

THE FAIRWAYS

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Message from the Council

Dear Fairways Owners,

A brief Budget Meeting and the Annual meeting of the Fairways was held on Sunday, April 23, 2017. The repeat budget meeting was necessary to pass a revised budget for 2017-2018 that called for the same revenue and spending as the previous year. The measure passed with 64 votes in person and by proxy in favor which is more than the required number to pass.

Immediately afterwards, the Council convened the annual meeting. The full minutes of the meeting are available on request, but highlights of the reports for activities over the past year include:

Installation of new street signs through the fairways, installation of directional signs on Fairways Drive and Oak St; repair of the fence between Dark Hollow Park and the Fairways; and the inclusion of St Andrews on the borough list of potential paving projects for 2017.

The payment from Fannie Mae of 75% of the full bill owned to the Fairways for delinquent fees and fines.

The selection of a new property manager with Acri, Cindy Clifton, who has hit the ground running and is helping to resolve both outstanding and new issues arising. The full use of email blasts to communicate with Owners/residents in a more timely fashion.

Updating of the website, making it more user friendly and providing forms that are fillable online for easier communication with Acri.

Landscaping is moving along as scheduled for 2017. Questions should be directed to Acri.

Maintenance schedules are also moving along including, power washing, spot power washing, painting, gutters, log wall repair and replacement and concrete work on sidewalks and driveways.

The meeting also included the annual election of council members. This year there were four open seats initially five candidates. But prior to the meeting, one candidate, Mary Kay Pronio, withdrew for personal reasons leaving four candidates for four positions. A motion was made and seconded to accept the slate which passed unanimously. The two returning members are Arlene Sparks and Pam York. The two new council members are Bill Lewis and Trevor Okonak.

Cindy Clifton, our Acri property manager, also spoke briefly outlining many of the services Acri provides for the Fairways in three areas-financial, property and administration. She also noted that Acri responds to after-hours emergency requests. Just call the regular Acri number and someone will be available to take the call.

After taking general comments and questions from the floor, the meeting was adjourned.

The Fairways Council

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COUNCIL ELECTS OFFICERS AND COUNCIL POSITIONS

At an open meeting on April 30, the new Fairways council met to elect officers and to fill council positions. Elected and named are: President - Arlene Sparks, Vice President – Bill Lewis, Treasurer –Bill Gedman, Secretary –Joan Gundersen, Landscaping—Trevor Okonak, Pool & Recreation –Will Stanisky, and Community Liaison (borough liaison, newsletter, violations & resale certificates)—Pam York.

The council agreed to continue with the two current committees – The Maintenance Committee which is ably chaired by Bruce Cosentino; and the Welcoming Committee which has been chaired by past president Gerry Hooper for a number of years. If anyone would like to step up and work with Gerry on this special task of welcoming our new neighbors, please let Gerry, or any member of the council know.

Turnpike Noise Mitigation Committee

The council formed a committee to request noise mitigation consideration from the Pennsylvania Turnpike Commission. The constant noise from the turnpike negatively impacts the quality of life for many of our residents. While a certain level of traffic noise is expected because of our close proximity to the turnpike, we feel some degree of mitigation is warranted. The current sound barrier wall bordering Village Drive is neither high enough nor long enough to be fully effective. Bill Lewis is the Council representative and Gerry Hooper and Sue Ellen Gebert are the volunteer committee members for this effort.

Water Issues

The Fairways and Acri have met with an engineer to assess the problem with ponding water throughout the development. This is water that backs up from our 40-year-old in-ground drainage system or pools in areas where settlement of the ground over the years has created low areas trapping water from reaching borough storm drains and catch basins.

KEEP YOUR EMAIL ADDRESSES UP TO DATE WITH THE FAIRWAYS AND ACRI

Owners and residents need to remember to let Acri and the Fairways Secretary know when you change your email address. Now that we have an up and running email blast system that allows the Fairways to make sharing information timelier and to send out emergency notices when necessary, it is very important that we have correct emails. You can email Joan Gundersen at jrgunder@hotmail.com with your new information.

