

# THE FAIRWAYS

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## Mark This Date!



At 7:00 pm on Monday, February 25, 2019, there will be a Council Meeting held at Longwood at Oakmont. At the close of that Council Meeting, Council will take about a 5 minute break for late check-ins, and then start the Annual Homeowners Budget Meeting. Please try your best to attend, and to check in before the Council meeting starts. Council Secretary has to be done checking in residents in order to take minutes at the Council and Budget meetings. For those who cannot attend this important meeting, a proxy form is included with this newsletter, can also be found on the web page at [www.thefairwaysfoakmont.org](http://www.thefairwaysfoakmont.org), and will be mailed with the official budget meeting notice.

## Welcome New Residents

Fairways has added several new residents. Welcome to Richard Seech and Greg Kerr at 1500 Pinehurst, Anil Keewalramani at 848 Fairways, and Barrie Denmark at 1516 Pinehurst. A short additional update sheet will be available at the Budget Meeting on February 25th.



## An Updated Look For The Web Pages—[www.thefairwaysfoakmont.org](http://www.thefairwaysfoakmont.org).

Our web designer has completed a new design look for the Fairways web pages. All the usual information and forms are there, but the look is different. There are some nice new features, including a place to attach pictures, etc. to the appropriate owner's forms, and a bulletin board recent topic list that appears on every page. The Council page has been set up so that if you click on the council person's name, an email form appears for them. The information on the FAQ page has been updated, as has the "About" page. You will find updated proxy and Council schedules on the Council page. Special thanks to Joan Gundersen for all her efforts to make this happen. Check out the new pages at: [www.thefairwaysfoakmont.org](http://www.thefairwaysfoakmont.org) !

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## Budgets And Annual Meetings With Elections--Key Components Of The Community

The annual budget meeting being held on Monday February 25<sup>th</sup> is one of two key meetings held annually by Fairways Council. Developing and approving an annual budget is paramount to every Association in order to provide the annual maintenance and capital improvements needed in every condominium community. Your attendance and vote is crucial to making commitments and decisions with community contractors and providers in 2019. Without an approved budget, community projects and improvements cannot move forward. Please do your best to attend this meeting, learn how the annual funds are allocated, and what's in store for maintenance and capital improvements in 2019. *Every Fairways unit owner is asked to both attend this budget meeting, and prepare and submit the budget proxy form included with this newsletter so your vote can be counted.*

Equally important as the annual budget meeting is the Fairways Condominium Association Annual Meeting. At this event, scheduled for April 28, 2019, elections are held for Council positions. This year, there are 5 of the 7 positions available. The community is always interested in qualified unit owners who would like to lend their talents in guiding the community. Enclosed in this newsletter is a petition form for potential Council candidates. If you have an interest in becoming a Council member, please review and submit the enclosed form, including the 5 community member signatures required.

## Changes To The Outside Of Your Unit

All residents should be aware that any change to the outside of your unit must be approved by Fairways Council and Acri Property Management. All requests must be submitted a minimum of 30 days in advance, and under no circumstances are unit owners to place work orders or purchase any goods or services without a letter of approval from Acri Property Management. Details can be found at [www.thefairwaysofoakmont.org](http://www.thefairwaysofoakmont.org). Simply click "Forms and Information", and then click on "Exterior Alteration Form". Fill out the form as instructed and submit.

### Communication Needs? Questions Or Concerns?

#### Refer To Your Handy New Refrigerator Magnet For Info!

Recently, every Fairways unit owner was provided with a refrigerator magnet containing important information regarding who to contact with a question or an issue. On the magnet is most of the following:

The Fairways is managed by Acri Realty Management, 290 Perry Highway, Pittsburgh, PA 15229. 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@acrirly.com](mailto:cindy_clifton@acrirly.com) and [diana.pearce@acrirly.com](mailto:diana.pearce@acrirly.com).

Should you have concerns that need a response after the normal business hours please call the main number - 412-459-0111 and choose option 2 for leaving a message of a more urgent nature.

If you have concerns or observe things that are in violation of our governing documents (found on the website @ [www.thefairwaysofoakmont.org](http://www.thefairwaysofoakmont.org)) please go to the website to complete and submit an online form, or print and complete the form and mail it to Acri. **THIS IS THE PREFERRED AND MOST EFFICIENT WAY** to handle the concerns you have.

If necessary follow up with Cindy at the above number. If the above process has been followed, and no progress has been made within a reasonable amount of time, please contact one of the council members.