

## THE FAIRWAYS

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Message from the Council President**Pam York**

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Dear owners and residents: welcome to the holiday season. With Thanksgiving behind us, many of us want to decorate for Christmas. It's important to remember the Fairways rules regarding exterior decorations and lighting. We've included an attachment with the rules. Please take a moment to review them. And please remember to stow away those Halloween and Thanksgiving items till next year!

The Fairways council met at the end of October. The council focused on maintenance and landscaping projects and their completion before the end of the year. The six new driveways that have been installed over the last two years have now been cleaned and sealed. And a gate will be installed between the trash bins and the pool heater so that residents using the pool area can get to the trash bins without disturbing any of the pool equipment. The council also discussed drainage issues throughout the Fairways. If you have an area around your unit that routinely gets standing water after a rainstorm, please email Pam ([pamyork15238@gmail.com](mailto:pamyork15238@gmail.com)). We have identified several areas, but our goal is find them all so we can develop a plan for corrective action.

In other news, I had two productive meetings with Lisa Jensen, Oakmont Borough Manager. The Borough has painted two problematic curbs on Fairways Dr and on Oak St where cars parking too close to the corner makes for dangerous turning for drivers. The Borough also repaired numerous potholes throughout the development and ordered new street signs for Village Drive, Merion at St. Andrews, and Fairways Drive near the entrance to replace older, rusted, non-reflective signs. The Borough also repaired the fence along Dark Hollow Park and plans to do tree trimming in the park in early spring on all overhanging trees into the Fairways. Ms. Jensen expressed an interest in building a better relationship between the Borough and the Fairways.

We also are off to a very good start with Cindy Clifton and Diana Pearce from Acri. They have been extremely responsive to all our issues and have developed a better system of feedback for responding in writing to residents' maintenance/improvement requests. They also have upgraded our tracking of violations. Although it is not the council's goal to constantly send out violation letters, we do want to ensure that the Fairways exteriors and landscaping are the best they can be for every-day living, and to maintain and grow property values.

And last, be sure to read Joan's article on the website. Remember, it is a great resource of information for all activities within our development. And also read the information on snow removal. Once again this year, Feerst will also deal directly with owners who may want them to clear driveways and walkways.

Thank you, *Pam*



## Fairways Website

Be sure to check our web pages at [thefairwaysofoakmont.org](http://thefairwaysofoakmont.org). The latest bulletin board announcements are listed on the front page. All bulletin board announcements disappear after 8 months. Every form you need for work, repairs, alterations, leasing, etc. is on the web site as well as our governing documents. More changes are coming to make it easier to submit forms, and new information is going to appear soon on the governing documents page.

## Directory Update

Below are the names and contact information of folks who have joined the Fairways Community since we published the Fairways Directory in August. Please add this information to your Directory to keep it current.

--Parada, Vicki-824 Fairways Drive [paradamichaelj@aol.com](mailto:paradamichaelj@aol.com) (412) 867-8221.

--Harvey, Nancy -856 Fairways Drive [NHarvey@cohenlaw.com](mailto:NHarvey@cohenlaw.com) (412) 818-8925.

--Slovoni, Martin -880 Fairways [mslovonic@bawplastics.com](mailto:mslovonic@bawplastics.com) (412) 855-1972.

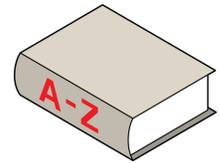
--Moses, Matt-1519 Merion Lane.

--Macielak, Kathryn-1547 Merion Lane [macie4@zoominternet.net](mailto:macie4@zoominternet.net) (814) 336-9685.

--Borrero, Anthony-512 Farndale Road [tcborrero@myway.com](mailto:tcborrero@myway.com) (412) 350-2380.

--Pohl, Mary-1500 Pinehurst Lane [lizpohl01@gmail.com](mailto:lizpohl01@gmail.com).

--Gentilcore, Andrew-1593 St. Andrews Drive [abgentilcore@gmail.com](mailto:abgentilcore@gmail.com) 412-287-1427.



As a reminder, this Directory is for the use of the Fairways Residents to contact neighbors for personal reasons only. The information was requested with the assurance that the information would not be shared with any other parties and it cannot be used for distribution lists for business purposes.

Our welcome committee led by Gerry Hooper distributes the current Directory to new residents when she meets with them. If you know of someone who hasn't received one, please let Gerry know ([ger101@comcast.net](mailto:ger101@comcast.net)).



## Financial Report

More than halfway through the fiscal year at the Fairways, our financial picture is currently stable. Revenue collection is on track to meet budget, and expenses are not significantly exceeding budget assumptions. The fiscal year operating budget is balanced at \$372,000. So far, it looks like the community will operate effectively within that target. Residents, however, should keep in mind that severe winter weather (snow removal costs) or other unexpected events can also result in unexpected expenses. Every attempt is made to avoid exceeding budgeted targets, but occasionally it is unavoidable. In the end, it is the actual expense trends experienced over months and years that are analyzed when determining the amount in monthly condominium fees residents will be required to pay each year.