POOL NEWS

The 2017 pool season is finally here! The pool opens on May 20th. Join your neighbors for an afternoon of sun and fun. Please note: you will need to sign in at the pool desk to pick up your new pass as the 2016 passes are no longer valid. Please bring a photo ID. The rules and fees remain the same. Residents and guests must sign in each time they enter the gate and the guest fee is \$5 per person per visit. **(The fee must be paid at the time of use.)** The pool is a "swim at your own risk" facility. Please review the attachments to this newsletter for the complete rules. If you have any questions, please contact Cindy Clifton at Acri Realty at cindy_clifton@acrirly.com or 412-459-0111 x105.



PET ETIQUETTE

We love our pets and every responsible owner agrees... picking up after your pet is a MUST. No matter where or when it occurs, there is no excuse for not scooping the poop. Also, mailbox posts seem to be a favorite relief target for dogs. Unfortunately the unpleasant odor of urine can linger. Please be a good neighbor and direct your pet elsewhere.

OUTDOOR DECORATIONS

As we welcome the warm weather and begin to spend more time on our condominium decks and patios, just a reminder that the Fairways rules regarding what you can and can't do for outdoor decorations were written to ensure the beauty and general enjoyment of all the common elements of the entire development for all owners and residents. Here's a summary of what we can and can't do in the way of outdoor decorations.

We can: 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; seasonal wreaths year-round; an American flag and a military flag; exterior holiday decorations from Thanksgiving until January 15; holiday lights in bushes (only).

We can't: Hang or display anything on the outside of our windows or buildings; display any sign (with the exception of a security sign or medical alert notice); hang any awning, canopy, shutter, satellite dish, or antenna without the prior written consent of Council; place any decorative item (including holiday decorations) on steps, walks, walkways, walls, driveways, grass, or mulched areas (because doing so interferes with our landscapers ability to do their jobs and/or can cause a safety issue on stairs should someone trip and fall while trying to sidestep decorations); display decorative flags of any type; display permanent exterior decorations.

A SPECIAL THANK YOU

Evelyn Krache would like to thank everyone who helped find her missing kitty, CeeCee. She appreciates the neighborhood spirit and support. CeeCee is healthy & happy and isn't planning any additional outdoor adventures.

The Fairways Village Pool Facility

Pool News

Dear Fairways Residents:

Warmer weather is coming soon and on May 20, 2017, 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. Enclosed, you will find the pool rules and fees for guest use of the pool.

The rules reflect input from the Fairways Council as well as recommendations from the 2014 pool committee. The pool committee was comprised of 6 to 8 volunteer members of the Fairways Village community not on Council.

Important Things to Know for 2017

- Aquatic Watch is our pool management company responsible for the daily maintenance of the pool area.
- Aquatic Watch reports directly to Acri Commercial Realty. If there are any complaints or concerns, please notify Cindy Clifton @ 412-459-0111 Ext 105 or cindy_clifton@acirly.com.

There are to be no calls of any kind from residents to Aquatic Watch.

- 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.
- The "pool attendant" will enforce all Fairways pool rule and policies regarding entrance to the pool, guest and fees, and safety issues.
- Pool Passes: New pool passes will be issued every year. Every year will be a different color. The "pool attendant" will issue you a pass with a Photo ID the first time you visit the pool.

Any prior pool passes will not be honored.

Please enjoy your summer and your neighbors at the Fairways Village pool. It's a beautiful facility.

Sincerely,

Cindy Clifton, Property Manager
Acri Commercial Realty, Inc.

The Fairways Village Pool Facility

Rules and Operating Procedures

The Fairways Pool is a SWIM AT YOUR OWN RISK facility

The pool is operated by Acri Commercial Realty, Inc. and Aquatic Watch Pool Company.

The pool will be open from May 20, 2017 through September 10, 2017, weather permitting. Regulations require that all Fairways residents bring proper photo I.D. that reflects your Fairways address in conjunction with a pool pass to gain access to the area. Residents who arrive at the pool without the official pass or proper I.D. will be denied access to the pool. Please help everyone do their job by coming to the pool prepared with the proper information.

All Residents & Guests are Required to Sign In Names and Addresses Must Be Provided By All Pool Users

Hours of Operation

Weekends & Holidays 11:00 A.M. to 8:00 P.M.

