

THE FAIRWAYS

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Happy Holidays!!

Holiday Decorations Guidelines

We are looking forward to seeing the Fairways spruced up with holiday decorations. Holiday decorations can be on display from Thanksgiving through January 15. Remember that exterior lights can only be on bushes. Free standing decorations on porches, patios, and balconies are allowed as long as there are not more than 6 of them, and they are not more than 30 inches high. Railings, walls, trees, steps, walks, walkways, driveways light posts, lawns and mulched areas should not have any decorations on them. Seasonal door wreaths are always welcome. Interior window lights and decorations are also welcome.

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Open Council Meeting

For those of you who were unable to attend the Open Council Meeting in October, the rest of this newsletter will give you a glimpse of the discussion and plans Council has for the upcoming months.

Finance Report:

Six months into the current fiscal year there is a \$7,000 surplus.

There is slightly more than \$400,000 in reserves. CD bought at \$100,000 is due in November. It is anticipated that renewal rate will be between 4.5% and 5.0%. Council passed a motion to renew for one year.

Finance Committee is working on proposed budget for 2024-25 fiscal year. Once Council approves the budget plan, it will be presented to all owners at an open meeting in February 2024.

Pool Report:

Pool is now covered for winter months.

Council is awaiting a bid on a liner replacement.

Pool Committee will investigate if a new sump pump is needed for next season.

Maintenance Report:

Concrete leveling by JM Concrete Leveling has been completed

Rick Yelley has completed the renovation of the closet in the women's restroom in the pool building. The area can now be used as additional storage for the pool.

Feerst has confirmed that they will manage snow removal for this coming winter under the current contract.

Aquatic Watch will be contacted to give us an update on the timing of their work to install a hood and flue for the pool heater. This work will prevent possible unburnt gas from getting into the equipment room.

We are awaiting scheduling with Matt Egan to finish remaining painting and staining.

Thus far, maintenance work has a positive variance, i.e., maintenance is under budget.

Landscaping Report:

JML has completed most of the approved estimate for fall work projects including seeding, fill-in and seeding of drop-off repairs on driveways, selected planting on several properties and repairs to damage surrounding the parking lot areas on St. Andrew's Drive. The committee is still discussing purchasing spring bulbs for fall planting.

Duquesne Light repair damage at 1509-1513 Pinehurst Lane has been completely replanted.

We will use this work as a prototype of a way to create sustainable, deer resistant, low maintenance areas that we can gradually begin to implement in the future.

Tree trimming and pruning has been completed on Fairways Drive and Pinehurst Lane, and a few other areas as identified by residents. Drake's Landscaping was contracted, and found to be very professional and accommodating, responsive to requests and adjustments, and worked with us closely to review requirements and progress.

Landscaping costs are within approved budget for landscaping and tree service for this fiscal year. Long term we will plan and budget for future tree service work.

Oakmont Shade Tree Commission is planning to trim the trees along the turnpike side of Village Drive. We discussed with the tree commission the trees in the island at the entrance at the entrance and agreed to see how they look in spring and will evaluate their health and viability.

Oakmont Parks Department will address dead trees behind the fence at 1657 St. Andrew's Drive. At least one tree is in danger of falling on a residence should it come down. In addition, they are also reviewing bike trail access from the park onto the grassy area at the curve of St. Andrew's Drive that is causing ruts in the grass.

Council recommended that we obtain bids for replacing a new sprinkler system at the pool as well as repairs to the existing system. Replacement or repair bids will be used for planning next year's budget.

Violations/Resale, Alterations

There has been one resale request in the past month.

There has been one awning replacement request in the past month.

Secretary Update:

Communication survey resulted in many suggestions for improved communication, Council will discuss plans to address those issues at the next meeting,

VP/Welcoming Committee

Committee will be developing guidelines for those residents who wish to lease their unit during the 2025 US Open at Oakmont County Club. Guidelines will include temporary leasing requirements, as well as parking requirements and anticipated daily closure of Fairways Drive from Hulton Road.

Information from Oakmont Borough re: erosion remediation in Dark Hollow. Plans include:

Removing the current trail in Dark Hollow Woods at the top of the deep gulley, putting in some gravel that will drain well, and rebuilding the retaining wall at the top of the gulley. In The Fairways, they plan to build an earthen berm along the split rail fence, to redirect the water flow from gutters, so that it comes out under the trail, rather than over the trail (where it appears to be undermining the integrity of the trail and the retaining wall), as per the apparent intention of the original construction there. Borough Manager, will share the detailed drawing as soon as they have it, from the engineering company. The borough hopes to complete this work by the end of 2023, as part of their commitment to making necessary improvements to/ caring for Dark Hollow Woods

President: Report:

Gutter cleaning will be done in November of this year.

Areas that will be worked on in next few months include architectural guidelines, insurance premiums and lease issues.

Neighbors Helping Neighbors

Winter is around the corner, and with it comes the possibility of snow. In an effort to support the neighborhood, we are looking to establish a list of people who might need snow removal help, and a list of those who are willing to assist in removing snow, as needed.

The borough of Oakmont provides snow removal for Fairways streets, except for the Private Road, which will be handled by Feerst.

Contracted snowfall removal services for Fairways residents include:

- Shoveling and deicing of sidewalks along Fairways, Pinehurst and Private Road when 3 inches or less of snow has fallen.
- Shoveling and deicing of sidewalks, driveways, parking lots, walkways to units, steps and stoops in the event of 3 inches or more of snow.
- Snow removal will not begin until snowfall ends, in either case.

So, when there are 3 inches or less of snow, or when someone needs to get out of their unit before snow removal services have been completed, there could be a need for help.

We know that many neighbors already shovel for those around them who need assistance, which is greatly appreciated. But others might also like to help, or be in need of help; and we'd like to be proactive in organizing.

Please email vp@fairwaysofoakmont.org, if you are:

- Someone who might be in need of assistance in the event of a snowfall, OR
- Someone who would be willing to shovel for a neighbor in need."

Thank you, -Deborah Byrum, V.P., Welcome Committee & Borough Liaison