



Newsletter January 18, 2021

Fairways Council

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Barrie Denmark Landscaping 937-272-8799 landscape@thefairwaysfoakmont.org,
Sue Ellen Gebert, Member 412-894-6433 council1@thefairwaysfoakmont.org.

2020 Facilities Management

Jeff Shields President and Maintenance Chair

Though hampered by the pandemic the weather cooperated and all planned projects were completed. Updating the major projects 1. The new streetlight project (20 units) has been completed 2. The original wall replacement project(10 yr) is done, the remaining log walls are scheduled over the next 4 years 3. Painting and power washing continue with new emphasis on decreasing the time between cleanings of the vinyl units. 4. Concrete repair and replacement is an ongoing project 5. Roof replacement will be completed in 2021 when the last unit on Oak is done 6. The end of year gutter cleaning has occurred with plans for more in 2021.

Finally I must remind everyone that no alteration or modification of the exterior of any building is permitted by the unit owner without specific authorization from the board. All requests should be forwarded to ACRI by form on the Fairways web site. If the owner is permitted (ie replacement windows, new garage door) an approval will be provided. Remember don't sign final contracts until that approval is received.

If your request is for work to be done by the association (ie exterior door painting, light fixture repair or replacement) it will be scheduled when appropriate contractors are on site.

Have a safe and healthy 2021 !!

The Welcome Committee

Deborah Byrum, Welcome Committee

New to the Fairways Council this year (2020), I (Deborah Byrum) have been assigned to be a liaison to the Welcome Committee for the Fairways of Oakmont. I am also fairly new to the community, having moved in officially in early January of 2019, after marrying my wonderful husband, David, in December, 2018!

A Lutheran pastor and chaplain by training, I enjoy my work as a chaplain at Western Psychiatric Hospital. And I love taking dance classes (online), and playing music with David in the evenings.

I have learned that the job of those on the Welcome Committee is to warmly welcome new residents to the community, and also to assure that they are aware of the rules, guidelines and processes associated with living here, to assure clear communication and understanding, and to avoid unnecessary frustration and unpleasant surprises, as much as possible. To that end, a packet including resources, and a goodie is offered to each new resident. If you have not yet received yours, please contact me at 412-607-1853 (text or call) - and Welcome!!

At our recent meeting, Welcome Committee members decided that we would like to provide opportunities for neighbors to get to know each other, and to spend some time together, if they would like to; this has been done in the past, I understand, and was appreciated. And the small Halloween trick-or-treat event was enjoyable, and very well-received!

When the threat of the pandemic fades and/or it warms up outside, we hope to invite neighbors to safe gatherings that include food and drink, as possible. Ideas such as hosting events close to holidays (not possible at this time), and possibly activities such as Bingo, if there is interest, were also tossed around. And those of us who play music could offer entertainment to neighbors, from time to time.

The Welcome Committee is open to new members at this time. If you would like more information, or would enjoy being part of this committee, please call or text me at: 412-607-1853. Or, you may reach me by email at: welcome@thefairwaysofoakmont.org.

A Warm Welcome to the Fairways, and a Joyous Holiday season, from your Welcome Committee, newer and more long-term residents! We look forward to meeting and getting to know you, as you would like!

NEW RESIDENTS

<u>NAME</u>	<u>ADDRESS</u>
Robert Stevenson	1535 Merion Ln.
Maureen Conroy	1537 Oak St.
Cayla Meinert	1525 Pinehurst Ln.
Michael & Audrey Terebessy	1544 Pinehurst Ln.
Susan & Jim Dickinson	1613 St. Andrews Dr.
Leah Adams	1665 St. Andrews Dr.
Betsy DiNardo	1540 Merion Ln.
Areej Sajjad	1521 Oak St.
Kim & Robert Ackerman	1528 Pinehurst Ln.
Ann Clay	1584 St. Andrews Dr.
Christina Petrarca	1609 St. Andrews Dr.
Michele Ayala & Phil Larmon	800 Fairways Dr.

Directory Revision

Joan Gundersen

All of you with emails should have received a new .pdf copy of the updated Fairways directory. You can print or save to your favorite electronic device. For those without an email, we will be putting a one page sheet of updates to add to the existing (March 2020) directory. Send any corrections or updates to Joan Gundersen at secretary@thefairwaysofOakmont.org or drop off a correction in the plastic box on her front porch (facing Oak) 1667 St. Andrews Dr.

Save this date:

The annual Budget meeting is scheduled for Sunday afternoon, February 21 at 3:00 p.m. The sign in for both meetings is the same. If you have never tried Zoom before, you may want to experiment before the meeting. On the day of the budget meeting, Council members will be available to help with technical problems beginning at 2:30. If you join the meeting by phone, you will not be able to see what is going on, but it will work like a conference telephone call. The Zoom information will be included in the formal mailing to all owners for the Budget meeting.

Communication Alert

The council will be sending you emails using the address thefairwaysofoakmont@gmail.com. Please do NOT reply to mailings from this

address because no one checks that mail, but please ***do*** put this email on your email “safe” list so that it does not go to a junk mail folder

Pool Update

Hello Neighbor!

I wanted to thank you again for a successful summer at the pool. We were able to operate the pool within the guidelines of the county. Unfortunately, we were not able to have visitors so we didn't collect any guest fees, but the season closed with the pool staying within budget. We are already planning for the upcoming season, so feel free to start looking forward to summer already!

I'd like to take this opportunity to remind all residents that any service or maintenance you need HAS to go through ACRI. The easiest way is to submit a form on The Fairways webpage. This helps keep everyone informed, from the council, to Acri, to the vendor providing the requested service. As a reminder the council will no longer reimburse for any services requested directly to a vendor.

Have a safe and happy new year!
Trevor, Vice President

Landscape News

Barrie M. Denmark, Esq., Landscaping

A major emphasis in 2020 was tree maintenance at the Fairways. We hired an arborist to help us understand our tree population and the vulnerabilities particularly as they relate to property damage and personal danger. We began a three-year program that will continue through 2022: pruning, cabling, and removing trees as necessary. The recent snow event caused a great deal of damage, especially to our white pines and we lost several of other trees due to the heavy snow. Our tree population has long been overlooked and now requires a significant investment for the future.

Multiple times throughout the year we tried to re-seed areas where there were bare spots in our grass. The last time it was done, our landscape company, JML, did it at their own expense. But since residents seem hesitant to water newly seeded areas, and because we don't have a communitywide sprinkler system, we will likely not be continuing these efforts in the future without a specific commitment from individuals to water regularly. Finally, at the end of the season we planted several hundred bulbs to ensure a bright and beautiful spring here at The Fairways.

Staying on Budget

Mark Mauro, Treasurer

As of 11/30/20, the Fairways reports a year-to-fiscal date net deficit of approximately (\$43,000). As several capital expenditure and seasonal recurring expenses (e.g., pool service, landscaping maintenance) have already been incurred and will not be experienced during the next several months, we anticipate the net deficit declining before the fiscal year-end of 3/31/20.

The FY2021 budget meeting will be Sun. 2/21/21 at 3:00pm.
The meeting will held via Zoom.

The Acri Connection

The Fairways of Oakmont is managed by:

Acri Commercial Realty
290 Perry Highway
Pittsburgh, Pa. 15229
P: 412-459-0111
F: 412-459-0141

Any and all inquiries should be directed to

Sylvia Good, Acri Realty property manager
sgood@acirlty.com
412.459.0111 ext 105

Or her assistant:
Diana Pearce
Diana.Pearce@acirlty.com