

HICKORY HAPPENINGS

A newsletter for the residents of Hickory on the Green

No. 65: Feb, 2022



BOARD OF DIRECTORS

President	Mary Jo Gross
Vice President	Tracey Valko
Secretary	Wendy Bell
Treasurer	Joy Short
Director	Vacant

MANAGEMENT OFFICE

Community Management Advisors, Inc.
200 Commerce Drive, Suite 206
Moon Township, PA 15108
Phone (412) 279-9280

Management Personnel:
Carl Wilkinson IV, Assistant - Ext. 260
Aimee Hennemuth, Manager - Ext. 110
Accounting Dept. - Ext. 170
After Hours Emergency:
Ext. 0, Leave a message

HICKORY ON THE GREEN (H.O.G.) WEBSITE

www.hickoryonthegreen.com

Musings from the President - Mary Jo Gross (7089)

This has been a quiet winter as things go in the neighborhood. The snow falls have been moderate and relatively well spaced in time. It's been cold, but then it's warmed up periodically. We finally completed our Street Lighting Improvement Project, and our Clubview Drive is more adequately lighted than it has ever been. We are happy that our garbage and recycling collections seem to have settled back down into a predictable schedule. And the Board of Directors has begun its annual collaboration with Community Management Advisors (yes, that's a new name) to arrange for our annual contracts (snow removal, financial audit, gutter cleaning, painting, etc.). We are currently coming up on our March Board business meeting where we'll cover various hot topics such as revision of policies, review of projects for the year and such. We have one notable and exciting development to share... The South Fayette Connect Magazine has been interviewing our Board members and homeowners for an article about Hickory on the Green in an upcoming issue. The magazine has been featuring various township communities and soon it will be our turn. All of this is covered in more detail in the Board News section of this newsletter. And finally, we are all hopeful that this latest relaxation of COVID precautions will last and we will have seen the last of the illnesses and deaths associated with this terrible virus. All in all, it is stacking up to be a great year for our community.

As always, if you have questions or need to discuss an issue, please do not hesitate to contact me by getting in touch with Carl at CMA, 412-279-9280, ext. 260.

Mary Jo Gross, President
Board of Directors
Hickory on the Green Homeowners Association

Upcoming Events & Announcements

H.O.G. Monthly Board of Directors Meeting

These meetings have been held via teleconferencing since March of 2020 due to the pandemic. Should you like to participate in the next H.O.G. Business Meeting, contact Carl Wilkinson at CMA at (412) 279-9280, ext. 260 or cwilkinson@cmpmgt.com for a link to the meeting.

The next Board meeting teleconference is scheduled for March 23rd.

Treasurer's Message - Joy Short (7091)

The Hickory on the Green financial statements for 2022 have started out according to plan and are on budget. No significant expenditures were anticipated for 2022 through March and none have materialized to date. We look forward to our annual maintenance, planting, and other upcoming projects anticipated for the spring and summer season which will utilize our budget dollars. We are working to select an accounting firm for the 2021 audit and tax return which will kick off this spring.

Joy Short, Treasurer
Board of Directors
Hickory on the Green Homeowners Association

Board News

Annual Homeowners Meeting Zoomed Again. The Board once again held its Annual Homeowners Meeting via Zoom on December 20th, 2021. All Committee Chairs and the President reported on the past year's activities and business. It was with great satisfaction that the Board announced that the 2022 Operating and Capital Budgets were able to hold the line on expenses and maintain the 2021 monthly homeowner assessment charge unchanged. It will be a challenge to stay within our budget for this year, however, due to the increases in contract pricing that we are currently seeing due to inflation and the war.

New Board of Directors officers for 2022.

<u>2022</u>	<u>Name</u>
President	Mary Jo Gross
Vice President	Tracey Valko
Secretary	Wendy Bell
Treasurer	Joy Short
Director	Vacant

Management Company Name Change. The Board was recently informed by the owner of Community Management Professionals that he had finalized the merger of his two companies and had settled on a new name, Community Management Advisors, Inc. So, instead of hearing us say "CMP," you will now hear us refer to our contractual community management company as "CMA." No staffing changes have been made that affect our community.

Painting Cycle to Resume. Painting of the front doors and garage doors will commence again this year with the following addresses included in this year's painting schedule:

7035, 7037, 7039, 7041, 7043, 7045, 7047, 7049, 7051, 7053, 7055, 7057, 7061, 7036, 7038, 7040, 7042, 7044, 7046

Notification of homeowners will occur sometime this spring after the weather moves from winter to spring. Homeowners must open their front and garage doors during the painting project. The painters will access each unit owner's outdoor water spigots to power wash the doors prior to painting.