Weekdays 12:00 Noon to 8:00 P.M.

Use of the swimming pool by any person at such time when the pool is closed is prohibited.

Use of Pool for Residents & Guest

Guest Fees:

- 1) Persons currently residing in a Fairways unit and their guest(s) 10 years and under are free.
- 2) All other guests must pay \$5.00 per visit.
- 3) There is a 6-guest maximum per unit per day. This includes both paying and "free" guests.
- 4) Child care employees of a unit owner pay no fee when accompanying the residing minor/s. (Residents who employ a child care professional must advise Acri and Aquatic Watch in advance)

***All children under the age of 14 MUST be accompanied
by a parent or guardian at least 16 years old at the pool.***

How it Works:

Guests of any age must be accompanied by a resident while at the pool.

All residents will have one official pool pass card valid for all residing household members and guests 10 years of age and under. All additional guests must pay a guest fee of \$5.00 each, per visit, at the gate. No Exceptions. Residents must be present at the pool the entire time their guest is at the pool. A maximum of 6 guests per unit per day is permitted.

Signing In:

Unit owners must sign in, must have their pool pass and valid I.D., must be present to sign guests in, and must remain at the pool while guests are present.

Rules of Behavior:

- No Running, pushing, wrestling dunking, rough play, or other inappropriate or offensive behavior is permitted in the pool or pool area.
- No behavior that endangers other pool users is permitted.
- Diving is not permitted in shallow water and where deck is marked "No Diving."
- The pool attendant is empowered with the authority to enforce adherence to the rules and can restrict or eject violators as necessary.

Use of Toys:

- Hard plastic/rubber/metal/sharp objects are not permitted in the pool (e.g. shovels, buckets, water pistols, frisbees, footballs, etc.)
- Use of inflatable devices and standard beach balls will be regulated by the pool attendant and may be barred for reasons of safety, crowding or interference with other users.
- Rafts or inflatables left at the pool that are clearly broken or inoperative will be removed.
- Bicycles, tricycles, skateboards, scooters, or other riding toys are not permitted in the pool area.

Glass & Trash:

- **No glass of any kind is permitted within the pool facility.** If glass is found, we are required to assume there is glass in the pool. The pool must be drained and cleaned immediately. The pool will be closed for a week and the fee for this procedure (\$750-\$1000) will be charged to the unit owner.
- Food, beverages, tobacco, cell phones, or metal objects are not permitted in the pool itself. Please dispose of trash and empty ashtrays in the appropriate containers.

Pool Temperature:

National standards call for a pool temperature of 78-82.5 degrees F. The Fairways abides by those standards but will not exceed them.

Attire:

- Pool users must wear swimsuits, only. No street clothing, such as cut offs, shorts or clothing made of terry cloth is permitted in the pool.
- Children who are not toilet trained are required to wear a swim diaper with a bathing suit on top. Regular diapers are not permitted.

General Rules:

- No pets are allowed within the pool facility, nor can they be tied to on the outer perimeter of the pool fence.
- No personal items such as towels or bathing suits are to be stored at the pool and will be removed accordingly.
- The pool must be vacated during an electrical storm. The pool attendant will determine when it is safe to re-enter the water (generally 30 minutes after the last lightning strike).
- Only authorized persons are permitted in the pump room. Dangerous chemicals that could cause a burn, inhalation injury, or fire.
- A first aid kit and other safety devices are available.
- All injuries, however slight, must be reported to the pool attendant.
- Persons suffering from communicable illnesses, skin disease, sores, fungus or infections of any kind are prohibited from using the pool.
- Personal property must not be stored around the pool or in the pool shelter.
- The pool attendant will address loud or offensive behavior and pool violations and has the authority to remove people engaging in such conduct from the pool area.
- Park only in non-restricted areas. If not, tickets will be issued by the Borough of Oakmont.

It should be understood that each unit owner has an interest in properly maintaining the pool, pool area, shelter, and all common property and should treat the pool as if it were his/her own. Appropriate behavior and decorum is expected by all individuals. All persons using the swimming pool and recreation facilities must abide by these rules and regulations.

