

HICKORY HAPPENINGS

A newsletter for the residents of Hickory on the Green

No. 72: October, 2025



HICKORY ON THE GREEN COMMUNITY MANAGEMENT OFFICE

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HICKORY ON THE GREEN (H.O.G.) WEBSITE
www.hickoryonthegreen.com

HICKORY ON THE GREEN PORTAL
https://portal.cmamgt.com/home_v2/Login



Musings from the President - Cindy Cooney

Hello neighbors!

The fall and holiday seasons remind us that gratitude, mutual support and collective celebrations are the heart of Hickory on the Green. We strive to enhance our community by keeping it a safe, visually appealing and friendly place to live.

As our annual meeting approaches, your participation is so important as it strengthens our community and reflects diverse perspectives. Please join us on Tuesday, November 18, at the Meeting House in Hunting Ridge. The meeting agenda and other information will be mailed to you prior to the meeting.

I look forward to seeing you at our Annual meeting. Thank you for your time and commitment to our community.

Cindy Cooney, President of the Board of Directors
Hickory on the Green Homeowners Association

Board News

This Year's Annual Homeowners Meeting. The Board has set Tuesday, November 18, 2025, as the date for our Annual Homeowners Meeting. As was the case last year, the venue for the meeting will again be the meeting facility at Hunting Ridge (401 Meeting House Road, South Fayette Township, 15017). The meeting will start at 7PM, but feature refreshments (pizza, beverages, salad, compliments of our intrepid Social Committee) starting at 6:30PM.

Upcoming Events & Announcements

H.O.G. Board Meeting

Thurs., October 30

6:30PM, Zoom meeting

Email Derrick with interest in joining the zoom

derrick@cmamgt.com

H.O.G Annual Homeowners Meeting

Tues., November 18

6:30PM [Food], 7:00PM [Meeting]

Hunting Ridge Community Meeting Facility

401 Meeting House Road, South Fayette Township, 15017

Holiday Gathering

Friday, December 5

6:00PM

The Alpine Club

Be on the lookout for the packet of information that will be sent out to everyone in advance of the meeting.

The Board of Directors is very sad to announce that one of our members will be stepping down from the Board as of the Annual Meeting. Betty Voight gave generously of her time, talent and good humor during her tenure on the Board and we'll miss her. Betty, enjoy life without your monthly Board meetings! Betty's replacement will be voted on at the Annual Meeting.

Social Events Coming Up. Make sure to check out the article by our Social Committee about the events yet to come this year!

Monthly Board Meeting Minutes available now.

The Board of Directors has authorized CMA (our community manager) to post the minutes of the monthly Board of Directors business meetings on the CMA portal. In order to see these minutes, a homeowner must login to the portal. If you are uncertain about accessing this portal, see the article below.

CMA Community Website ("Portal"). The "Portal" is a community website offered and maintained by our Community Management Advisors (CMA) for use by the homeowners of all the properties that CMA manages. The portal can be accessed by homeowners at the following link:

https://portal.cmamgt.com/home_v2/Login.

We are particularly interested in homeowners reviewing their contact information as it promotes easy communication among homeowners.

Other functions available on the portal website are: Payment and Account services (assessment, fines, balances, etc.); My Items (email blasts and violation notices); Calendar & Events (not currently in use); Directory; Documents (a collection of the most important legal documents, policies, specifications, etc. specific to our Association); and CMA contact information. There is a lot there! Logging into the website requires you to be a registered homeowner with H.O.G., which you can do by contacting Derrick at CMA: derrick@cmamgt.com.

What do we spend homeowners assessments on?

That's a great question! Each year in conjunction with our Annual Homeowners Meeting (coming up on Tuesday, November 18), our annual operating and repair/replacement budget is unveiled. The monthly assessment for homeowners is set based on the budgetary expenditures anticipated for the coming year. At this writing,

our budget has not yet been finalized. This will be done at the October 30th monthly Board meeting, and mailed to each homeowner prior to our annual meeting. As for what we have spent our budget on, our Treasurer Carol Falo Schmier has documented a list of projects and programs that have consumed our budgeted funds. So, if you are wondering where your dollars go, check out her article below.