Continued Search for ARC Chairperson Volunteer.

We have been asking for a volunteer to replace Patsy Schaal (and now temporarily assigned Wendy Bell) as the Chairperson of our Architectural Review Committee. The important job is vital to our community's aesthetic appeal and property values. If you are interested in learning more about this volunteer opportunity to serve your Association, please contact Carl Wilkinson at CMA at cwilkinson@cmpmgt.com or call him at 412-279-9280, Ext. 260.

New Search for Board Member. Last December, after many years of serving on the Board of Directors, Fred Rapone retired. While his time on the Board is over, Fred has promised to continue his involvement in the various capital projects undertaken by our Association. He leaves a vacancy on the Board that will be filled by the Board after a search has been conducted to identify a qualified volunteer from the ranks of our homeowners. If you are interested in applying for this position, please contact Carl Wilkinson at CMA.

Deck and privacy fence staining. Last year, the Board approved the more modern Granite stain color for all front porches, rear decks and privacy fences. Please remember that homeowners are responsible for submitting an Alteration Request for deck, fence, or patio maintenance and replacement. Such Alteration Requests must include relevant Township approval paperwork.

Garbage in Bags versus Cans. The Board urges all homeowners to put their bags of garbage in containers designed to withstand the interest of local wildlife. Garbage bags left overnight in front yards not only attract our furry wild creatures that live in the woods all around us, but they are also frequently left in tatters with garbage strewn about the yard. Waste Management folks do NOT clean up the mess. It is each homeowner's responsibility

to clean up any garbage in his/her property or on the street in front after pickup day. So, save yourselves the effort of cleaning up after the fact.

Please note that the Board continues to receive complaints about garbage day messes. If this situation continues, the Board will be forced to issue fines for violations.

I-79 Expansion Project. No news is good news. It is worthwhile noting that the construction of new lanes on I79 using the median strip between the existing north bound and south bound lanes has put to rest the fears that the expansion construction would claim H.O.G. property. Thank goodness!

Street Light Improvement Project, Phase 1 – Completed. After years of pushing the power company and the township, H.O.G.’s Development Committee and the Board finally muscled to completion the project of installing three new streetlights in the darkest areas of Clubview Drive. A huge thank you to Tracey Valko and Fred Rapone for their efforts in seeing this part of the project to completion, and to Mary Jo Gross for her steady stewardship of the Development Committee, who never lost sight of the prize at the end of the struggle. In addition to the three new lights, there are plans to move several lights that simply do not shed the light we need in their current locations. But that’s a story for this coming year.

Street Tree Program. The Board has developed a new policy governing the management of the community’s street trees. These are the trees that have been planted in the front of units along Clubview Drive (and in some specific cases, side yards for units whose side yards border on Clubview). This policy will be published this spring and the Landscaping Committee in consultation with an arborist will develop a list of tree species and their maintenance needs that will guide the care of our association’s tree inventory. It is hoped that this program will be completed this spring by the Landscaping Committee. More on this as it develops.

South Fayette Municipal Authority Increases Fees. Any homeowner who needs a lateral inspection or dye test performed should be informed about South Fayette’s increased fees for such services. The information on both services is contained in an attachment at the end of this newsletter.

Board seeking bids for asphalt of parking lots. Our parking lots have suffered over the last several years of supply chain interruptions and pandemic work

slowdowns. We are hopeful that we will finally be able to begin a two- or three-year capital project to repave these areas by CMA soliciting bids this spring.

Updating the Violations Policy. Over the winter months, the Board has taken some time to review our Violations Policy and fine structure. While the policy itself has been updated recently, the fining structure has remained the same since our Association was formed in the early 1990’s. Current thinking is to increase the initial fine for a violation from \$5 to \$50; and to switch from a weekly fine of \$5 to a monthly fine of \$25. When this policy and associated fines are approved by the Board (tentatively scheduled for the March 23rd Board meeting), homeowners will receive a copy.

Refresh yourself!! Speaking of the Violations Policy, long-time homeowners and “newbies” to the neighborhood are responsible for knowing the specifics of our Covenants, Rules and Regulations, Policies, Procedures and Specifications (It’s not easy living in an Association-governed community!). Documents containing all this information can be found in full on our website (www.hickoryonthegreen.com); and also, on CMA’s portal (https://portal.cmpmgt.com/home_v2/Login). The Board strongly urges each homeowner in this community to review these materials as they govern the way we handle our property and our behavior at Hickory on the Green.

