

THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

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Jeff Shields

Maintenance Committee

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Maryann Moore

Landscaping Committee

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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://thefairwaysofoakmont.org/unit-owner-forms/>. If you are unable to submit the information online, please contact our property manager - Kate Mitchell kmitchell@acrirly.com, 412-459-0111 ext. 135 or her assistant Madisson Stanley mstanley@acrirly.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.thefairwaysofoakmont.org for information posted on the bulletin board, frequently asked questions, Governing Documents and Unit Owner Request Forms.

Open Council Meeting

The Fairways Council held a meeting open to the unit owners on Thursday, September 5th at the Oakmont Library. This meeting provided an opportunity for homeowners to understand more about the operation, care and maintenance of The Fairways, as well as ask questions. It was great to see 12 unit owners in addition to the 5 Council members in attendance! Council members provided updated information regarding current projects and voted on pending projects. Tom Dinnin from Dinnin and Parkins Associates (The Fairways insurance agent) presented information regarding the current status of the insurance industry for HOA's, and we have attached a copy of the brochure he referenced.

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. Please consider serving in some capacity i.e. committee member or Council member. In April, four Council positions will be up for election, and we hope you'll consider running for one of them. Now is the time to learn more about the operation of Council and to think about how you may be able to contribute. Since April, the position of Secretary has not been filled, and others are assuming some of these duties. Due to our limited capacity some projects are not able to be completed. Having a designated Secretary would be extremely helpful to all.

Other committees needing help include the Communication Committee which makes calls to remind folks of the importance of attending the Budget and Annual meetings. If you are interested in this committee, a sample telephone script will be provided to you, along with the designated contact information, giving you all the tools you need in advance.

If you are interested in volunteering or have questions regarding these roles please contact Kate Mitchell (Acric) ASAP. Serving on a committee is a great way to meet neighbors and contribute to decisions made about The Fairways.

Pool Update

It was an enjoyable summer with many opportunities for swimming, water aerobics and sunbathing, but the pool will officially close on September 15, 2024. We'd like to thank the many volunteers who helped by opening and closing the pool throughout the summer. Water aerobics have ended, and Council is exploring options for a new pool liner and water remediation as these have been identified as a problem area. We are optimistic that the installation will be done before the opening of the pool next Spring.

Landscaping Committee

Council has approved the construction of a stone wall to replace the deteriorating wood timber wall between the homes on Merion. Work will begin this month (September) and possibly extend into October. For the safety of unit owners, please stay away from the area while the construction is going on.

Fall planting preparations are beginning. We anticipate estimates and plans for perennial gardens at the pool area and a couple other locations, as well as for select shrub planting. In addition, we are reviewing tree trimming and other miscellaneous requests. Once flower garden, shrub planting plans and estimates are received they will be reviewed by the landscaping committee. Our plan is to continue to add flowers and shrubs gradually each year.

This year's \$20,000 tree maintenance budget line was committed to replacing removed pear trees. Tree trimming and removal requests will be reviewed, and those with highest priority and urgency will be addressed this year. All others will be deferred until next fiscal year when annual tree trimming resumes. In preparation for 2025-26 budget planning, we will begin to solicit bids for tree maintenance services.

Tree watering has concluded. Bags are remaining in place in the event that we have another long dry, hot spell, in order to avoid stress on the new trees.

Boulders that were displaced on Merion and Pinehurst have been repositioned. Stones have been added to several driveway edgings along Fairways in an effort to prevent tire ruts, and around mailboxes to prevent further weed whacking damage to posts.

Finances

About 70% of the reserve funds are in multiple interest bearing CD accounts earning at least 4.5% interest.

The Operating Budget is \$19,219 under budget on a YTD budget of \$221,120 (Total budget of \$427,700)

Accounts payable, all invoices paid and up to date.

Dark Hollow Woods Water Remediation

Documents were executed by Council for Oakmont Borough to obtain grant money for the redirecting of stormwater in the Dark Hollow Woods. The documents were required for the Borough to include in the grant. The Documents were reviewed and approved by Fairway's Association attorney. This includes assurances to repair any damaged Association property. The work is scheduled for March of 2025.

Maintenance

Capital projects (roof replacement, concrete replacement, pool building repairs and sealing the parking lots) are under evaluation.

Changes To The Outside Of Your Unit

Any change to the outside of your unit must be approved by Council. All requests must be submitted 30 days in advance, and under no circumstances are unit owners to place work orders or purchase any goods or services without a letter of approval from Acri Property Management Company. Details can be found on the web site at <https://thefairwaysofoakmont.org/unit-owner-forms/> or call Acri for further instructions.

Violations and Concerns

If you have concerns, or observe things that are in violation of our Governing Documents (which are found on our website), please complete and submit an online form at <https://thefairwaysofoakmont.org/unit-owner-forms/> 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. If necessary, follow up with Acri to make sure that they are in receipt of the form. Council works with Acri to resolve issues and feedback is part of the process.

Fairways Directory

Recently the updated 2024 Directory was emailed to all owners. A big thank you to Joan Gunderson for completing this task. This Directory is especially helpful to the Maintenance and Landscape Committees when they need to contact owners about projects that will affect the area near their unit, so please review your contact information to ensure that it's correct. Please contact Joan (jrgunder@outlook.com) directly if there are any changes that need to be made to the Directory. If you do not have access to a printer and would like a printed copy of the Directory please let Acri know.

Social Events

The Social Committee hosted the final First Fridays event for 2024 on Friday, September 6th. In addition to the great company, a variety of delicious “specialty dishes” were enjoyed by all. Recipes from the August winner were shared, and guests got to know each other better while enjoying the food, music, trivia game and wine. Many went home with prizes and leftovers too! It was wonderful to see so many neighbors in attendance. The September winner for the Specialty Dish was Pat Babuscio’s Taco Salad, and her recipe is listed below. Anyone interested in being part of the Social Committee or having any suggestions regarding future events is encouraged to contact the Social Committee Chairperson, Cindy Herbeck at welcome@thefairwaysfoakmont.org.

Taco Salad

- 1 pound ground round
- 1 package taco seasoning
- 1 package shredded cheddar cheese (or taco cheese)
- ½ green pepper diced
- ½ red pepper diced
- ½ onion diced
- ½ cup sliced black olives
- ½ - 1 head shredded lettuce
- 1 cup Doritos nacho cheese - crushed
- 1 bottle Catalina dressing

Fry ground round until brown, add taco seasoning, stir, add onion, peppers, black olives until combined. Let sit. Before serving add the rest of the ingredients, pour Catalina dressing over the salad, garnish with some of the crushed Doritos.

THE FAIRWAYS WEBSITE IS LOCATED AT
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