Board Treasurer's Report from Carol Falo Schmier.

2025 Financial Overview

The Hickory on the Green financial statements for 2025 are on budget, with no unexpected expenses reported through August.

The Replacement Account Certificates of Deposit continues to earn interest at rates of 3% and 3.88%.

2025 Budgeted Accomplishments:

- The entrance communication board has provided timely updates on community events.
- Several mailbox stands have been replaced due to wear and tear.
- Asphalt sealing was completed on the recently paved visitor parking area.
- The cycle of garage and front door painting was finished in June.
- Entrance lights were repaired to ensure safe nighttime visibility.
- Lawns were maintained weekly.
- Boulders were added at the cul-de-sac to prevent grass damage from large vehicles turning.
- Shrubbery upgrades at the entrance have improved the area's appearance.
- Tree pruning and canopy trimming took place in July.
- Ongoing removal and replacement of dead trees took place in September.

Community Engagement:

Hickory on the Green has joined the newly formed South Fayette Township Homeowners Association Committee, providing a platform for local HOAs to share concerns with township management.

Social Activities:

Several successful events were organized by the social committee, including the annual ice cream social, a neighbor night dinner at the Alpine Club, and Game Day.

Carol Falo Schmier, Treasurer
Board of Directors, Hickory on the Green Homeowners Association

Beautiful Entrance Sign. We hope by now that you've noticed the "Community News" message board that was been erected at the entrance last year. This sign was erected in order to enhance communication of upcoming events. The task of updating the sign has been graciously performed by homeowner Krista Baselj Stanley. The Board would like to acknowledge this volunteer effort by Krista and thank her for her wonderful efforts on our behalf.

Association Leadership Meetings. Below are the minutes from the last Homeowners Associations Leadership Forum (HALF) meeting, sponsored by South Fayette Township. Cindy Cooney, our Board President, and Krista Baselj Stanley, our Board Director, represented Hickory on the Green Homeowners Association

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"HALF" Minutes: We had between 20-25 members at the meeting representing 15-20 HOAs in South Fayette; a good turnout considering we are in the middle of summer vacations.

Chief Phoennik was our keynote speaker for the evening and he was terrific. The membership was totally engaged and all of their questions were addressed. We discussed issues related to township growth, traffic, emergency services, and road regulations, plus more. We discussed issues with e-bikes and e-scooters, 911 response, bicycle safety courses, etc. Here are some of the key points addressed:

1. The Chief made it very clear that his office was available for individual association meetings of board members and annual resident meetings. Invite him early to get on his calendar.
2. Check out the SFPD web site at <https://southfayettepa.com/142/Police> for additional information. Each association resident should be provided this link and recommend that they post the link in a convenient location in case of emergency.
3. Report of the Township
 - a. SF has over 20,000 homes; the HOAs represent some 47% of all SF homeowners.
 - b. Oakdale and McKee Rd will be getting a red blinking traffic light in the near future.
4. We discussed speed limits in HOA communities. We learned that those of us who have posted 15 mph limits make speeding difficult to enforce.
5. E-Bikes must conform to PA legal requirements
6. Emergency facilities for SF residents include: St Claire Hospital (Upper St Claire); Canonsburg Hospital; and Med Express/ UPMC Express on Steubenville Pike.
7. There are currently 22 officers in the SFPD. They are assigned to one of three districts in SF to serve the concentration of residents and businesses.
8. It was discussed that BikePgh (<https://bikepgh.org/>) provides excellent bicycle safety courses perfect for communities like our HOAs. The two-hour course introduces children

from 7-16 to PA laws, bicycle inspections, wearing helmets, etc. for a nominal charge. One HOA provided their residents (20 children and their parents attended) free of charge this summer. Participants received free bicycle lights, helmets (if needed), and a guided bicycle tour of their neighborhoods to practice safe riding and signals. More information available upon request.

