

THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

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Jeff Sparks

President

president@thefairwaysfoakmont.org

Bruce Cosentino

Vice President

vp@thefairwaysfoakmont.org

Mark Babuscio

Treasurer

treasurer@thefairwaysfoakmont.org

Sue Ellen Gebert

Pavilion/Pool Committee

pool@thefairwaysfoakmont.org

Cindy Herbeck

Violations and Social Committee

welcome@thefairwaysfoakmont.org

Jeff Shields

Maintenance Committee

maintenance@thefairwaysfoakmont.org

Maryann Moore

Landscaping Committee

landscape@thefairwaysfoakmont.org

Management & Communication

The Fairways is professionally managed by Acri Realty Management, Inc. The preferred and most efficient way to submit maintenance requests, general requests, and inquiries is by visiting

<https://thefairwaysfoakmont.org/unit-owner-forms/>. If you are unable to

submit the information online, please contact our property manager -

Kate Mitchell kmitchell@acrirty.com, 412-459-0111 ext. 135 or her assistant Madison Stanley mstanley@acrirty.com, 412-459-0111 ext. 122.

Please DO NOT contact a council member with your requests as you will be redirected to Acri.

Website

Please visit www.fairwaysofoakmont.org for information posted on the bulletin board, frequently asked questions, Governing Documents and Unit Owner Request Forms.

Budget Meeting

On Saturday, February 17, 2024 the Budget Meeting was held at the Oakmont Carnegie Library. Fifty-six households were represented either in person and by proxy. The submitted budget for the 2024-2025 calendar year was approved and Homeowners were notified by Acri.

The Fairways Annual Meeting

The Annual Meeting was held on Sunday, April 28, 2024 at the Holy Family Parish hall. Seventy-four households were represented either in person or by proxy. Bruce Cosentino, Jeff Shields and Jeff Sparks were elected to serve a two year term on the Fairways Council. Responsibilities include President-Jeff Sparks, Vice President-Bruce Cosentino, Treasurer-Mark Babuscio, Landscape Chair-Maryann Moore, Maintenance Chair-Jeff Shields, Pool Chair-Sue Ellen Gebert, Violations & Social Committee Chair-Cindy Herbeck.

Insurance Update

The Fairways insurance premium went up a staggering 35% from last year and is now the second largest spend behind landscaping. There were two claims from 2022 that were paid last year that totaled over \$23,000. We are in the process of receiving competitive pricing from other insurance carriers to hopefully reduce this expense. It is critical that we all are committed to managing risks to try to contain these costs.

Secretary Needed

We are searching for a volunteer to serve as Secretary on the Association Council. This is a volunteer non-voting position. Responsibilities include: attendance of all meetings (taking minutes in the absence of Acri representative), coordinating the Homeowners Annual and Budget meetings, working with Acri to prepare and distribute documents for both meetings, managing proxies and Candidate for Petition for Election of Council, making arrangements for refreshments for both meetings, coordinating room set-up, communicating the results of the meeting with the homeowners, gathering and arranging content for distribution of a monthly newsletter, coordination and updating the Homeowners Directory, providing paper copies of information to unit owners that do not have access to email or would request a paper copy. If you are interested in volunteering or have questions regarding this role please contact Kate Mitchell ASAP.

Communication Committee

Council would like to extend a special thanks to the volunteers of the Communication Committee for their efforts in reminding homeowners of the importance of attending both the Budget Meeting and Annual Meeting or submitting a proxy so that a quorum was met, and business could be conducted.

The Welcome Committee

Committee members continue to be in touch with new residents as we learn of them. We are contacting folks and sharing information with them before they move in with the hopes of avoiding any misunderstandings of the Fairways Regulations.

Volunteers Needed

A thriving community depends on educated owners invested in the welfare of our community, and we encourage you to participate as much as you are able. Volunteers are still needed for various committees, and if you are able and interested, please contact Kate Mitchell.

Pool Season Is Here

The Fairways Pool is open May 20th through September 8th weather permitting from 10:00 am - 9:00 pm. Come meet your neighbors and relax in the sun. Documents containing the information for the 2024 pool season can be found at <https://thefairwaysofoakmont.org/swimming-pool/>. If you have any questions or need further assistance, please don't hesitate to reach out to Kate Mitchell.