## Landscaping Update

Thank you to everyone who helped us by watering nearby plants and trees throughout the dry periods this summer. Unfortunately we don't have the resources to water most of the trees and plants in the common elements, and the only way we can maintain them is with the help of our residents. We're especially grateful to the staff from Aquatic Watch who were diligent about assisting us with watering the new plantings near the putting green. Even with the dry spells our new plantings are thriving. We'd also like to extend a special thanks to Gerry Hooper and Arlene Malky for their continued help and support throughout the year as they shared their experience and expertise.

JML will be on site taking care of the second phase of our tree trimming project soon. All trees will be pruned off any structure, including all single family homes, townhouses and condo buildings, and all structures will be given a 3-5' clearance depending on the location of the tree. We've also scheduled a special trimming of all the arborvitae that are encroaching on the sidewalks, porches and driveways.

In addition to leaf removal, our end of season clean up has included the replacement and removal of dead or diseased plants, bushes and trees.

If we've missed something please log on to our website [thefairwaysofoakmont.org](http://thefairwaysofoakmont.org), and click on unit owner request forms on the left side, then complete a maintenance/landscape request form. This is the best method of sharing your request as a copy is sent to our Property Manager and it provides a written record of the request. If you don't have access to a computer please call our Property Manager, Cindy Clifton at 412-459-0111 extension 105 with your request. Although we don't have the budget to complete every project, we'll add your request to our priority list and take care of it as soon as possible.

Thank you for your help in keeping the Fairways looking green!

## Rule Compliance

Council would like to thank our residents who have received violation letters from Acri and have made the required changes to comply with our rules. Your attention and cooperation is greatly appreciated.



We look forward to seeing creative and sparkling decorations for the holidays. Thank you for your respect and consideration while you are decorating and spreading holiday cheer at the Fairways!

## Pool Update



Another successful pool season is behind us. The pool and pavilion have been winterized. In 2015 the pool cover and heater were replaced, and we had no major issues in 2016. Moving forward, the association continues to monitor plumbing issues in the pump room and there appears to be a groundwater issue around the Pool.

In areas with high water tables and/or improper drainage, it is possible for the water pressure under a pool to actually cause the liner to “float” (we believe that this is what happened a few years ago prior to our involvement with the Pool as several residents have reported to us that the liner was sitting “on top of the pool” one morning). When the water pressure “pushes” the liner, the liner looks like it is actually inflated and feels like a water bed when walking on it. In most cases, the liner is not damaged from this incident but it normally results in wrinkles in the liner after the groundwater recedes and the liner falls back into place. The Association may wish to engage the assistance of an engineer and/or experienced pool builder to see if the groundwater issue can be addressed. Our sense is that the cost may be significant as it may require an update to the dewatering system around the Pool. Although the liner has a few wrinkles in spots (likely due to the groundwater issue referenced above), there does not appear to be a need to replace the liner at this time.

The association collected \$1,420 in guest and pavilion fees in 2016. This money was used towards the normal replacement of pool furniture as it becomes worn.



### Scam Alert

Your phone rings and the caller offers to help you lower your credit card bills, or poses as an IRS enforcer to get you to pay some bogus tax debt, or tells you just won millions but have to pay a fee. Or it may be someone posing as your distraught grandchild asking for help. Beware!

The latest variation on the scam call is the "grandparent" scam. It involves a call from a loved one, usually an (imposter) grandchild. The grandchild, or an attorney, requests money for an emergency situation such as a car accident or to post bail. In most cases the caller will ask that you purchase gift cards and relay the numbers to him or her (Target, Amazon, and iTunes are the most common requests). The scammer creates a sense of urgency and insists that you not tell other family members. Scammers have even created fake kidnapping scenarios to extort money from their targets.

If you receive calls asking for money, gift cards, or personal information - hang up! Then tell other family and friends about the situation. If you are the target of the grandparent scam, do not panic but instead call the relative on a trusted phone number. Report the incident to the police at once.

Please note that scammers usually obtain information such as the names of family members through social media sites such as Facebook. Be very careful what you and family members share on these sites.

### Welcome To The Fairways

The Fairways Community welcomes our newest owners:  
Martin Slovonik, David Humphreys, Nancy Harvey, Matt Moses,  
Andrew Gentilcore, Kaaren Amodeo, Vicki Parada, and Dave and Melissa  
Lauteri.



*The Fairways Council extends its warmest wishes for a safe and happy holiday season.*



## Holiday Decoration Reminder

The winter holiday decoration season is here. The Fairways looks especially festive during this time of year. Here are a few reminders to help us decide what we can and can't display outside our homes.

### WE CAN:

- +Display exterior holiday decorations from Thanksgiving until January 15
- +Place holiday lights in bushes (only)
- +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
- +Display seasonal wreaths year-round
- +Display an American flag and a military flag

### WE CAN'T:

- Place any decorative item (including holiday decorations) *on steps, walks, walkways, walls, driveways, grass, or mulched areas*
- Hang anything on the outside of windows or walls
- Display decorative flags of any type
- Hang or display anything on the outside of our windows or buildings - including outdoor laser light projections
- Display any sign (with the exception of a security sign or medical alert notice such as "oxygen in use")
- Hang any awning, canopy, shutter, satellite dish, or antenna without the prior written consent of Council
- Display permanent exterior decorations

The rules provide an opportunity for us to decorate creatively within the guidelines specified above. Thank you for cooperating and making our community an attractive, desirable place.



## Snow Removal

Fairways Council would like to remind you about the community snow removal policy.

1. “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.
2. “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.