9. Our next HALF meeting will be held Oct 22 and our featured presenter will be the SF Township Management team. If you have any questions or comments you would like your HALF representative to discuss with the team, please forward them to: [enter your email address here] as soon as possible. It was suggested that HOAs sponsor a newsletter for their community containing highlights from the HALF meeting, board meetings, safety tips, local items of interest, etc. Sounds like an excellent task for a board member (secretary, for example).

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Homeowners who have ideas or issues that you would like our representatives to raise at these quarterly meetings should email our Board President, Cindy Cooney at: cooneycindy4@gmail.com.

Board Action on 2025 Contracts. The Board in concert with CMA has been discussing the 2026 service contracts that are normally arranged. CMA puts out bids for these services unless previously awarded' contracts cover multiple years. This process is ongoing this fall in order to have contracts in place for the 2026 year. The contracts cover such services as painting, landscaping, snow removal, gutter cleaning, audits, parking lot sealing, etc. Any questions or complaints regarding contractual services should be emailed to Derrick at CMA: derrick@cmamgt.com

Gutter Cleaning Reminder. You already know that the Association pays for gutter cleaning only once a year, usually very late in the fall or early winter after the leaves have fallen. It is highly recommended, however, that every homeowner should think seriously about having this service performed at least once more each year, since leaves and other debris are likely to accumulate and block gutters and downspouts before the annual cleaning. Also, downspouts are not part of our annual cleaning contract, so getting these checked is not a bad idea either.

Painting of Front and Garage Doors. Painting has been completed for this year as our Treasurer has noted. The Painting Program operates on a cyclical pattern. Every year a certain portion of homes receive this painting so that by the end of the five-year cycle, every home's front and garage doors have received attention. The cycle then repeats. Notification of homeowners about each year's painting targets occurs in the spring after the painting contractor and CMA review the work that must be done.

Parking Lot Paving and Sealing. We have completed the major parking lot repaving program and the sealing of that new asphalt. Yet to do is an assessment of the two small parking lots. CMA will evaluate the condition of these two lots and assist the Board in planning for their repaving if needed in 2026 or future years.

Capital Projects and the Reserve Study.

The Board of Directors are charged with maintaining our capital assets as well as envisioning projects that will enhance the curb appeal of our community. To that end, the Board has met several times to discuss the future expenditures needed to accomplish this responsibility. Among the topics covered were:

- The Gazebo project, originally scheduled for 2025, is moved to 2027, pending a structural integrity assessment
- A Pavilion Project at the Cul de Sac (2026). This pavilion would also contain a storage shed that would allow the annual cost of offsite storage to be deleted from the Operating budget – This project is under review in light of budgetary projections.
- Small Parking Lot Repaving (2026), pending review by CMA
- Parking Lot Sealing (2026 and future years)
- Detention Ponds 1 & 2 Repair and Cleanout (2026)
- Detention Pond 3 Rehabilitation (2025), moved up upon recommendation from contractor on condition of pond
- Refresh the Entrance Planting Beds (2025 and 2027)
- Demolish Gazebo (2027) – This project is under review in light of recent increased use by homeowners
- Gazebo area Renovation (2027) This project is under review in light of budgetary projections.
- Stormwater - Manholes and basins and associated underground piping (2027), estimates to be solicited from contractor
- Detention Ponds 1 & 2 Repair and Cleanout (2029)
- Detention Pond 3 Screen Cleaning (2029)
- Replace Mailboxes (2030)
- Entrance Wall Demolition and Replacement (2030), with continued assessment and maintenance which may eliminate the need for this project.
- Entrance Lighting (2030)

- Roof Replacement Project (2036), projected assessments necessary to accumulate funds for this project are currently under review

A Reserve Study lists all of the capital assets of an organization and calculates the future maintenance/replacement schedule and cost for each asset, as well as costing out any new enhancement projects that are identified. The study is done to permit the organization to project future costs and save for them. It is typically performed periodically as a contracted service by a qualified provider and updated annually by the Board of Directors. This type of study is routinely recommended by auditors, and our auditor is no exception. As a result, the Board of Directors contracted with CMA to provide this review. CMA will take our capital projects, listed above, and estimate costs for each in future dollars and tell us what we need to collect from homeowners and save each year to be able to afford them.

