

Dear Neighbors,

The Homeowner's Association Board met on Tuesday, March 26, 2024. Here is a summary of our discussions.

Board Positions Filled

Two Board positions vacated by Brady Alford and Tim Kauffman were filled with a unanimous vote. Samantha Clancy and Leslie Hospodar will serve until fall 2024.

Samantha Clancy is a licensed attorney who is currently transitioning roles from the head of litigation to the head of the Human Resources team at GNC. Prior to GNC (and moving back to Pittsburgh), Samantha worked at a Maryland company and at two large international law firms representing companies of all sizes. Samantha is currently an Adjunct Professor at the University of Pittsburgh School of Law and serves on various other boards and committees. She has lived at Lakemont since 2021.

Leslie Hospoder is the Founder and Partner of An Olive Branch Association, LLC which provides mediation services for conflict resolution primarily concerning ethical/sexual misconduct in spiritual organizations; governance training for non-profit boards; guidance and training on developing an effective ethics program and establishing policies and procedures. Leslie served as President of the Board of Directors of the Zen Center of Pittsburgh and is a retired Program/Project Manager and Director in healthcare IT. Leslie serves on Lakemont's Grounds Committee and filled a vacancy on our Board several years ago. She's lived here for 10 years.

Ron Miller, who was seated at our January meeting, has an undergraduate degree from the University of Pittsburgh and a Masters Degree from Carnegie Mellon. Ron worked for Mercy Hospital for 20 years as Vice President, Clinical Services and retired in 2016 as President of Administrative Resources, Inc, a Pennsylvania corporation and co-owner of Amerinet, the Nation's #3-rated healthcare supply chain organization. Ron has owned property at Lakemont for more than 15 years.

Budget Priorities

Our top priority this year is to build our reserve fund after several large expenditures last year and to "fix and finish" deferred maintenance.

Communications

We have a team of volunteers who handle our website, emails, events calendar, and other communication. Special attention is being paid to updating our email contact information.

Rules and Regulations Committee

The Rules and Regulations Committee will be called into action this spring, as it's been four years since the last update. All of our guidelines will be reviewed with special attention to new rules addressing safety at the new playground and shared usage of the sport court. To be a member of this ad-hoc committee, one must commit to multiple meetings to ensure consistency and shared understanding. A meeting notice will be emailed at a later date.

Private Property Improvements

Here are some tips if you are planning to update your property:

- 1) Please refer to our Rules & Regulations on either our website or the CMA portal to review the requirements specific to your update (Section VII Home Improvements) and also the variance application procedures (Section VIII Variance Application Procedures) to make sure that your plans meet these guidelines and

to see if you need a variance from the Board. If you need a variance, the application form is on both our website and CMA's portal.

2) Refer to South Fayette's website to see if your work requires a Building Permit. Please plan ahead as this could take some time.

3) If your project requires a variance, please note that you must notify your neighbors to the right, left, front and back of your property via email or snail mail describing your plans. Please provide the names and addresses of your neighbors and a copy of your communication when you submit the variance application. Your neighbors do NOT have to respond to this notice.

4) The Board has 30 days to review your variance request. Missing documents can hold up your approval and your project.

Finance

Our treasurer, Nick Scanga, reports that there is approximately \$176,900 in the reserve fund at this time. This is an increase from the \$163,000 reported after the January Board meeting. It is our goal that at the end of the year, our reserve fund is in the \$200,000 range barring any unforeseen expenses.

CMA assures us that our Reserve Study will be available by our next meeting, which is at the end May. This study should give us a good idea how much reserve funding we should have available.

Garden Club

Garden Club volunteers will meet on April 11 at 7:00pm in the Clubhouse to discuss spring planting. New members are always welcome.

Events

The Events Committee has planned the following activities for next month:

Wine Down Wednesday - April 3

Coffee & Donuts - April 19

Lunch Bunch - April 23

Craft Club - April 24

Earth Day Family Social - April 27

Theater Group - April 28

Breakfast Club - April 30

Adult Social (Derby Day) - May 4

Line dancing is on hiatus until the fall but pickleball is starting up and there is a women's golf interest group in the works.

Community Day

Lakemont Farms Community Day is scheduled for Sunday, June 2 at 11:00 am. Ribbon cutting at the new playground and renovated sport court is planned for noon. There will be food, a kids' carnival, and other activities throughout the afternoon. (Rain date is June 9). Please mark your calendar!

A Community Day Committee planning meeting is scheduled for Wednesday, April 16 at 6:30 pm in the Clubhouse. Everyone is welcome to help plan and to volunteer! Committee leads are: Sam Gatti and Peggy VanHorn.

Grounds, Trees, General Maintenance

Phase III of the 4-year priority tree removal project is finally completed. More than 21 dead trees have been removed from out-of-the-way common areas. New trees will be planted at our entrance and some additional shrubs will be planted near the pool where a tree was removed last year during playground construction.

Spring clean-up is scheduled with our landscape company and we've included a provision for them to leaf-blow both the playground and sport court every time they are here to cut the grass.

Some maintenance issues addressed:

- * All new lighting will be installed outside the clubhouse and in the pool area.
- * The spigot at our entrance will be replaced and it will no longer need seasonal shut-off.
- * Three new dog waste bins will be installed.
- * The pond grate will be cleaned every two weeks all year long.
- * New signs with the Clubhouse address and direction arrows are in the works.
- * New plumbing is scheduled for the Clubhouse bathroom sink.

Recreation

The Recreation Committee met twice (once on a weekday and once on a Saturday) to review and discuss the striping for the three different playing areas on our new sport court. This sealing and painting process will take a couple of applications.

Unfortunately, we need to have some additional surface spots repaired on our new asphalt before striping can begin. This is an unexpected hit to our budget.

**** Important reminder: The playground and sport court are "play at your own risk" areas just like the pool. Small children must be accompanied by an adult and guests must be accompanied by a homeowner at all times.*

Unfinished Business

Last year, the DEP requested that we provide an Emergency Action Plan for the pond. A very preliminary plan was presented to the Board in the fall of last year. That document is now under review. Considerable work needs to be done before it is ready for submission to the DEP.

New Business

Arrangements are being made to hold informational meetings to introduce homeowners to the CMA portal system so that they can update their contact information, view their payment history, and access HOA documents.

New Board Officers: The Board met in Executive Session following the HOA meeting and elected the following officers: Peggy VanHorn - President, Rich Vrboncic - Vice President, and Freda Dempster - Secretary.

Next HOA Board Meeting

The next Board meeting is scheduled for Tuesday, May 28, 2024 at **7:00 pm** in the Clubhouse. Please note the return to our traditional start-time.