Water Aerobics

Water Aerobics will once again be offered on Saturdays from 10:00 am-11:00 am for the 2024 pool season, and began on June 1st. The first 4 weeks are free to residents and include June 8, June 15 and June 22. The second session will begin July 13 and include July 20, July 27 and August 3. The third session will begin August 10 and include August 17, August 24 and August 31. There will be a fee of \$5.00 per class for the second and third sessions that will need to be prepaid. If there is enough interest, a second class may be offered for the second and third sessions. There is a limit of 14 participants per class. Residents 18 and older are welcome to participate. All attendees must sign a waiver.

Fairways Social Events

The Social Committee invites you to join us for informal social gatherings this summer at The Fairways Pool Pavilion on Friday, June 7, Friday, July 12, Friday, August 2, Friday, September 6 from 5:00 - 7:00 pm. Please bring your speciality dish to share, i.e. appetizer, side dish, salad, dessert (in a non-glass container). Prizes will be awarded to the dish voted "the most favorite" by attendees. Music, door prizes, wine and water will be provided, and you're welcome to bring your own drink in a non-glass container. Please remember - no glass containers are permitted in the fenced-in area of the pool.

Landscaping Committee

The Landscaping Committee chaired by Maryann Moore meets periodically to discuss tree replacement and landscaping options and planning.

Tree Replacement

Tree replacement for 15 of the removed Pear Trees was completed. New trees include two varieties each of dogwoods and redbuds, and all are ornamentals. Planting occurred in the following locations: Fairways Dr - nine trees *Merion Dr - one tree, Oak St. - two trees, St. Andrews Dr - three trees, Pinehurst - one tree replacement for the resident who has been waiting for a replacement for a tree removed years ago.* Trees replaced on Fairways were those on the left side coming from the entrance. Removals on the right side will be addressed at a later date. All replacements will grow to approximately 15- 20 ft in height, require no trimming in the first few years, and minimal trimming after. None will produce any messy fruit or berries. JML landscaping will be sending water trucks out to water the newly planted trees once weekly. Residents will not be required to water them.

Garage Sale

We are excited to announce that we are planning a community garage sale for late summer! This is a fantastic opportunity to declutter your homes, make some extra cash, and get to know your neighbors. If you are interested in learning more or participating please contact Cindy Herbeck at clherbeck15@yahoo.com.

2025 US Open

Fairways Council is reviewing what tasks need to be managed and a determination has not been made as to whether an exception will be made to allow a short term lease for owners. This will be an agenda item for each monthly council meeting and results of those discussions/decisions will become available either in upcoming newsletters or council meeting minutes.

Exterior Changes and Alterations

Exterior Unit changes of any kind require a "Request for Alteration Form" as well as pre-approval by Fairways Council and Acri Realty Management Co. Submission of the Request for Alteration form, (which can be found on the Fairways website) at www.thefairwaysfoakmont.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 items require the submission of a Request for Alteration Form:

- replacement windows of any kind
- replacement or installation of doors of any kind including entrance doors and storm doors
- replacement of a garage door
- replacement or installation of awnings
- satellite dish installation
- exterior painting or staining of any kind including entrance doors
- exterior construction projects of any kind

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 to levy fines for disregarded warnings and repeated violations.

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 to 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 Fairways exceed 15 units.

Oakmont Borough

The Borough anticipates continuing its work on the split rail fence this summer, when students will be available again. They will "continue the work where they left off", and there is no firm timetable for completion. The water remediation work anticipated at the head of the gulch in Dark Hollow Woods was not able to go forward; the funding that was obtained was not adequate for the cost of the project and they are seeking more funds to complete the project.

Fairways Governing Documents

Please take the time to review the Fairways governing documents that are posted on the The Fairways of Oakmont website (<https://thefairwaysofoakmont.org/governing-documents/>) . These same documents are included in the Red Book that every unit owner should have.

THE FAIRWAYS WEBSITE IS LOCATED AT
[WWW.THEFAIRWAYSOF OAKMONT.ORG.](https://thefairwaysofoakmont.org)