Suggestions for Lighting Up Clubview. Homeowners are encouraged to purchase “dawn to dusk” light bulbs for their front door and garage door light fixtures. Homeowners who have acquired these light bulbs (Home Depot and Lowes carry them) swear by them as they light up walkways and driveways without any intervention by the homeowner.

New Dogs and Dog Owners on Clubview Drive.

Just a quick reminder that we have a lot of new dog owners in the neighborhood, and chances are that some of them are unaware that we have a policy governing pet curbing and walking in the neighborhood. Please see the **policy attached** at the end of this newsletter. And please remember that your neighbor’s lawns are NOT appropriate for curbing your dog. The only areas that are not owned by individuals and are therefore OK to curb your dog are the gazebo area and the cul-de-sac area. All other lawn areas are owned by individual homeowners and off limits to dogs!

Parking on Clubview Drive. In the last issue of this newsletter, the Board urged homeowners (and their guests) who were parking on the street to relocate to the visitor parking lots or driveways. The Board would like to thank those who’ve adapted to this request. Clubview Drive is a lot safer for your efforts.

Past Newsletters Available Online. Don’t forget that a wealth of information about our Association, especially past issues of the Newsletter which contain past history of various projects in our community, can be viewed on our website: www.hickoryonthegreen.com.

2024 Board of Directors Meeting Dates. The bi-monthly Board business meetings begin at 6:30PM via Zoom/conference calls. Please contact CMA if you would like the link for the meeting.

Remaining Monthly Meeting Dates:

Oct 30
Nov 18 (Annual Homeowners Meeting)

Members of the 2025 Board of Directors.

Cindy Cooney, President
Wendy Bell, Vice President
Carol Falo Schmier, Treasurer
Betty Voight, Secretary
Krista Stanley, Director

Committee Work Recognized. The Board would like to thank the Chairs of our Standing Committees.

Without their hard work and the contributions of their committee members, our community would not be what it is today:

Architectural Review – Lucy Serio
Landscaping - Noli Cruz & Lucy Serio
Social - Michelle & Stephanie Wright
Welcome - Donna Luczko
Community Service - Patty Condre
Communications - Wendy Bell and Micheline Stabile



NEIGHBOR NEWS!!

Our good neighbor **Ginny Granke-Kinberland** at 7082 is organizing her Christmas collection effort that raises money to purchase fragrance-free hand lotion for the residents of Kane Regional Hospital. Each \$15 donation provides two tubes of hand cream each for two people. Last year Ginny raised enough to supply hand cream to 1000 folks. She hopes to increase that number this year. Her flyer that describes her program in more detail along with her contact info can be found at the end of this newsletter.

One of homeowner's sons is offering a good deal on **gutter leaf filter purchase and installation.** The deal is \$17 a foot plus \$10 extra per roof corner. It's warranted for life, which transfers to the next owner if the home is sold. Installation is included in the purchase price. Rob, the son, is offering the same deal to other H.O.G. homeowners as he's giving his mom. If you are interested, you can contact Rob directly at 412-496-1565. An H.O.G. Alteration Request is required.

Don't forget that we have a **Little Free Library.** Leave one, take one is the operating principle behind this wonderful little resource for our neighborhood. It is located in front of the Gazebo.

Finally, we'd like to send out a general "get well/congratulations/condolences" go out to all who deserve or need it!

