

June 2023 Lakemont Farms Newsletter



Lakemont Farms Website: <https://lakemontfarms.info/>

President's Report

Hi Neighbors !

Hope all is well with everyone. Summer is here!

Activities

The recent Cinco de Mayo celebration at the clubhouse was a great success and the activities committee is planning many additional community functions that all ages can enjoy. As usual please check out the details below or at the LF website.

Communication

To improve communications between the board and residents we have asked CMA to provide monthly meeting agendas to residents a week in advance. There was a concern voiced that many residents do not have an email address to receive important notifications. After doing some research we found that out of 189 residences only 7 did not have an email address listed in our directory. For those few residents that do not have email, the agenda and this newsletter will be sent to them by regular mail.

Clubhouse

Thanks to the garden committee for hanging the flowers around the clubhouse deck. The new flower sleeves will be more sturdy than the boxes used in previous years and not prone to falling down to the pool deck on windy days.

Not all news at the clubhouse is good. The seventeen year old furnace has to be replaced. Normally a furnace in the Summer is not a priority but since it also affects the clubhouse air conditioning. We have selected an HVAC contractor and the new furnace will be installed mid June.

Pond

Last week's conference call between our board and the DEP was facilitated by our state senator's office. Representatives from our board and upper management from the DEP were in attendance. Although our call regarding our dam not being in compliance was cordial, the DEP was insistent that we proceed ahead with an Emergency Action Plan as a first step to respond to our Notice of Violation (NOV). We did not promise any action except that we would get estimates from a few local engineering firms that have experience with such matters to provide estimates for the cost of such a plan.

The yellow "goose away" solar powered light bulb, that was recently replaced, down, shorted out and is currently inoperable. A free replacement one is on order.

Wildlife

We at Lakemont Farms are blessed and sometimes annoyed by the diversity of wildlife in our community. Just this week I have seen, turtles, red tailed hawks, barn swallows, around the clubhouse and pool area. In fact, we have a mother duck sitting on eggs in the garden area next to the pool. The eggs should be hatching any day now. Please give the mother duck her space until she can move her brood to the pond.

We do however have a snake around the pool area. It is non venomous but should be left undisturbed. We have hired a service to remove it.

Budgeted Projects: Below is an update of the projects.

Completed -

- the **white fences** have been cleaned and refreshed with a new coat of paint.
- the rotted, dilapidated wooden wall along the tennis court was replaced with a **new stone wall** that matches the one along the parking lot.
- Concrete **footers** have been installed at the tennis court so that the basketball hoops can be removed from the current sport court and installed at the tennis court.
- An ADA accessible concrete **ramp/sidewalk** has been installed to provide required access to the planned playground.

Work in progress -

- All underground plumbing was successfully repaired at the **toddler pool** without removing or replacing any concrete surfaces. As a safety precaution, we have "warning taped" off the surrounding area. Our pool company will be filling and testing the filtration system in the next few weeks. Our filtration and chlorination system may have to be upgraded to meet new Allegheny County health department requirements before opening is permitted.
- We have scheduled the installation of the new **playground** at the end of July.
- We are on the schedule (July) to repair and re-line the **tennis court** to create a multi sport area to include basketball, pickleball and tennis.
- We have requested bids from a few contractors in regards to the new **playground and pool gates**.
- We are obtaining estimates to repair the **spur roads** and possibly the road to the clubhouse.
(causeway)

We will advise you of any special meeting dates and keep you posted on the progress of each project throughout the year. If you have any questions or comments please let us know via the website email or just drop us a line.

Our next board meeting will be Tuesday July 25th at 6:30pm. I hope to see you there!

Kindest regards,

Bob Fickley

Grounds Committee Report

FENCE PAINTING HAS BEEN COMPLETED - Sean Hunter of AAA painting completed the power washing, primer and oil based painting of all of our white fencing including front entrance, split rail on Parkside, and all small white fences for \$2,300, well below the other bids received.

10 DEAD and HAZARDOUS TREES CUT DOWN - This year 10 trees were cut down while staying under our budget of \$8000. This includes the dead one at the front entrance where the stump was ground down so a flowering shrub can be planted. It was recommended to plant flowering shrubs on center island since ornamental pear trees die off due to lack of drainage.

ANOTHER COMMON AREA ADDED TO LANDSCAPER MAP - The two-car parking pad at top of Portman Lane has been added. New map available on website.

GARDEN CLUB – Nikki O'brien and her team have completed the planting of annuals at the clubhouse, pool and front entrance. Annuals at the clubhouse we're planted using grow bags. This was more economical and safer than planters. Nikki and Freda also cut down all the daffodils at the front entrance.

No Grounds Committee Meeting in June

Next Grounds Meeting – Wednesday, July 19, 6:30 pm

Upcoming Activities

When?	What?	Where?	Extra Info
Every Tuesday & Thursday 10am	Pickleball - Ladies	Tennis Court	RSVP: Nancy Provil at 412-292-0925 or nprovil@verizon.net to get added to the email chain
Every Tuesday & Thursday 3pm	Open Pickleball New Players Welcome	Tennis Court	RSVP: Pat Mangus at 412-600-9446 or patrickmangus@gmail.com to get added to the email chain
Every Wednesday 1pm	Lakemont Game Day Mah Jongg featured	Clubhouse	RSVP: Nancy Provil at 412-292-0925 or nprovil@verizon.net June 14th Location TBD
Thursday, June 1st 1pm	Original Book Club	Clubhouse	RSVP: Nancy Provil at 412-292-0925 or nprovil@verizon.net
Thursday June 8th 12:30pm	Lunch Bunch	Billie Ann's Diner (Cecil)	RSVP: Lynne Johnson at 412-889-6687 or lkj212@comcast.net
Thursday June 8th 6:30pm	Events Committee Meeting All Welcome	Clubhouse	RSVP: Peggy VanHorn at 412-7370604 or pvanhorn16335@yahoo.com
Friday June 9th 12:30pm	School's Out Carnival All Welcome	Clubhouse and Courts	RSVP: Megan Kauffman at 412-352-9912 or megankauffman@gmail.com
Friday June 9th 5-7pm	Food Truck Friday	Clubhouse	Cool Beans Food Truck
Friday, June 16th 10am	Coffee, Conversation & Donuts! (Bring your own mug)	Clubhouse	RSVP: Eileen Crossey at 412-915-4375 or mimicrossey@gmail.com
Friday, June 16th 6:30pm	After Hours Book Club New Members Welcome	Clubhouse	RSVP: Megan Kauffman at 412-352-9912 Please bring a snack to share and beverage of choice.
Sunday June 18th 7:30pm	Theater Group	South Park Theater	<i>"She Loves You"</i> \$19.25 RSVP by June 18th: Sue Byrne at byrnesue319@gmail.com or 412-427-9138
Wednesday, June 21st 6:30pm	Wine-Down Wednesday (Bring your wine glass)	Clubhouse	Last names A-M bring wine (\$13-15) Last names N-Z bring appetizer RSVP: Lynne Johnson at lkj212@comcast.net or 412-889-6687
Thursday, June 22nd 1pm	Lit Ladies Book Club	Clubhouse	RSVP: Sue Byrne at byrnesue319@gmail.com or 412-427-9138
Friday June 23rd 5-7pm	Food Truck Friday	Clubhouse	Hot Dawg Food Truck
Friday June 30th 6:30pm	Looney Bin Rejects Band	Clubhouse (Weather Permitting)	Contact: Bob Fickely at 412-400-1138 or rfickley@gmail.com

Lakemont Farms Board

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