CMA Assisting in Arranging Contracts for 2022 year. This year is no different than previous years in that the work of the Association must proceed. CMA is working with the Board to contact our existing contractors for bids for the coming year’s work in the following areas: financial audit, snow removal, gutter cleaning and any other needed maintenance that becomes apparent in the coming year. Early reports are showing higher than expected contractual pricing.

Management Contract with CMA Reviewed by Board. Every five years, the contract that our Association has with our management company CMA is automatically renewed. That means that every five years, the Board of Directors reviews the upcoming contract against the past performance of the company and decides to let the contract renew or to renegotiate the contract (or find another management company). Five years ago, the Board sat down with the current owner of CMA, Ed Golob, and through conversation determined that the renewable contract terms were more favorable than that which could be obtained through a renegotiation. Thus, the contract renewed. Now that five years has elapsed, the current Board reviewed the contract language (newly

reconstituted and updated under the new company name of Community Management Advisors, Inc.). A final decision will be voted on by the Board at its March 23rd business meeting.

CMA's Community Portal. As reported in our last issue, CMA's "Community Portal" is a wealth of information for the homeowners in Hickory on the Green.

Want to know how to get in touch with your new neighbor? You can find contact information for everyone in our community on the Portal. Want an online way to pay your monthly assessment? You can make your payments online and check the status of your account via the Portal. Have you received a violation letter and want to check the status of the violation? Everything about your property with respect to violations can be found via the Portal. Also, you can elect to receive CMA/H.O.G. communications via email, text, or snail mail. There is a calendar that our association can use to display events when they are scheduled. Finally, one section contains all our governing documents (the "Covenants") and our alteration specifications. Carl Wilkinson at CMA has been gradually populating this page with downloadable documents that pertain specifically to Hickory on the Green Homeowners Association.

It is the type of website that will only get better with participation; and we hope to utilize it more and more as we pursue the perfect communication device for our homeowners. Contact Carl Wilkinson at CMA at cwilkinson@cmpmgt.com or call him at 412-279-9280, Ext. 260 for information about how you can access this amazing system!

Welcome/Directory Binders. In past years, the Association published a directory of homeowners. Please be advised that the cost of producing and distributing this directory has proved to be significant. Given this fact and the recent availability of the CMA Community Portal, the decision has been made to discontinue the printed directory in favor of encouraging homeowners to use the Portal to look up contact information about their neighbors. This online directory is updated regularly as CMA becomes aware of new homeowners. All homeowners should review their information contained in this directory and notify Carl at CMA if changes need to be made.

Don't forget to contribute to our Resource Guide. The Resource Guide that is available on our website is only as good as the recommendations of our homeowners. Don't forget to let your neighbors know when

you've had a great experience with a contractor/service provider. You can do this by sending the name, contact information and service description of your referral to wenbellz@gmail.com.

Classified Ads. You can place Classified "FOR SALE" ads and "WANT ADS" in the Newsletter and on the website; so, if you have something to sell or want to buy, contact Mary Jo at 412-914-8267 or email: hogdevelopmentcommittee.com or by going to the website's STUFF page.

2022 Board of Directors Meeting Dates. The bi-monthly Wednesday Board meetings normally begin at 6:15PM with the Homeowners Forum, which is an opportunity for homeowners to raise issues before the business meeting starts. However, the forum has been suspended during the pandemic because the Board is meeting via Zoom/conference calls until further notice. The official business Zoom meeting/conference call starts at 6:30PM. Please contact CMA if you would like the link for the meeting. Resumption of in-person meetings will be posted on our website.

Remaining Monthly Meeting Dates and times:

- March 23, Weds., 6:30PM
- May 25, Weds., 6:30PM
- July 20, Weds., 6:30PM
- September 21, Weds., 6:30PM
- October 26, 6:30PM
- AOM, December 21, 7:00PM

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 – Wendy Bell, temporary
- Community Service - Patty Condre
- Development - Mary Jo Gross
- Communications - Wendy Bell and Micheline Stabile
- Landscaping - Noli Cruz
- Welcome - Donna Luczko
- Rules Review and Community Affairs - Jim Ehrman
- Social - Michelle & Stephanie Wright



NEIGHBOR NEWS!!

Get Well Wishes and Condolences. Our condolences go out to the family of Janet Zewe, long-time homeowner in the Hickory on the Green community who passed this winter.

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)

PAST EVENTS.