PLEASE HELP US SHARE YOUR NEWS!!!! Notify Gerry Gronsky with your Neighbor News (condolences, etc.) at 412-914-8282.

Social Committee News - Co-Chairpersons Michelle and Stephanie Wright (7079)

Thank you to everyone who has attended our events so far this year - Neighbor Night Dinner at the Alpine Club, Ice Cream Social/Chalk Decorating Contest, Game Day, Craft Night, the Bonfire Night/Food Drive, the Cleanup on Alpine, and Donation Day for the Animal Shelter.

We have one more upcoming event:

Holiday Gathering - Friday December 5th at 6pm at the Alpine Club

We will have event flyers posted on the Hickory on the Green website soon for more information on our upcoming events. Please remember to check it periodically to see what events we have coming up. Also, please make sure to check the sign at the front entrance for upcoming events.

Anyone interested in joining the Social Committee, please let us know as we would be happy to welcome any new members! If you are interested in joining, please contact us at:

hogsocialcommittee@gmail.com.

Also, please reach out to us if you have any ideas for future events you would like to see in our neighborhood!

Interest Groups

Hickory on the Green Book Club is still meeting regularly. If you are interested in joining, please contact us at hogsocialcommittee@gmail.com.

“Where neighbors become friends.”



Welcome Committee - Chairperson Donna Luczko (7060)

We have some new homeowners to welcome!!

Richard George
7039 Clubview

Fala & Sophia Mohammed
7099 Clubview

Ravi Kalathiya
7032 Clubview

Don't forget to **give a hearty hello and wave** to our newest community members when you see them.

Thanks to our dedicated Welcome Committee Chairperson, Donna Luczko, who is usually the first official face newbies see in our community.

Architectural Review Committee (ARC) - Chairperson Lucy Serio (7058)

Architectural Review Committee Update

Window and door replacements continue to be the most popular applications for review this year. Many homeowners have asked for recommendations on installers, products, and overall satisfaction. If you've recently completed a project, please email me your supplier's name along with a brief comment on your experience — including appearance, service, and functionality.

Homeowners have used a range of companies, from larger firms such as Renewal by Andersen and Window Nation to local options like Thermo-Twin. Has anyone worked with a local general contractor for their installation? We'd love to hear about it!

A friendly reminder: all exterior changes to your property must be submitted for Architectural Review Committee approval before work begins. Our community guidelines help maintain consistent aesthetics and protect property values by ensuring color and material compatibility for items such as awnings, decks, lighting, and more.

Installing an unapproved fixture or structure may result in a \$100 fine, and you may be required to remove it at your own expense. The goal isn't to restrict creativity but to keep our neighborhood looking cohesive and attractive. (No one wants a bright red shed popping up next door!)

If you're unsure whether your project needs approval, please reach out to a committee member — we're happy to help ensure your plans comply with community standards.

Thank you!

Committee Members

Lucy Serio, Chairperson 412-298-9869

Patti Paige Rich Luczko Wendy Bell

The Basics of Living in our Community: Any homeowner who is considering any home improvement to the exterior of his/her home or landscaping (front or rear) must **first** submit an Alteration Request Form to CMA. Please allow at least 3 weeks for consideration of your request as it must be reviewed and approved by ARC. All requests must be approved **in writing** sent by CMA **prior to contracting for or beginning work**. Any unauthorized alteration is automatically subject to **a fine of \$100 in accordance with H.O.G. policy**. Homeowners can find guidance for their work by contacting CMA for a copy of a specification or referral to a committee member. It's usually a good idea to do both.

Contact Derrick at CMA (412-279-9280, ext. 260 or via email at derrick@cmamgt.com) or go to our website to obtain the Association's *Alteration Request Form*. Notify your neighbors about your requested project, then complete the form, attach contractor drawings and/or literature describing your project and submit it to CMA, via mail or email. Please note that incomplete forms will be returned for completion. Rejected or returned Alteration Requests are not approved and work should not be scheduled.