Responsibility:

- All residents and guest using the pool facilities do so at their own risk. The Fairways Pool is a "swim at your own risk" facility.
- The Fairways Village Condominium, its contractors and/or agents will not be responsible for any accidents or injuries in conjunction with such use.
- The Fairways Village Condominium, its contractors and/or agents will not be responsible for any loss of personal property in or about the pool area, shelter, grounds, or off street parking area.

Failure to follow Fairways Pool Rules may result in temporary suspension of pool privileges or permanent expulsion.

Please note: Pool rules and regulations are subject to change when necessary at the discretion of Fairways elected Council.

The Fairways Village Pool Facility

Private Parties at the Swimming Pool

The Fairways Village Pool is a SWIM AT YOUR OWN RISK Facility

Unit owners or residents who wish to privately use the swimming pool facilities must be aware of and abide by the following:

- 1) For a fee, private parties may be held at the pool. On weekdays, the pavilion may be reserved at anytime during normal operating hours (Noon-8 P.M.) On weekends and holidays, the pavilion may be reserved after 4 P.M. until closing. The pool is available for after-hours rentals at an additional charge. Fees are listed below and on the application.
- 2) Private parties during normal operating hours will have exclusive use of the pavilion but must share the pool with residents and their guest.
- 3) After-hours parties will have exclusive use of the pavilion and the pool.
- 4) **After-hours parties must end by 11:00 P.M.** and will require the presence of an Aquatic Watch "pool monitor" during the event.
- 5) Resident wishing to rent the pool must contact Cindy at Acri Commercial Realty, Inc. at least 14 days in advance. Acri info is on the application. Parties will be scheduled on a first come, first served basis.
- 6) Rules for the pool must be followed at all times, including private party usage.
- 7) The pool shelter and surrounding are must be left clean and orderly at the end of the party.
- 8) No food is to be left at the shelter or pool area after the party.
- 9) **No glass of any kind is permitted within the pool facility.** If glass is found, we are required to assume there is glass in the pool. The pool must be drained and cleaned immediately. The pool will be closed for a week and the fee for this procedure (\$750-\$1000) will be charged to the unit owner/party host.
- 10) The grill is available for your use but must be cleaned before you leave.

Any damage to the property or pool area, including cleaning fees for the facility will be assessed to the unit owner/resident/party host, and will result in a complete loss of your security deposit.

FEES:

Refundable Security Deposit:

Parties until 8:00 P.M.	\$100.00
Parties after hours, maximum until 11:00 P.M.	\$150.00

Non-Refundable Rental Fee:

Parties until 8:00 P.M.	\$100.00
Parties after hours, maximum until 11:00 P.M.	\$150.00

The Fairways Village Pool Facility

Rental Application

The Fairways Pool is a "Swim at Your Own Risk" Facility

Resident/Owner Name: _____

Address: _____

Phone & Email: _____

Requested date of rental: _____

Requested start time: _____ Requested end time: _____

Approx # of guest: _____ Do you intend to use the grill? __ Yes __ No

Fees: All checks made payable to "Fairways Condominium Association"

Refundable Security Deposit:

Parties until 8:00 P.M. \$100.00

Parties after hours, maximum until 11:00 P.M. \$150.00

Non-Refundable Rental Fee:

Parties until 8:00 P.M. \$100.00

Parties after hours, maximum until 11:00 P.M. \$150.00

Please note: After-hours party fees are a flat rate and not pro-rated.

Please forward a completed and signed request including your rental and security deposit checks to: Cindy Clifton, c/o Acri Realty, Inc, 290 Perry Highway, Pittsburgh, PA 15229.

Telephone: 412-459-0111 ext, 105, Fax 412-459-0141, cindy_clifton@acirly.com.

Please enclose two (2) separate checks payable to "Fairways Condominium Association" in the appropriate amounts. One check for rental fees and another check for your refundable security deposit. Please mark your security deposit check "return" or "destroy" in the comment line of your check. Acri will respond accordingly.

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- Park only in non-restricted areas. If not, tickets will be issued by the Borough of Oakmont. No parking in the grass. Security deposits will be forfeited if violations occur.

You are bound by all Fairways Rules pertaining to and governing the pool facilities.

Date: _____ Signature: _____