

THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

WWW.THEFAIRWAYSOFOAKMONT.ORG

Fairways April 2018 Annual Meeting

Arlene Sparks

President

412-726-0226

asparks50@gmail.com

Bill Lewis

Vice President

412-849-1765

duqlewis@gmail.com

Will Stanisky

Treasurer

412-828-2783

willfairways@gmail.com

Joan Gundersen

Secretary

Meetings and Voting

412-828-7056

jrgunder@hotmail.com

Trevor Okonak

Landscaping Chairperson

412-780-4298

tokonak@gmail.com

The annual meeting of the Fairways Condominium Association was held on Sunday April 22, 2018 in the ballroom at Longwood of Oakmont. The annual reports regarding finances, capital improvement projects, landscaping, general maintenance and the swimming pool were provided to all residents in attendance. Additionally, Mr. William Gallina of Gallina insurance provided a very informative presentation and in depth explanation of the Association insurance coverage for 2018, and how each unit owner should protect themselves through their individual condominium insurance coverage. Mr. Gallina provided detailed brochures to all in attendance.

Every annual meeting provides the unit owners with the opportunity to elect council members. Council members hold office for a period of 2 years, and this year, there were 4 vacancies to be filled. Unfortunately, only 2 unit owners came forward to run for office, leaving 2 of 7 Council seats unfilled. Ms. Joan Gundersen and Mr. Will Stanisky, both current Council members, ran for re-election and will remain on Council for another term. Joan Gundersen is Council Secretary, and Will Stanisky will serve as Treasurer. While the Council can function with 5 members, the Association documents stipulate the need for a 7 member Council. Community service comes in many forms. So, please consider if you would like to volunteer your time to become a member of Fairways Council or simply someone who would like to help Council with a few tasks. Help lighten the load of the 5 Council members who have committed to 2 years of service to our community.

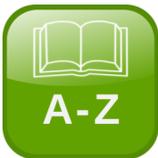
Council would like to thank Ms. Pam York and Mr. Bill Gedman for their time served on Council during the past 2 years, as well as their contributions to the community during their tenure.



Condominium Insurance Coverage

Each unit owner is required by their lender to maintain the appropriate amount of property and liability insurance in order to fully protect the inside of their home. **While the Association maintains a sizeable master policy, you should be aware that there is a \$5000 deductible per loss. Should an "interior" loss occur, each unit owner is responsible to maintain the appropriate amount of coverage to cover this deductible amount.**

Enclosed with this newsletter, each unit owner will be provided with the important insurance information brochure provided by Gallina Insurance at our most recent annual meeting. **Council strongly encourages you to review this brochure and share it with your insurance agent to arrive at the proper personal policy for your needs. Proper coverage is your responsibility.**



There's a New Fairways Directory Coming!

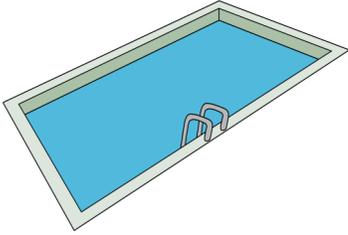
Residents and owners are listed in the new directory that will be ready for distribution by the first week of June. There will be one copy per household. Those who wish a .pdf directory to have on their computer will be able to get one as well. Remember that the information in the directory is not for general publication and directories should not be shared or loaned to those who are not part of the Fairways community. If you have questions, direct them to Joan Gundersen who has prepared the revision.

Welcome to our new residents!

Roach, Deborah, 6/29/2017, 828 Fairways
Hooper, Frank & Gerry, 1/10/2018, 861 Fairways
Fidler, Mitzi, 1/19/2018, 892 Fairways
Neafach, Ruth, 2/26/2018, 1531 Merion
Crouthamel, Nancy, 3/31/2018, 1533 Oak
Ambrose, Donetta W., 10/10/2017 1545 Oak
Bernard, Maret, 8/28/2017, 1565 Oak
Barraza, Arturo & Luz, 3/29/2018, 1525 Pinehurst
Misera, Carl & Sharon, 4/20/2018, 1529 Pinehurst
Summers, Janet, 10/2/2017, 1580 St. Andrews
Shields, Jeffrey W., 8/1/2017, 1661 St. Andrews



If we've missed anyone, we're sorry for the oversight. Please let us know and we'll see that you're added to the next newsletter.



The Fairways Village Pool

Warmer weather is coming soon, and on May 26, 2018, the Fairways Village Pool will be opening for the season. Enclosed you will find the 2018 pool information. Please mark your calendars. On June 9, 2018 there will be a Grand Reopening & Directory Distribution Party at the pool pavilion from 2:00 pm-5:00 pm.