One last note regarding our policy on exterior changes, **any homeowner leasing their unit to a renter is responsible for enforcing the policy** requiring an Alteration Request (from the homeowner, not the lessee) and approval by the Board of Directors prior to the initiation of any work.

Service on this committee is very important to the continued improvement of our community. If you are interested in participating in the review of homeowner Alteration Requests and the development of specifications for homeowner improvements, contact Derrick at CMA (412-279-9280, ext. 260 or via email at derrick@cmamgt.com). Thanks, everyone! Lucy Serio

Landscaping Committee - Noli Cruz (7072)

The summer walk thru with Barlett and JML confirmed that we have dead trees that need to be removed and a few that needs treatment for insects and proper maintenance for good health and vibrant appearance. While the tree trimming was completed, the tree treatment is still in process.

-A number dead bushes and plants were removed and replaced with identical plantings. Homeowners with new plantings to please consider watering them on a regular basis.

- Several trees were also installed

- One tree was knocked down from a storm and homeowner declined a replacement.

- We also have damaged lawns from parked vehicles. To reduce the cost of landscaping, we ask homeowners and visitors to please refrain from parking on the grassy areas.

- Any questions or concerns with landscaping to please contact landscaping committee. Thanks, Lucy Serio, for joining in the leadership of this important Association function.

If you have any concerns or questions about our landscaping, please don't hesitate to call us, Noli Cruz at (609) 413-5161 or Lucy Serio at 412-298-9869.



Community Service Committee - Chairpersons - Patty Condre (7083)

We had a great time picking up the litter left behind by others on Alpine Road this fall. Thanks to all who participated.

Thanks to Jerry Schmier for his tireless efforts at keeping our **salt buckets** supplied last winter. Let's hope the coming winter months are as mild as they were last time.

Also, thanks to Jerry Danhires for his work in maintaining our **American flag** at the entrance. The Stars and Stripes wave proudly at our entrance!

We always need volunteers for this Committee, so if you have a spare hour or two, please get in touch with Derrick at CMA (412-279-9280, ext. 260 or via email at: derrick@cmamgt.com, and he will forward the info to me. Of course, you don't need to RSVP if you want to show up for one of the cleanup events! Just come and join in! Thanks. Patty

Communications & Our Website -Wendy Bell & Micheline Stabile (7049)

Some folks have indicated a desire to see our community develop a presence on the various social media platforms to augment our current communication modes (email alerts and our website). We think this is a great idea; however, time, energy, and technical expertise are at a premium. Should you wish to undertake this project (development and management/maintenance), get in touch at wenbellz@gmail.com.

The CMA-provided community website (formerly known as the "Portal") continues to give homeowners a whole new perspective on our community and we are encouraging everyone to become familiar and start using this resource:

https://portal.cmamgt.com/home_v2/Login.

Logging in after you've established your login credentials is easy. If you still have problems with logging in, shoot off an email to or call Derrick at CMA (412-279-9280, ext. 260 or via email at derrick@cmamgt.com), and he will help you get squared away.

As for our other communication efforts, everything continues as it has with postings on the website, our newsletters, and all of the email alerts as the events of our community and Board communication needs dictate, with one notable exception. Michelle Wright, co-chair of the Social Committee, has assumed website update and email notification duties. Thanks so much Michelle.

Our website's address is:

www.hickoryonthegreen.com

A lot of useful information about our Association can be found on our website. Also, there is a link to our excellent South Fayette Township website: <http://southfayettepa.com/>. The Township website has links to our local governmental officials, elected or appointed/hired.

For New Homeowners of Hickory on the Green: Keeping everyone at Hickory on the Green well informed is definitely an ongoing effort. If you would like to contribute an article, or notice, or story for the web or newsletter, just drop your “copy” via email to wenbellz@gmail.com or call Wendy at 412-257-8322. We do reserve editorial rights, just to make certain that content doesn’t offend and is accurate.

