

THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

WWW.THEFAIRWAYSOFOAKMONT.ORG

Bill Lewis

President

412-849-1765

president@thefairwaysofoakmont.org

Trevor Okonak

Vice President

412-780-4298

vp@thefairwaysofoakmont.org

Mark Mauro

Treasurer

412-794-8181

treasurer@thefairwaysofoakmont.org

Joan Gundersen

Secretary

Meetings and Voting

412-828-7056

secretary@thefairwaysofoakmont.org

Will Stanisky

Pool Chairperson

412-828-2783

pool@thefairwaysofoakmont.org

Jeff Shields

Alterations

412-794-8666

alterations@thefairwaysofoakmont.org

Barrie Denmark

Landscaping

937-272-8799

landscape@thefairwaysofoakmont.org

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

A thriving community depends on educated owners invested in the welfare of our community, and we encourage you to participate as much as you are able.

The annual budget meeting was held on Monday February 25, 2019. Approving an annual budget is paramount to every Association in order to provide the annual maintenance and capital improvements needed in every condominium community. Treasurer Mark Mauro reviewed the budget line by line and answered questions raised by those present. Residents voted to increase the monthly dues by \$5 and all were notified by Acri Property Management that the change would take place April 1, 2019.

During the April 28, 2019 meeting homeowners elected Barrie Denmark, Bill Lewis, Trevor Okonak and Jeff Shields to Council. Gallina Insurance presented information about our Association master policy and advised residents to call Acri if they have a loss on the inside, then call Gallina so they can coordinate with Acri and your own insurance. Mark reviewed the budget variance report; Joan is planning to distribute an updated directory this fall; Bill shared that painting and power washing, pruning and roof replacement are on schedule as well as driveway, sidewalk and log wall replacements. Priority is given to those most needing the work. Will is working with Aquatic Management to have the pool open on Saturday, May 25th. Arlene completed her term as president and thanked those who have been helpful to her.

Council held a meeting immediately after the annual meeting and elected Bill Lewis as President, Trevor Okonak as Vice President, Mark Mauro as Treasurer and Joan Gundersen as secretary. Will Stanisky will remain as Pool Chairperson, Barrie Denmark will be the Landscaping Chair.

Property Management Changes

Congratulations to Cindy Clifton on her retirement effective June 1, 2019! Her expertise and experience have been a guiding force in the management of the Fairways for the past several years and she will be missed. Welcome Sylvia Good who is currently working with Cindy for an easy transition. Sylvia's contact information can be found in the communication article on the last page of the newsletter.

Welcome New Residents

Timothy Walter, 848 Fairways
Sheila Young, 1524 Merion
Patricia Horgan, 1521 Oak



We hope to see you at our next Council Meeting where you can learn more about the Association and meet your neighbors.

A big thank you to Freddie Aughenbaugh for her efforts to welcome our new residents and share our welcome gift.

Landscaping

Landscape services are currently provided via contract with a professional landscaping company, JML Landscape Service. All grass, shrubs, trees, bushes, flowers and mulch are on "common elements" or "limited common elements" under the ownership of the Association, and are the sole responsibility of the Association. Unit owners are NOT permitted to trim, prune, remove or replace shrubs, plant flowers or vegetables in the ground, or cut grass. Most importantly, unit owners are not permitted to interfere with or direct the services provided by the landscape contractor or their crew. Please direct all communications related to landscaping to the property manager rather than communicating with the landscape contractor and/or its employees and representatives directly. Please submit any requests online and they will be considered along with the budget and design plan."



Changes To The Outside Of Your Unit



Any change to the outside of your unit must be approved. All requests must be submitted 30 days in advance, and under no circumstances are unit owners to place work order or purchase any goods or services without a letter of approval from Acri Property Management Company. Details can be found online at thefairwaysofoakmont.org. Just click on the Forms & Information tab, then Unit Owner forms then choose whether to print the information and mail it or submit the details online. If you need further assistance please contact Acri.