The 2017 pool restoration project is complete. An extensive French drain was installed around the perimeter of the pool, a new sub-floor was put in, the underlying steel framework was painted, a new liner, new steps and new drains were installed. These repairs and improvement should greatly extend the life of the pool.

2018 Fairways Capital Improvement Project List, Locations & Progress

The following projects are scheduled for completion in 2018. Please be advised that if your unit requires exterior maintenance, please fill out and submit to Acri the maintenance request form that can be found on the Fairways website.

Roof Replacement: The Fairways will be replacing roofs at 1641 through 1657 St. Andrews Drive. The roofing work is scheduled to occur between August 15 and October 15, 2018.

Log Wall Replacement: The log walls at the rear of 860 Fairways Drive and 1641 Saint Andrews Drive are scheduled to be replaced in July/August of this year.

Street Light Replacement: The Fairways will be replacing 2 of the 6 remaining original 30ft lights located at Oak Street & St. Andrews Drive (#19) and Fairways Drive & Merion Drive (#13).

Concrete Replacement: The following driveways are scheduled for replacement this summer- 1536, 1540, 1544, & 1548 Merion.

The Fairways will also perform miscellaneous concrete repairs and leveling, which will include replacing the sidewalk at 1504 Pinehurst Lane and repairing a rear patio at 860 Fairways Drive.

Power Washing, Painting: Power Washing and Painting is underway for the following units:
St. Andrews Drive -1577-81-85-89, Merion-1520-24-28-32-36-40-44-48.
Pinehurst Lane -1524-28-32-36-40-44, 1517-21-25-29-33.



This work should be completed by Memorial Day. The painter will coordinate with the individual unit owners to schedule a time to paint entrance and garage doors at each of the listed units.

Surface Water Remediation: The Fairways will complete phase 2 of the surface water remediation project this summer. The targeted areas for remediation work this season are Fairways Drive -(Rear) 800 through 828 and Merion Drive – (Rear) 1515 through 1523 & 1520.

Meeting Information



In addition to the annual meetings, the Fairways will hold open meetings with the community several times a year. The next open meeting is scheduled for Monday 8/27/2018 @ 7:00 pm at the pool pavilion. Please plan to attend. You're involvement is important to our progress. Unit owner input is sought to help guide Council in the many areas of the community that need attention and decision making. It's disappointing that the same few attend the meetings. Council would welcome your attendance, your input and your involvement in the community. Perhaps you might like to volunteer to help. Come to the meeting and find out everything you'd like to know about your community.

Landscaping At The Fairways

Could it be that spring is finally upon us? Judging by the fact that we can see the green grass, as well as blooming trees and flowers I would say "YES, SPRING HAS SPRUNG"! The landscaping committee is excited for the upcoming year. We will be making some improvements to the landscaping inside of the fence at the pool. After the repair of the pool we have been dedicated to working with the contractors and JML to restore the pool area to the beautiful, relaxing pool side area we all expect. So look for some improvements there! We are currently working on generating a full list of dead or dying plants that need to be replaced, and tackling those items. It has been my policy not to remove a plant without replacing it. That really helps against having to play catch up down the line. Our site manager from JML has been great with helping us visualize what we can do with specific areas, and we're working on bids/proposals now. It is my intention to use the money that has been budgeted for landscaping as best as possible without going over budget. Lastly, we have funds allocated for high altitude/large scale tree trimming independent of the trimming and pruning we normally do. We have called in some experts to help us formulate a plan of attack for this year, and get the most trimming for the money budgeted. Like I said, there are a lot of exciting things going on this year. It's a great time to live in The Fairways!

I would like to remind everyone that JML is an agency contracted by The Fairways and ACRI. They complete work orders that are issued to them. To help insure that the tasks they are given are completed and none of your money is wasted please do not direct the workers, or interrupt their work. If there is an issue with what is being done, please submit an online landscaping form and I will receive it instantly. It is very difficult and expensive to bring a crew back out to finish a job that was either interrupted or redirected by a resident.

Alright, it is time to get outside and enjoy this weather. Hope to see you at the pool this year!

Springtime Reminder

Use that green thumb on planters sitting on your decks, patios, or porches, but not on stairs. Also remember that our governing documents do not allow residents to hang planters from railings, decks, or light posts.



Communication



The Fairways web site is located at www.thefairwaysofoakmont.org.

The Fairways is managed by Acri Realty Management. Our property manager is Cindy Clifton and her assistant is Diana Pearce. Phone contact for both is 412-459-0111. Cindy is x105 and Diana is x110. You may also email them at cindy_clifton@acrirty.com & diana.pearce@acrirty.com.