

THE FAIRWAYS

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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 & 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@acrirly.com, 412-459-0111 ext. 135 or her assistant Madison 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

Be sure to review our website at thefairwaysfoakmont.org for the latest bulletin board announcements, meeting minutes and Governing Documents.

Important Unit Owners Meeting Reminders

Please mark your calendars, submit your proxy upon receipt, and plan to attend the following meetings:

The Fairways Annual Budget Meeting is scheduled for Saturday, February 8, 2025 at 1:00 pm in the Oak Room at the Oakmont Carnegie Library, 700 Allegheny River Blvd., Oakmont. Information on the 2025-2026 proposed budget will be mailed to the unit owners by mid January.

The Annual Meeting of The Fairways homeowners is scheduled for Sunday, April 27, 2025, at 2:00 pm at the Holy Family Parish Hall (St. Irenaeus Church lower level), 387 Maryland Avenue, Oakmont. A petition for candidacy for running for Council will be included in the Budget meeting mailings.

In the past, when there has not been a combined total of owners in attendance and proxies to reach a quorum, next year's budget and new council members cannot be voted on and Acri has to prepare and send an additional mailings which results in extra costs for the Association and delayed council actions, and ultimately cost the homeowners more money.

Please consider volunteering to serve as a Council member on The Fairways Council. The Council consists of seven members. Four positions will be open and need to be filled along with a secretary position. The current Council is operating without a secretary. If the four open Council positions are not filled it may be necessary to have Acri provide services for the unfilled council position. The additional services would affect the Acri managerial fees and in turn raise the HOA dues.

Council members:

Have the powers and duties necessary for the administration of the affairs of the Association and are guided by the Governing Documents as posted on the website.

Are elected for two-year terms at the Homeowners Annual Meeting at the end of April.

May serve three consecutive two year terms. All candidates must be resident owners of Fairways units.

Interested residents are required to file a petition for candidacy that is found on the website. More details will be shared in the mailing regarding the upcoming Budget Meeting. If you have any questions about this opportunity please contact Acri, and someone will contact you to discuss your questions and concerns.

Fairways Trash Disposal Policy

Oakmont Borough trash management company is scheduled to pick up trash by mid-afternoon on Wednesdays, and the Borough requires residents to put out their trash by 6:00 a.m. on Wednesday mornings.

As a reminder, below is the Fairways' trash disposal policy that applies to all residents living in The Fairways.

It is the policy of The Fairways Condominium Association 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 by 11:59 p.m. the day 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.

Failure to follow the above can result in a violation letter and possible fines.

Welcome To The Neighborhood

Several new owners and tenants moved to The Fairways during 2024, and we want to wish you all the best in settling in. If you haven't already received a visit from the Welcome Committee please contact Acri so that a visit may be scheduled to share the Fairways Directory, and answer any questions you may have.

Robert & Donna Gano - 1519 Merion

Mitchell and Erin Markunas - 1525 Pinehurst

Andrew & Matilda Merola - 876 Fairways

Korie & Cevin Vendetti - 1541 St. Andrews (tenets)

Taylor Rachel Wagner - 1540 Merion

New owners receive one printed copy of this newsletter, and unless homeowners request a printed copy, subsequent newsletters will be emailed. Please be sure to let Acri know your current email information so that we can include you in the monthly newsletters and contact you regarding any projects that may affect the area surrounding the outside of your unit i.e. painting, power washing, wall replacement, parking area resurfacing and gutter cleaning.

If you do not have access to email, please request a printed copy of the newsletter to help you stay current with our community.

We hope you like it here, and encourage you to attend our meetings and get to know your neighbors.

Pets

The Fairways is a pet friendly community where many of our homeowners enjoy the companionship of a furry friend. To ensure a safe experience for all residents, below is a friendly reminder of the rules that are listed in Article VIII, paragraph M, on page 8, of the Fairways Declaration of Condominium that can be found on the Fairways website.

(1) 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. All pets must be restrained on a leash when outside the Unit. No pet shall be staked or tethered outside the Unit on Common or Limited Common Elements. Pet owners shall clean up immediately after their pet.

(2) Failure to comply with any of the above-listed restrictions regarding pets, or any other rules, regulations, or restrictions regarding pets set forth herein or elsewhere, shall constitute a violation thereof and may result in the issuance by Council of a fine of up to Fifty Dollars (\$50.00) per day per violation and possible removal of the pet, such fine and removal to be at the sole and exclusive discretion of Council.

Thank you in advance for your help in maintaining a safe community for all.

Holiday Decorations

Just a friendly reminder that the Fairways rules regarding what you can and can't do for outdoor decorations were written to ensure the beauty and general enjoyment of all the common elements of the entire development for all owners and residents. Here's a summary of the guidelines for outdoor decorations:

We can:

Display no more than a combined total of 6 decorative non-permanent items that do not exceed 30 inches in height on our porches, decks, or patios; seasonal wreaths year-round.

Add exterior holiday decorations from Thanksgiving until January 15.

Put up holiday lights in bushes only. These cannot be attached to walls, balconies, railings or other exterior parts of the building.

We can't:

Hang or display anything on the outside of our windows or buildings.

Display any sign (with the exception of a security sign or medical alert notice).

Hang any awning, canopy, shutter, satellite dish, or antenna without the prior written consent of Council.

Place any decorative item (including holiday decorations) on steps, walks, walkways, walls, driveways, grass, or mulched areas (because doing so interferes with our landscapers ability to do their jobs and/or can cause a safety issue on stairs should someone trip and fall while trying to sidestep decorations).

Display decorative flags of any type.

Display permanent exterior decorations.

We look forward to seeing creative and sparkling decorations for the holidays. Thank you for your respect and consideration while you are decorating and spreading holiday cheer at The Fairways!

Rule Compliance

We would like to thank our residents who have received violation letters from Acri and have made the required changes to comply with our rules. Your attention and cooperation is greatly appreciated.

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. If you know of a neighbor that does not have access to email, please encourage and help them to contact Acri to request a printed copy of the newsletter. Thank you in advance for your help.

The Fairways website is located at

www.thefairwaysofoakmont.org