In Memoriam

Frances Edwards
and
Betty Moore



Safety First

With the onset of the warmer weather we have more folks taking walks and children playing, and we encourage you to be extra cautious when driving through our community. When traveling the private road please be considerate of other drivers and allow them to exit the road before you enter, and remember to stop at the Stop sign on Fairways Drive before turning into oncoming traffic.

Pet Violations

We've received several reports recently from residents that some folks who are walking dogs are not cleaning up after them. As indicated by the signs posted throughout The Fairways:



Oakmont Borough Regulations concerning dog owners can be found in the borough of Oakmont code, Chapter 63, "Animals" and in Article VII, Paragraph M. of the Fairways Village Declaration of Condominium. As indicated in the Oakmont Borough Code - Article 1, Section 63-7, Ordinance No. 013-87 you are asked to clean up after your dog, and violations are punishable by fines up to \$600 and/or imprisonment for up to 30 days.

Pet owners are reminded to clean up after their pets, and dispose of the bags properly.

ALL residents are encouraged to report anyone observed in violation of these rules to Acri by using the online form at thefairwaysofoakmont.org or by clicking the link [here](#).

The Fairways Village Pool Facility

Pool News

Dear Fairways Residents:

Warmer weather is coming soon and on May 25, 2019, 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.

Important Things to Know for 2019

- 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 Sylvia Good @ 412-459-0111 Ext 105 or sgood@acrirly.com. There are to be no calls of any kind from residents to Aquatic Watch.
- The pool will be open daily from 11:00 AM until 8:00 PM.
- The pool will be unattended on Mondays and until 4:00 PM Tuesday through Friday. All pool rules and guest fees will still apply.
- A pool attendant will be present Tuesday through Friday from 4:00 PM until 8:00 PM and week ends and holidays from 11:00 AM until 8:00 PM.
- The "pool attendant" will enforce all Fairways pool rules and policies regarding entrance to the pool, guest and fees, and safety issues.
- No glass of any kind is permitted within the pool facility.
- **Pool Passes will no longer be used. You are required to sign in and, upon request, show a photo ID that reflects your Fairways address.**

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

Sincerely,

Sylvia Good, 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 25, 2019 through September 8, 2019, weather permitting. Fairways residents are required to sign in and bring proper photo I.D. that reflects your Fairways address to gain access to the area. Residents who arrive at the pool without proper I.D. may 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

Weekdays	11:00 A.M. to 8:00 P.M.
Weekends & Holidays	11:00 A.M. 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 7-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 17 years old at the pool.***

How it Works:

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

All guests 11 years old and older must pay a guest fee of \$5.00 each, per visit, upon entering the pool. No Exceptions. Residents must be present at the pool the entire time their guest is at the pool. A maximum of 7 guests per unit, per day, is permitted.

***Residents must complete a guest fee envelope and deposit it into the guest fee
lockbox at the pool. Change will not be available.***

Please bring exact change. (Bills Only, No Coins Please)

Signing In:

- Unit owners must sign in and must have a valid photo I.D. available and must be present to sign guests in.

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 or while in the pool. (You cannot hang out of the pool with the above items.)
- 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 lightening 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.

Putting Green Rules



No Smoking – Cigarette/Cigar butts will severely damage the surface.



Putting Only, No chipping.



No rough play, to avoid surface damage.



No Bicycles, Skateboards or anything with wheels.



No Dog or Animals Allowed.



Please use the stepping stones.

If you are not a golfer but would like to try putting,
putters and balls can be found at the pool house.
The green is available to all residents and their guests.
Children under 14 must be accompanied by an adult.
Unaccompanied guests are not permitted.

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 Sylvia Good and her assistant is Diana Pearce. Phone contact for both is 412-459-0111. Sylvia is x105 and Diana is x110. You may also email them at sgood@acirly.com and diana.pearce@acirly.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) 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 Sylvia 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.

The Fairways website is located at www.thefairwaysofoakmont.org.