If you’re not already receiving the **website alerts** (email notices telling you that there is news just posted on the website), send your email address to wenbellz@gmail.com. Don’t worry, we don’t send out lots of email ... just enough to keep you informed of the happenings in your neighborhood.

Rules Refresher

Winter isn’t here yet, but the snow will surely find us. Please remember to **park in your own driveway when there is an accumulation of snow** so that our snow plowing contractor can scrape the snow off the entire parking lot areas. Thanks for your consideration in this matter.

On-street parking is prohibited on Clubview Drive. Parking anywhere but in your driveway or in a parking lot presents a clear danger to exercising neighbors, our community’s pets, and any emergency medical or fire vehicles that need access.

Please be advised that there is **no landscape or ornamental lighting permitted in your front yards, planting beds or along your driveways or sidewalks.** If you install such lighting, you will receive a violation letter from the Association and be required to remove the fixtures at your own expense. If you see landscape lighting fixtures in someone’s yard, rest assured that they are in the process of being cited for a violation.

This community has a **Pet Policy that specifies the acceptable behavior of homeowners as they walk and curb their dogs.** So, pick up after your dog, please, as you walk down Clubview, or allow your pet to curb in approved places or in your own yard (hint: your neighbor’s yard along Clubview is not an approved curbing location!). Please tell your dog walkers (hired or family volunteers). And can we emphasize, please pick up after your dog in your own yard. Allowing accumulations left by your pet grosses out your pet, your neighbors, complicates our lawn mowing, and is a violation of our rules!! Please become familiar with the policy so that all neighbor and Association owned property remain dog waste free!

Our Pet Policy requires that **each homeowner, resident, visitor, and pet walker restrain his/her dog via a leash at all times.** Nobody likes to have an out-of-control dog rush at them as they walk down the street. Leash, at all times. Thanks!



Helpful Hints

It’s that time of the year when everyone who has a dryer in their house should contract with someone to **clean out the dryer vent.** That lint igniting is the top cause of house fires in the US.

Clubview Drive can be a windy street, especially in the spring when the seasons are colliding. The wind can be a real problem on garbage collection day and the night before when we all set out our garbage bins. A great suggestion offered by homeowner and esteemed, volunteer Landscape Committee Chairperson, Noli Cruz... **put your name and street number on the side of your garbage bins.** If they blow away, they’ll make their way back to your house. Thanks, Noli!

If you have lost something in the neighborhood and you think someone might find it, remember that we have a **“Lost and Found”** announcement on our website at www.hickoryonthegreen.com. If you would like to have a posting placed on the website, contact wenbellz@gmail.com.



Our Larger Community

Don’t forget to vote on Tuesday, November 4th! Our voting location is the Fairview Volunteer Fire Department. We are in District #8 of the South Fayette voting area.

Fourteenth Annual “Adopt a Grandparent”

During the Holiday season, I enjoy brightening the lives of residents in local assisted living and nursing home facilities in Allegheny County. Many of these people have few, if any, visitors and receive little, if anything, during the Holidays. Last year, through the generosity of local businesses and friends, I helped deliver over 1000 gifts to residents of John J Kane Regional Hospital, Scott Twp and McKeesport, and several other nursing and assisted-living facilities,. This year I hope to help deliver 1000+ gifts again.

By partnering with me, your \$15 will provide each of two residents a fragrance-free hand cream and help them have a very Merry Christmas. These items are specifically requested by caregivers for the benefits the residents receive. The lotions will soothe their hands and bring joy, as well, by the simple “touch therapy” of applying them. They will be delivered in early December.

Please consider what a blessing this is for the men and women in these facilities who once lived and worked in our local communities. *Let them know they are remembered! THANK YOU!*

Please contribute via CASH or check payable to Ginny Granke-Kimberland. Thank you!

