



11/14/18

The Fairways Council would like to remind you about a few of Fairways Village Condominium Association policies:

## **Violations**

When Acri sends a violation letter regarding a violation of the rules and the resident does not comply with the request, the next step is for the Association to levy a fine. As indicated on page 8 of the Fairways Declaration:

“N. Rules and Regulations. The Council shall have the power to make such Rules and Regulations as may be necessary to carry out the intent of the provisions of this Declaration, and shall have the right to bring lawsuits in order to enforce the rules and regulations promulgated by the Council. The Council shall further have the right to levy fines for violations of such Rules and Regulations, provided that the fine for a single violation may not, under any circumstance exceed \$50.00. For each day a violation continues after notice, it shall be considered a separate violation. Any fine so levied is to be considered as a common expense to be levied against the particular Unit Owner involved, and collection may be enforced by the Council in the same manner as the Council is entitled to enforce collection of common expenses.”

This information can be found online at [thefairwaysofoakmont.org](http://thefairwaysofoakmont.org), by clicking Governing Documents on the left side of the page, then Declarations. It can also be found in the Red Book should have been passed on by the previous owner at the time of closing on your property.

If the owner disagrees with the violation, they have the right to contact Cindy Clifton, Property Manager at Acri, 412-459-0111 extension 105 or [Cindy\\_Clifton@acrirty.com](mailto:Cindy_Clifton@acrirty.com) to schedule a hearing with the Fairways Village Condominium Association Council.

## **Trash regulations**

As holiday entertaining heats up, please remember that all food and food container waste must be placed in covered, regular trash bins. Non-food waste (like those boxes from gifts, etc.) may be placed in heavy duty sealed bags if there is no room in the trash barrel. The policy of the Borough and of Fairways is to place trash at the curb no earlier than 5:00 pm the evening before trash pickup days.

## Holiday Decorations

Fairway residents may display holiday lights from Thanksgiving until January 15. Exterior lights may only be placed on bushes. None can be attached to walls, balconies, railings or other exterior parts of the building. A seasonal wreath is always in order. Other exterior decorations may not be over 30 inches high and are counted as part of the 6 exterior decorative item limit specified in our amended governance documents. For those who would like to put up decorations, but are not sure what is allowed, Joan Gundersen is willing to help you plan a nice display that stays within our rules.

## Snow Removal

“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. Snow will be removed from the driveway, walkway & steps. Snow or ice removal under 3” is the responsibility of the unit owner.

“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 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 at 412-795-3945. Please do not call Acri or Fairways Council members regarding this service.

## Playground Update

Please find below the results of the playground survey.

The Council has decided not to pursue a playground installation at this time.

Fairways owners -132

total participating - 71

owners not participating - 61

1). Do you agree that constructing a playground would help keep the Fairways competitive as a real estate investment? yes - 25 no – 45

2). Would you, or a family member (including grandchildren) make use of a playground if one were constructed in the Fairways? yes - 15 no – 55

3). Would you be in favor of the construction of a playground if it were to be a scheduled, budgeted capital improvement project? yes - 23 no – 47

4). If the playground project included additional parking spaces, would you see the spaces as a benefit for you? yes - 20 no – 51