

## THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

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Happy New Year to all Fairways of Oakmont owners and residents! As we begin the new year, we would like to recognize the new residents from last year and bring awareness to several important upcoming meetings and events. Please plan to attend both meetings or submit proxies for your important votes.

Additionally included are updates on maintenance, snow removal, and looking forward to summer.

### Upcoming Budget Unit Owners Meeting

The Council recently approved the proposed budget for the 2024-2025 fiscal year which starts April 1st. The proposed budget needs to be reviewed and approved by the Unit Owners. Acri will be sending a mailing to all the unit owners with the budget information. The budget will be voted on at an open Council Meeting to be held at the Oakmont Library on Saturday, February 17th at 1:00 PM. Please plan to attend. If you can not make it, please complete and return the proxy form that will be included with the Acri mailing.

### Annual Meeting

The Annual Meeting will be held on April 28th. This will be an open meeting and the last official meeting of the 2023-2024 Council. This meeting is also to elect new Council Members. Three Council positions will need to be filled. If there is interest in running for Council, a Candidate form will be enclosed with the budget mailing. Please complete the Candidate Form and submit it to Nancy Crouthamel per the instructions on the form. Tentatively, the meeting will be held at Saint Irenaeus Church Hall. Further information will be mailed at a later date.

## Welcome New Residents

Ashley Pawlak – 1580 St. Andrews Drive  
Timothy and Melissa Ford – 1509 Pinehurst Lane  
Mark Bope – 837 Fairways Drive  
Eileen Fraser – 1517 Pinehurst Drive  
Mitchell and Erin Markunas – 1525 Pinehurst Lane



## Upcoming Maintenance Work

Before the end of the budget year (March 31st) we will be working on the following projects:

- 1) Repair of the pool sprinkler system—the system has not operated for a couple of years and needs repaired. The garden area next to the walkway into the pool will be the prime beneficiary of the repairs.
- 2) Masonry work—bids are being received to address some brick pointing that needs to be completed.

For information about maintenance, landscaping issues, or other requests, please submit the appropriate forms through the Fairways website ([www.thefairwaysofoakmont.org](http://www.thefairwaysofoakmont.org)). 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.

Please **DO NOT** contact a council member with your requests as you will be redirected to Acri. If you do not have a computer then call Acri directly at 412-459-0111, and talk to Madisson Stanley.

## Snow Removal

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

## Pool Update—Something to look forward to!

This summer we will once again offer water aerobics classes. Last summer the classes were free to residents as a trial to gauge interest. The classes were very successful and fun. This year they will start the weekend after Memorial Day and continue until Labor Day. There will be a fee charged this year and sign up will take place prior to the classes beginning. More information will be available as we get closer to the pool season.

## Exterior Alteration Requests To Your Unit

Any unit owner may request a change to the outside of his or her unit. The request must be approved by Fairways Council and Acri Property Management Company. Under no circumstances are unit owners to place a work order or purchase any goods or services without a letter of approval from Acri Property Management Company. This can take up to 30 days for processing.

The following are examples of projects that 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, cable or internet changes
6. Exterior painting or staining of any kind including entrance doors
7. Exterior construction projects of any kind

Additional details can be found online at [thefairwaysofoakmont.org](http://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, then Exterior Alteration Form. If you need further assistance please contact Acri at 412-459-0111.

## Pets

The Fairways is a pet friendly community. However, in consideration of all Fairways residents, our Association has strict guidelines regarding pets. Those guidelines outline the obligations of our unit owners and renters. Please refer to The Governing Documents, Fairways Declaration, Article VIII, section "M", page #8 entitled "Pets": M. Pets. Some highlights include; no animal of any kind shall be raised, bred, or kept in any shelter on Common or Limited Common Elements. Only one cat or one dog shall be permitted per Unit. No household pet shall cause a nuisance or annoyance to other residents. No Pet shall be staked or tethered outside the Unit and all pets must be restrained on a leash when on Common or Limited Common Elements. Pet owners shall clean up immediately after their pet.

Please be a responsible pet owner, support our rules and keep the common areas a beautiful, clean, and a safe place for all to enjoy.

## Trash

The Oakmont Borough provides trash pick-up on Wednesday 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 non-food-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.

## Violations

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.

ALL residents have the ability to report any observed violation of The Governing Documents by using the online form at [thefairwaysofoakmont.org](http://thefairwaysofoakmont.org). From the homepage click on *Forms & Information*, then *Unit Owner Forms*, then *printable or online forms*, then *Request For Action*.

**THIS IS THE PREFERRED AND MOST EFFICIENT WAY** to handle the concerns you have.

## Council Meeting Schedule

Council will be setting consistent monthly meeting dates and times. There are four open Council meetings that are required by the Bylaws that unit owners may attend. Unit owners will be notified of open meetings, and all are encouraged to attend and participate.

## Communication and Property Management

The Fairways is managed by Acri Realty Management, 290 Perry Highway, Pittsburgh, PA 15229. Our property manager is Kate Mitchell and her assistant is Madisson Stanley. Phone contact for both is 412-459-0111. Kate is extension 135 and Madisson is extension 122. You may also email them at [kmitchell@acrirly.com](mailto:kmitchell@acrirly.com) and [mstanley@acrirly.com](mailto:mstanley@acrirly.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 necessary, please follow up with Kate or Madisson at the above number during regular business hours. If this process has been followed, and no progress has been made within a reasonable amount of time, please contact one of the council members listed on The Fairways website.

THE FAIRWAYS WEBSITE IS LOCATED AT  
[WWW.THEFAIRWAYSOFOAKMONT.ORG](http://WWW.THEFAIRWAYSOFOAKMONT.ORG).

## Oakmont - 2024 Calendar

Garbage Collection Only
  Recycle/Garbage Collection
  Yard/Garbage Collection
  Holiday

January						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

\*If Holiday falls on a weekday, collection is pushed back one day for all days that follow