

# THE FAIRWAYS

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## Mark This Date!

At 7:00 pm on Monday, September 23, 2019, there will be a Fairways Village Condominium Association Council Meeting at the pool pavilion. All owners and residents are encouraged to attend to learn more about the decisions and plans being made for our community.



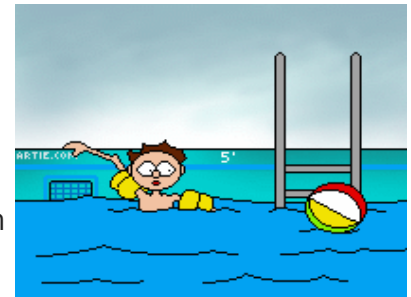
## Welcome New Residents

Colleen Nolfi 1565 Oak Street

Daniel Scott 1580 St. Andrews

## Pool Update

Labor Day signals the end of summer and another pool season will soon be coming to a close. The Fairways Village swimming pool will stay open until the Sunday after Labor Day. The pool will close for the season on September 8, 2019, at 8:00 PM. This summer, some of you may have noticed a new safety line was installed dividing the deep and shallow ends. A new Allegheny ordinance required us to install it, and according to Allegheny County code, it must be kept in place at all times. We would like to remind residents to not pull or hang on the line.



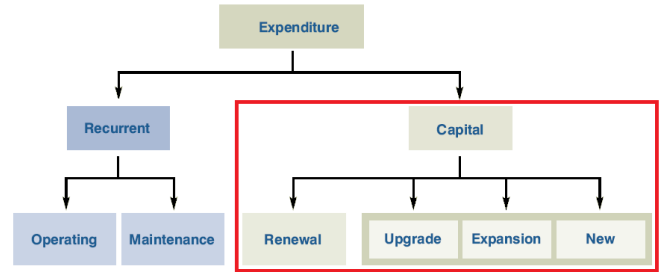
## Yard Sale Announcement

The Fairways will be holding a community yard sale on Saturday September 21, 2019 from 8:00 am – 1:00 pm. We will advertise in local publications and set up assign at the entrance of the Fairways.



## Capital Expenditures vs Maintenance At The Fairways

Each February, Fairways Council prepares a budget reflecting the expenses related to the operation of the community. Many categories are represented in the annual budget including capital expenses and maintenance. Capital expenses represent higher cost long-term improvements within the community. They are reviewed and approved by council annually based on priority of need. For example: new concrete driveways and walkways, new roofs, new stone retaining walls, new siding, and many other pre-planned large projects. Maintenance however, involves yearly tasks and immediate repairs. For example: annual painting & power washing, minor rail and deck repairs, exterior lighting, clogged gutters, etc. This year, capital expenditures included: replacement of 3 driveways, 2 street lights, 3 stone versa-lock walls, and complete roof replacement on one single family residence. Maintenance is ongoing as needed.



If you feel you have a capital expense project at your unit for council consideration, or you are in need of maintenance or repair, contact our management company. The preferred method is for you to go to the Fairways website @ [www.thefairwaysfoakmont.org](http://www.thefairwaysfoakmont.org). Fill out and submit the appropriate form describing your issue. Or, you may call Acri Realty Management, Ms. Sylvia Good, Fairways Property Manager @ 412-459-0111 ext 105.



### Landscaping Update

After a very rocky start (our landscape company had the work visas for their regular employees held up by the justice department for two months) we are finally on a regular landscaping maintenance schedule and the Fairways is beginning to look lush and well maintained.

We live in a beautiful spot with lots of mature trees and other foliage, which presents its own set of challenges. One of Council's goals over the next several years is to insert some more color into the community, specifically through the use of perennials.

If you have thoughts or suggestions about things that you would like to see included in a multi-year landscape plan, don't hesitate to contact the Council's landscaping chair, Barrie Denmark. She will be working with a small committee of other residents with the goal of enhancing the overall beauty of the Association.

### Directory Update

There have been so many changes to directory listings during the past 18 months that it's time for a new directory to be published. Please check your own listing in the directory and the two updates, and send any corrections to Joan Gundersen at [secretary@thefairwaysfoakmont.org](mailto:secretary@thefairwaysfoakmont.org) or by snail mail to 1677 St. Andrews Drive ASAP, but no later than September 15, 2019. The publication date for the new directory is late fall.



# REMINDERS

## Bicycle Safety and Pennsylvania Laws

All bicyclists are reminded to observe the rules of the road. If you ride in violation of the traffic laws, you greatly increase your risk of a crash and will likely be found at fault in the event of any accident. Riding a bicycle on a roadway with larger, faster-moving vehicles requires prudence and confidence. Please be courteous and mindful of pedestrians and other drivers – especially during peak traffic times.



## Community Rules

All unit owners and tenants are encouraged to maintain familiarity with the rules of the Association. Community Rules and Regulations are posted to the Fairways website and can be found online at <http://thefairwaysofoakmont.org/governing-documents/>. Below is a summary of the key information. To the extent of any inconsistency herewith, the governing documents of the Fairways or local laws of Oakmont Borough shall prevail.

## Fairways Guidelines

### Management & Communication

The Fairways is professionally managed by Acri Realty Management, Inc. All maintenance requests, general requests, and inquiries should be directed to our property manager Ms. Sylvia Good at [sgood@acrirly.com](mailto:sgood@acrirly.com) or her assistant Diana Pearce at [diana.pearce@acrirly.com](mailto:diana.pearce@acrirly.com) via the Fairways web site found at [www.thefairwaysofoakmont.org](http://www.thefairwaysofoakmont.org). Both can be reached at 412-459-0111, Sylvia is extension 105 and Diana is 110.

