. In 2020, all roofs on the vinyl sided units will have been replaced with a 40-year life cycle. The power washing this year has completed the full 6-year cycle of cleaning units and will begin a new 6-year cycle in 2018. (You may still report areas on units that have a lot of algae, but not necessarily the entire unit to Acri and we will once again negotiate some spot cleaning next year.) The unexpected drainage issues have reached a point where the Fairways will address the three major areas as three separate projects. First on the list for this year is the replacement/repair of piping, a new catch basin and other work including landscape repair behind 831-845 Fairways Drive at a total cost of about \$10,000. The special assessment covers the cost of the groundwater remediation work behind 831-845 Fairways Drive, in addition to the cost of addressing issues with the pool.



### **PA Turnpike Committee**

Bill Lewis, chair of the committee with Gerry Hooper, Sue Ellen Gebert and Pattie Santucci, reported that the Turnpike Authority is aware of the noise situation at the Fairways. He has spoken with the project manager who explained that the expansion of the turnpike to six lanes between mileposts 49-53 is in the early planning stages and is not expected to begin for at least another five years. The project manager confirmed that turnpike expansion between mileposts 49-53 will not bring the turnpike closer to the Fairways. He also indicated that the turnpike will likely extend the sound wall along Bessemer Bridge to ensure better coverage for the Fairways.

### **Community Liaison Update**

Pam York, Community Liaison Chair shared that Oakmont Borough has agreed to make all necessary repairs to the split rail fence line between the Fairways and Dark Hollow Park. In addition, The Oakmont Garden Club has offered to assist the borough in making sure overgrowth from the park does not encroach on Fairways property.

The Borough still has St. Andrews on its list of streets that will be paved this year. Everything has been delayed due to bad weather, but we are still hoping this project is completed this year. The borough has also taken note of other streets with deteriorating pavement conditions and in subsequent years will address those as well.

## Website

Please visit [www.fairwaysfoakmont.org](http://www.fairwaysfoakmont.org) for information posted on the bulletin board, frequently asked questions, governing documents and unit owner request forms.



## Council Members



Council members are elected for two-year terms at the Owners Annual Meeting at the end of April. Three terms end in even years, and four end in odd years. Council members may serve three consecutive terms. All candidates must be resident owners of Fairways units. Volunteers who serve on the Council have the powers and duties necessary for the administration of the affairs of the Association and are guided by the governing documents as listed on the website. Interested residents are required to file a petition for candidacy that is also found on the website. The completed petition is to be returned to the Association Secretary, and more details will be shared in the spring.

## Briefs and Reminders:

The Community Yard sale on August 26 appears to have been a great success judging from the traffic through the Fairways that day. Thanks to Trevor for taking charge of the project this year and to Bill Gedman for getting the signs for Hulton Road and 15<sup>th</sup> St. Hope all participants did well.

Selling your unit? Contact Aciri, Cindy Clifton at 412-459-0111, ext 105 or via email at [cindy\\_clifton@acirilty.com](mailto:cindy_clifton@acirilty.com) so arrangements can be made to ensure your exterior is looking its best. And once you find a buyer, to you can request a resale certificate.

The Chief of Police reminds all residents to make sure that doors and ground level windows are locked before retiring for the night. And keep valuables out of sight in locked cars. We live in a safe neighborhood, so let's keep it that way.

As you read above, our website is updated regularly and contains everything you need to know about the rules for living in a community together. Take a minute to check out the website if you haven't already at [www.thefairwaysfoakmont.com](http://www.thefairwaysfoakmont.com)

Be alert in our community. If you see something that appears broken or damaged on the exterior of any unit, report it to Aciri so it can be repaired. You don't have to be the unit owner to speak up. But your actions will help with the upkeep of the entire community. And please take care when backing out driveways not to hit mailbox posts that may be directly across your street.

Is your insurance up to date on your unit? Check with your insurance carrier or with Galina & Sons Insurance, [412-221-7010](tel:412-221-7010), 1269 Washington Pike, Bridgeville, PA 15017, the insurance carrier for the Fairways. They can help you understand where Fairways coverage ends and your personal coverage begins.

**We hope to see you at our next open council meeting on October 16 in the Woodlands Activity Room at Longwood at 7:30 pm.**

*In Memoriam* We will miss our friend and neighbor Dee Crawford who recently passed away. Her presence will be missed by all who knew her.

We also will miss Bob Pascoe, former president of the Fairways Council, who passed away this month. He will be remembered for his community involvement.