

# THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

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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](mailto:kmitchell@acrirly.com), 412-459-0111 ext. 135 or her assistant Madison Stanley [mstanley@acrirly.com](mailto: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

Be sure to review our website at [thefairwaysofoakmont.org](https://thefairwaysofoakmont.org) for the latest bulletin board announcements, meeting minutes and Governing Documents.

## Financial Report

Please mark your calendars now, and plan to attend the yearly Budget Meeting on Saturday, February 8, 2025 at 1:00 pm in the Oak Room at the Oakmont Carnegie Library, 700 Allegheny River Blvd. Developing and approving an annual budget is paramount to every Association in order to provide the annual maintenance and capital improvements needed in every condominium community.

Information regarding the Budget Meeting will be sent to each owner by USPS mail prior to the meeting (January 2025). During the meeting Council will review the proposed budget prior to calling for a vote by the owners. Your attendance and vote is crucial to making commitments and decisions with community contractors and providers in 2025-2026. Without an approved budget, community projects and improvements cannot move forward. Please do your best to attend this meeting, to understand how the annual funds are allocated, and what's in store for maintenance and capital improvements in 2025-2026. Every Fairways unit owner is asked to both attend this meeting, and submit the budget proxy form that will be mailed to you so your vote can be counted if you can not attend.

We're about halfway through the fiscal year at the Fairways, (which began on April 1, 2024 and ends on March 31, 2025) and are on track to meet the overall budget. Please keep in mind that there may be certain unexpected events that can adversely affect the budget. Snow removal is a typical budget item that can cause budget overages. Every attempt is made to avoid exceeding budgeted targets, but occasionally it is unavoidable. Prior year actual expenditures are analyzed and used when determining the amount in monthly condominium fees residents will be required to pay each year.

### **Capital Projects vs Maintenance At The Fairways**

Many categories are represented in the annual budget including capital project expenses and day to day maintenance expenses. Capital expenses represent higher cost long-term improvements within the community. They are reviewed and approved by Council annually based on priority of need. For example: new concrete driveways and walkways, new roofs, new stone retaining walls, and many other pre-planned large projects. This year Capital Projects included concrete work, roof replacement, and resealing of the parking lots. Maintenance however, involves daily upkeep and immediate repairs. For example: annual painting & power washing, minor rail and deck repairs, snow removal, clogged gutters, etc.

### **Annual Meeting and Election of Council Members**

The Annual Meeting of the Fairways owners will be held on Sunday, April 27, 2025, at 2:00 pm at the Holy Family Parish Hall (St. Irenaeus Church lower level), 387 Maryland Avenue, Oakmont. Please mark your calendar now, and plan to attend.

In addition to reports from Council Members, four Council positions will be up for election. We encourage you to consider serving your community by running for one of these positions. Nomination for election to the Council is by petition, and requires five signatures by members of the Association. This form will be included in the packet of information that will be mailed regarding the Budget Meeting. Each member of Council must be elected by a vote of a majority of the Unit Owners casting ballots at the Annual Meeting of Unit Owners. The Council is currently operating without a secretary, and if the four Council positions are not able to be filled in 2025 we may need to consider paying for additional services from Acri to absorb these responsibilities, which will ultimately raise the HOA fees. If you have any questions about this opportunity please contact Acri, and someone will contact you to discuss your questions and concerns.

### **Email Addresses**

Please remember to let Acri know when you change your email address. Now that we have an up and running email blast system that allows The Fairways to make sharing information more timely, and to send out emergency notices when necessary, it is imperative that we have correct emails.

## **Holiday Decorations**

Many of us want to decorate for the holidays, and It's important to remember The Fairways rules regarding exterior decorations and lighting. As you plan your decorations please remember that Fairway residents may display holiday lights from Thanksgiving until January 15. Exterior lights may only be placed on bushes and can not be attached to walls, balconies, railings or other exterior parts of the building. A seasonal wreath is always in order. Other exterior decorations may not be over 30 inches high and are counted as part of the 6 exterior decorative item limits specified in our amended governing documents.

## **Snow Removal**

Oakmont Borough statutes require that Residents must remove snow from any paved footway within 12 hours of a snowstorm ending. "Sidewalk" snow removal (along Fairways Drive, Pinehurst Lane and our private road) for any snow amount is included in our snow removal contract.

For snowfalls under 3 inches per event, the snow removal contract includes deicing materials to be applied on Fairway sidewalks (as stated above), parking lots, and our private road. In this case Unit Owners are responsible for clearing snow from their associated surfaces, which includes driveways, sidewalks and steps.

"Community wide" snow removal and surface treatment only occurs when a "single" snowfall event reaches 3" or more. The contractor will clear and apply deicing materials on all community walkways, driveways, parking lots and our private road.

## **Roof De-icing Wires**

Many units have roof de-icing wires to remove ice and snow from around the gutter areas on the roof. It is the unit owners responsibility to make sure the wiring is in proper operating condition. There have been articles in various publications noting that fires have started because of improper maintenance of the system. If your unit includes these wires, please have them checked for proper operation.

THE FAIRWAYS WEBSITE IS LOCATED AT  
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