

THE FAIRWAYS

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Happy Autumn to all Fairways Owners and Residents! We hope you had an enjoyable summer and are looking forward to a colorful autumn!

LEASING REQUIREMENTS

Over the past few months several owners have wanted to lease their units. We thought it would be helpful to highlight a few important points so that everyone understands the process for leasing their unit. A full description can be found on the Website, The Fairways of Oakmont. Look for **Article VII, Paragraph Q of the Fairways Village Declaration of Condominium.**

The following are some key points:

- No unit may be leased without prior approval of Council.
- At no time shall the total number of leased Units within the Condominium exceed fifteen (15).
- In the event that the maximum allowable number of Units is attained and there are additional Unit Owners seeking permission to lease their units, and upon the request of the Unit Owners seeking to lease, Council shall maintain a list of property owners seeking to lease on a first come first served basis.
- If and when the number of leased units falls below the maximum allowed, then those unit owners on the list will be offered permission to lease their units in order of priority.
- No less than an entire unit may be leased.
- No unit may be leased for a term of less than one year.

Please note that neither the Fairways Condominium Association nor ACRI Realty Management is involved in the business of leasing units 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 the governing documents.

AUTUMN TO DO LIST

Fall is a great time to review the condition and operation of the following items in your house. Please take time to review the list and perform the necessary maintenance on the systems.

- Smoke/CO Detectors - Manufacturers recommend that the operation of these devices be checked every six months. The autumn and spring equinoxes are the ideal times to do so.
- Furnace Operation - Consider having a qualified furnace technician review the operation of your furnace before the weather gets too cold. Consider changing the furnace filter for better operation.
- Water lines/piping - Consider turning off any water that leads to outside faucets to prevent freezing
- Fireplace/Chimney operations - Consider having the fireplace and chimney cleaned and checked for proper operation.

Snow Removal

“Community-wide” snow removal and surface treatment only occurs when a “single” snowfall event reaches 3” or more. Snowfalls of 3” or more 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. “Salt” is not to be used on concrete surfaces.

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 end of snowfall and will be managed by the Association’s contractor.

Holiday Decorations Guidelines

The Fairways governing documents are very specific pertaining to Exterior Displays and Holiday Decorations. In summary, six decorative items (including pots) can be placed on porch, patios, or decks. Decorative items may not exceed thirty (30) inches in height. Decorative items are not permitted on steps, walks, walkways, driveways, grass or mulched areas. Decorative flags are not permitted. Exterior holiday decorations are only permitted from Thanksgiving to January 15. Holiday lights may be placed on bushes during that time period. Permanent outside decorations are prohibited. Please read the full amended 2013 language to the Fairways Declaration.

Happy Holidays!!

President's Report - Jeff Sparks

I would like to thank all of our Council members and Acri for their focus and efforts. We are six months in to the current operating year and have worked together to solve problems and complete projects. We are focusing on improving our community in all aspects with a focus towards community involvement and support. This is evidenced in the Social, Landscaping, and Welcoming committees. These committees are led by Council members and have support from multiple residents that are freely giving of their time to make the Fairways a better place to live. Another example is that for the first time ever, there were multiple aquatic aerobics sessions and monthly evening social events at the pool. Please feel free to contact me or any council member with any suggestions that might further enhance the Fairways community.

We are working on increased communications through multiple sources. Please be sure to regularly review the information on the Fairways website/bulletin board and newsletters.

Our goal is to make more informed decisions on spending by obtaining multiple pricing for project work. This increases project timelines but gives greater insight to the correct directions for obtaining the best value for designated work. We are establishing schedules for work that is needed every year and looking at areas of the common elements that will need upgraded over the next couple of years.

Lastly, please be sure to review and adhere to the Fairways Governing Documents. The documents are the basis of the operation of the Fairways and are listed on the Fairways website. Please feel free to contact me or any Council member for any questions with regards to the documents.

Vice-President's Report - Deborah Byrum

1. Welcome Committee met in September and assembled five new red binders for new Fairways residents.
2. Oakmont Borough Manager and Assistant Manager were contacted regarding repair of broken split rail fence between Dark Hollow Woods and Fairways of Oakmont property. Awaiting response.
3. Management of the 2025 US Open preparations have started with the review of the processes that were established for the 2017 US Open at Oakmont. Further direction on leasing of units and parking are being reviewed and guidelines will be presented to the Fairways residence in the coming months.

Treasurer's Report - Mark Mauro

1. For month of August, \$3K positive variance
2. Reserves total \$447K
3. The next \$100K CD matures 11/9/23 (2.4%)
4. Rolled prior maturing CD for 1 year to 8/11/24 (4.86%)
5. Two budget meetings (Oct & Nov) will be scheduled with final Council approval in December
6. Establish a date for 2024 February HOA Budget Meeting

Secretary's Report - Nancy Crouthamel

1. Communication Survey distributed to all residents/owners week of September 25.
2. Next Fairways Open Council Meeting will be at Oakmont Carnegie Library's Oak Room scheduled for October 26 from 6:30 to 8:00 PM.

Pool Update - Sue Ellen Gebert

1. Pool season officially ended on September 24.
2. Saturday water aerobics will return next year and begin early in summer.
3. Aquatic Watch will be putting away the chairs and tables over the next couple of weeks and the building will be winterized by the end of November.

Alterations Update - Cindy Herbert

1. Four recently installed garage doors need to be painted - two on Pinehurst Lane and two on Oak Street. Two new decks need to be stained. Both on Oak Street
2. Social committee - The last Happy Hour of the season was held on Thursday September 7.

Maintenance Update - Mark Babuscio

1. Concrete leveling by JM Concrete approved by Council. Work to be started and completed first week of October
2. Aquatic Watch will be installing a hood and flue for the pool heater within the next few weeks. This will solve the issue of possible unburnt gas getting into the equipment room.
3. Council approved bid to Matt Egan for painting of garage doors and staining of decks
4. Bids have been received by two companies for parking lot resurfacing for next year's budget. Further investigation will be needed to clarify the work.
5. Maintenance Budget shows positive variance.
6. Five work orders have been completed with four pending completion.

Capital Projects - Mark Babuscio

1. Council approved the replacement of concrete work by Ferraco Landscaping. The work includes five areas of damaged concrete and the affected residence will be contacted.
2. Process for replacing the roofing on the building across from the pool is in process. The brick units have the oldest roofs and will be the focus over the next couple of years.

The Fairways Of Oakmont Council Members

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