### Pets

The Fairways is a one pet per household community. The Fairways is a pet friendly community. However, our governing documents allow only one dog or one cat per household. Please refer to The Fairways Declaration, Article VIII, section "M", page #8, entitled "Pets", of the Fairways governing documents found at [www.thefairwaysofoakmont.org](http://www.thefairwaysofoakmont.org). Unit owners are required to abide by all rules and regulations pertaining to pets as found in this document and/or the governing documents of the Fairways.

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

### Interior Window Treatments

The side of window treatments visible to the street shall be white or solid light neutral. (light beige-(bone). Fairways Councils recommends white.

## **Insurance Information**

The Fairways Village Condominium Association maintains a master insurance policy. You should however be aware that there is a \$5000 deductible per loss. Should an "interior" loss occur each unit owner is responsible to maintain the appropriate amount of coverage to cover this deductible. It is important that you maintain the proper coverage to protect you from this potential loss exposure. Fairways Council strongly encourages you to review the Gallina Insurance brochure that's been distributed and share it with your insurance agent to arrive at the proper personal policy for your needs. If you need another brochure please contact Acri.

## **Exterior Displays & Holiday Decorations**

The Fairways governing documents are very specific pertaining to exterior displays and holiday decorations. Please review the details at [www.thefairwaysofoakmont.org](http://www.thefairwaysofoakmont.org). 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.

## **Trash**

The Oakmont Borough provides trash pick-up on Friday of each week, except during weeks when there is a holiday. When a holiday occurs, pick-up is delayed 1 day. The borough provides pick-up of recyclables every other week on the same day that the trash is picked up. The policy of the Borough and of Fairways Condominium is to place trash at the curb no earlier than 5:00 p.m. the evening before trash pickup days. Trash receptacles must be removed from the street or curb the same day that the trash is collected. All trash should be placed in covered plastic/rubber waste containers, to the extent possible. Food waste and food-container waste, including pizza boxes, must be placed in covered plastic/rubber waste containers. Trash bags may be placed at the curb for collection by the waste management company only if they do not fit in a trash can and if they are filled with non-food and nonfood-container waste. Per borough regulations, disposable plastic bags placed at the curb must be securely tied at the top for collection, may not exceed 30 gallons, and may not weigh more than 35 pounds when filled. Larger household items and large empty boxes are also acceptable at the curb.

## **Landscaping Services**

Any and all 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 is 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.

## Snow Removal

“Community-wide” snow removal and surface treatment only occurs when a “single” snowfall event reaches 3” or more. Snow will be removed by the Association’s contractor from the driveways, common walkways and steps. The Unit Owners shall be responsible for removal of snow and surface treatment of the private sidewalks, which are limited common elements. Please note that “sidewalk” snow removal (along Fairways Drive, Pinehurst Drive, and the private road) is mandated by Oakmont Borough to be removed at 1” or more within 12 hours of the snowfall.

## Cable Lines

Cable should enter the property no more than 4 feet directly above the underground service entry point or at the existing cable entry point. There should only be one access point from the exterior. All subsequent access points should be done through the interior of the property. No cables/wires should be affixed to the exterior other than at the entry point. The installation of cable should be in accordance with good engineering practices and be as inconspicuous as possible.

## Exterior Changes and Alterations

Exterior unit changes of any kind require a “Request for Alteration Form” as well as preapproval by Fairways Council and Acri Realty Management Co. Submission of the Request for Alteration Form, which can be found on the Fairways web site at [www.thefairwaysofoakmont.org](http://www.thefairwaysofoakmont.org) is the first step. All requests are to be submitted to Acri Commercial Realty in a timely manner in accordance with the instructions on the form. **Every project requires approval from Fairways Council “prior” to purchasing materials or scheduling contractors and proceeding with the project.** Acri and Council approval can take up to 30 days for processing. The following are examples of projects which require the submission of a Request for Alteration Form:

1. Replacement windows of any kind
2. Replacement or installation of doors of any kind including entrance doors and storm doors
3. Replacement of a garage door
4. Replacement or installation of awnings
5. Satellite dish installation
6. Exterior painting or staining of any kind including entrance doors
7. Exterior construction projects of any kind

## Rentals & Leasing

Neither the Fairways Condominium Association nor Acri Realty Management is involved in the business of leasing units found in the Fairways. Unit owners wishing to lease their units must make their own arrangements privately or through a realtor. All leases must be in accordance with the terms of our governing documents, a minimum of 1 year in term, include the pet and window treatment addendum, and must be submitted Acri Realty Management for prior approval. No unit may be leased without prior approval of Council. At no time shall the total number of leases within the Condominium exceed 15 units. Leasing rules and regulations can be found at Article VII, Paragraph Q of the Fairways Village Declaration of Condominium.

## Enforcement

In the interest of maintaining a friendly, welcoming condominium community, rule enforcement may start with a written warning. However, the Council is authorized by the Declaration of Condominium and Pennsylvania law to levy fines for disregarded warnings and/or violations of the governing documents after notice and an opportunity to be heard.

Communication Needs? Questions Or Concerns?

## Refer To Your Handy New Refrigerator Magnet For Information

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](mailto:sgood@acirly.com) and [diana.pearce@acirly.com](mailto: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](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 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](http://www.thefairwaysofoakmont.org).