

# THE FAIRWAYS

WWW.THEFAIRWAYSOFOAKMONT.ORG

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**Maryann Moore**

Landscaping Committee

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

### 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 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, and must be received by the Interim Secretary no later than noon on Friday, March 28, 2025

## The Importance of Submitting A Proxy

A few times during the past several years, there has not been a combined total of owners in attendance at the Budget or Annual Meetings, and not enough proxies were submitted to reach the quorum required by our Governing Documents. This meant business could not be conducted at those meetings, the budget could not be voted on, and planned projects such as driveways, roofs, walls and landscaping could not move forward. New Council members could not be voted on, and Acri had to prepare and send additional mailings to obtain the required number of proxies. This has resulted in extra costs for the Association, delayed Council actions, and ultimately cost the homeowners more money.

Prior to submitting your proxy, please confirm that the person you are appointing as your proxy will be attending the meeting. Signed proxy forms **must include** an authorized person to serve as your proxy, or the proxy will be deemed invalid. Only another Fairways unit owner may hold your proxy and vote on your behalf, and only one vote per unit is permitted.

If you do not have someone to serve as your proxy, Marlene Patsilevas, the Interim Secretary is willing to do so. This proxy expires one month after the meeting for which it is granted, and it is void should the issuing unit owner be present for any unit owner voting matters occurring prior to the expiration date.

Please submit your proxy as soon as possible. It can be mailed by USPS, dropped off to Marlene Patsilevas, 1533 Pinehurst Lane, (there's a box on her front porch labeled "Fairways"), or emailed to [secretary@thefairwaysofoakmont.org](mailto:secretary@thefairwaysofoakmont.org).

## April Open Council Positions

Please consider volunteering to serve on The Fairways Council. The Council consists of seven members, and four of the positions, including Secretary, will be up for election this year. According to our Governing Documents, the Secretary position may be a Council member, or a non-voting unit owner position. If these positions are not filled, it may be necessary to have Acri provide services for the unfilled positions, which would affect the Acri managerial fees and in turn, raise the HOA dues.

Interested residents are required to file a Petition For Candidacy form that will be included in the Budget Meeting mailing from Acri. If you have any questions about this opportunity please contact Acri, and ask that someone contact you to discuss your questions and concerns.

## Holiday Decorations

Just a friendly reminder that the Fairways Declarations state that all exterior holiday decorations can be displayed from Thanksgiving until January 15. Please be sure to remove your exterior decorations in a timely manner, as failure to follow the rules may result in a violation letter and possible fines.

## **Inadequate Attic Insulation Causing Ice Dams and Water Leakage**

The recent cold and snowy weather has caused issues with icicles forming on the gutters/roofs and possible water leakage in the home. Some of these issues are caused by the temperatures in the attic being warmer than the outside due to the attic not being properly insulated. If you are having roof leakage or excess amounts of icicles, please make sure that your attic is well insulated. An insulation contractor would be able to assist with determining if the proper amount of insulation is installed in your attic. Having the proper insulation would be a good energy saver!

## **Snow Removal**

The Association has a service contract to provide shoveling/salting services for all sidewalks, driveways and parking lots for any snowfall of 3 inches or more in a 24 hour period. The unit owner is to manage the removal of the snow from their driveway and unit sidewalks that are under this amount. Please note that insurance claims may occur for injuries due to untreated surfaces.

## **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 if 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

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