Ginny Granke-Kimberland

7082 Clubview Drive

Bridgeville, PA 15017

412-427-9013



HICKORY ON THE GREEN HOMEOWNERS ASSOCIATION
PET RULES AND REGULATIONS

For the purpose of the following rules, "walking" refers to exercising one's pet and "curbing" refers to permitting one's pet to take care of its bodily needs. (Invisible Fence owners ALSO see Invisible Fence policy items at the end of this Pet Policy).

1. Owners must ensure that all clogs are licensed according to the regulations set forth by Allegheny County.
2. Owners must ensure that all pets have current inoculations as per Allegheny County.
3. All pets must be supervised when outside.
4. All pets must be restrained on a leash when outdoors.
5. A pet is never to be tied or chained outside the owner's home in a manner that will permit it to reach another person's property or any common area. Externally used ties and leashes must not be visible when not in use, and must be located in a manner to avoid interference with lawn maintenance.
6. An owner may use his own, not his neighbors', lawn area for walking his/her pet. Please walk your pet in the street or common areas.
7. Curbing of all pets must be limited to owner's property or a common area. All solid waste must be cleaned up immediately by the pet's owner. Solid waste is to be disposed of at the unit owner's home. Any damage to lawns, shrubs or foliage (in/on both private and common areas) is the responsibility of the pet's owner. Bear in mind, however, the landscape contractors have been instructed not to mow a lawn containing a large concentration of pet waste. If circumstances necessitate the removal of pet waste by a contractor, the unit owner will be billed for this service.
8. Homeowners must insure that visiting pets' behavior is in compliance with all Pet Rules and Regulations of Hickory on the Green Homeowners Association.
9. Any violation of the above rules or those in the Declaration and By-Laws will be treated with: first offense a written warning; second and subsequent offenses \$25 fine for each offense.
- 10. Invisible Fence Owner Policy (For back yards only)**
 - A) Owner must submit an alteration request for approval prior to installation.
 1. Alteration request must include a drawing of property boundaries.
 2. Fence must be installed by reputable company.
 3. Fence must leave a three-foot easement between it and neighbors' property.
 4. Fences installed at end units may begin at the mid-point of the units' side wall and extend to the rear of the property.
 5. Lawn must be return to original status after being disturbed by installation.
 - B) The dog may enter the fenced area only when the owner is at home.
 - C) The dog must be brought inside when landscapers and other workers need access to property.
 - D) Pet waste must be cleaned up daily.
 - E) This privilege is contingent on the acceptable behavior of the dog and/or property owner governed by the invisible fence. Unacceptable behavior is defined as, but is not limited to, the following: nuisance barking (defined as one or more complaints from other homeowners); owner failing to remain at home while dog is out in the

yard; owner failing to remove the dog from the yard for the purposes of landscape or other contractual services visit access; and/or owner failing to remove dog feces from the yard. These infractions will result in the following:

- 1) First in-yard offence – written warning;
- 2) Second in-yard offence – fine of \$25.00;
- 3) Third in-yard offence – loss of invisible fence privilege with requirement to remove the invisible fence within 30 days.
- 4) The infraction of escape from the fence will result in immediate loss of this privilege (dog is not permitted outside without a leash) and the requirement to remove the invisible fence within 30 days.

The Association is not liable for damages or harm caused by or to the dog contained by or escape from the invisible fence. The Association is not liable for any harm caused by the dog to any human to whom the dog may come in contact within or outside of the invisible fence.

Definitions: The Hickory on the Green common property areas are as follows:

- a. The lawn area immediately surrounding the gazebo
- b. The lawn area of the cul-de-sac at the extreme north end of the development (north of the final mail box unit)

APPROVED:

James Ehrman

January 31, 2018

Board Secretary

Date

Wendy Bell

January 31, 2018

Board President

Date

The above revision to the Pet Rules and Regulations was unanimously approved by the Board of Directors of the Hickory on the Green Homeowners' Association on Wednesday, January 31, 2018.