We had a great turnout for our Holiday Gathering last December! We lit up the bonfire at the Gazebo and served hot chocolate and cookies, all outside to keep everyone safe! The luminaries and holiday-decorated gazebo lights really made the season bright. Thanks to everyone who came and helped decorate and celebrate! Also, a special thanks goes to Vera Henry for making homemade ornaments for everyone!

As is our community’s custom, the holiday celebrations were combined with our annual Gift Card Drive for the Women’s Shelter of Washington County. We are pleased to announce that our community’s generosity produced \$575 in gift cards. Thank you to everyone who donated!

UPCOMING EVENTS:

The Social calendar for 2022 has not yet been developed. The first meeting of the year for the H.O.G. Social Committee will take place in April at a time and place to be announced. Here’s hoping for a safer year for social gathering. Check the website for updates.

The Lunch Bunch is planning to resume gathering later this spring when the weather becomes a bit warmer and more predictable. H.O.G. residents, friends and family who would like to be on the notification email list can

call Gerry Gronsky (412-914-8282) even though we aren’t gathering until winter’s over.

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.

The Social Committee also sponsors various Interest Groups whose participants meet regularly throughout the year to pursue their passions!

The Book Club has been meeting and is currently reading “Welcome to the World, Baby Girl” by Fannie Flagg. The next meeting will be on Wednesday, March 22 at 7pm. If you are interested in joining, please contact us at hogsocialcommittee@gmail.com.

The Card Club is currently on hiatus. If you are interested in playing, please let us know. We welcome anyone and are happy to teach new players. If you are interested in joining, please contact us at hogsocialcommittee@gmail.com.

The Lunch Bunch has currently paused their meetings later in the spring when the weather permits outdoor dining again. If you are interested in joining, please contact Gerry Gronsky at: 412-914-8282 or gronskygerry@gmail.com.

The Hickory on the Go Group periodically schedules informal outings that groups of neighbors may want to attend individually or in neighborhood groups. There are currently no scheduled outings. Please let us know if you would like to be added to the email notification list if you would like to attend a particular a neighborhood outing as they become scheduled in the future by emailing to hogsocialcommittee@gmail.com.

For their own protection participants in group events should be vaccinated and may be asked to mask depending on current restrictions.

“Where neighbors become friends.”



Welcome Committee - Chairperson
Donna Luczko (7060)



New to the Neighborhood:

Erin Weaver at 7070

H.O.G. regulars, don't forget to **give a hearty hello and wave** to our newest community members.

Architectural Review Committee (ARC)
- Chairperson Wendy Bell (7049)

The big news with the Architectural Review Committee is that Patsy Schaal, after many years of excellent work, has stepped down from the Chairmanship of the committee. While the Board continues to search for a permanent homeowner volunteer to chair ARC, the duties have shifted temporarily to Wendy Bell. Patsy will maintain her membership on the Committee.

Spring is just around the corner and thoughts of home improvements may be on your mind. Remember to submit a complete and detailed AR following specs and including pictures, drawings/renderings, and materials to be used.

Allow for a 30-day turnaround time for ARC/Board project approval so you are not held up or disappointed.

Do not order materials before approval as your request as submitted might require adjustment based on existing Association specifications.

Projects completed without approval may require dismantling and are subject to a steep fine!

ARC would like to remind everyone that **sealing one's driveway** both preserves your driveway and beautifies the neighborhood AND doesn't require an AR. And it is also much more satisfying to seal that driveway because it's your idea.

Please, become familiar with the Covenants and Policies, Procedures and Specifications of this community, all of which are available on our website or by calling CMA. Submit your Alteration Request. It is your responsibility as a homeowner to solicit approval, not your Association's responsibility to catch up to you and your plans after the fact.

A copy of the Alteration Request form is available on the website. Please use this form when you wish to request approval for any replacements, changes, or maintenance to the outside of your unit or yard. ALL exterior work must be preceded by the submission of an Alteration Request Form and approval from the H.O.G. Board of Directors. This applies to driveway repaving, window replacements, door painting and replacements, siding repairs, and Association plant inventory changes, etc. The only exception to this rule is driveway resealing, which does not require prior approval.

Any homeowner who is considering any outside home improvement to the exterior of his/her home or landscaping must first submit an Alteration Request Form to CMA. All requests must be approved **in writing** 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 referring to the Policies and Specifications document on our Association's website or contacting CMA for referral to a Committee member. It's usually a good idea to do both.

One further 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.

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

Finally, 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 Carl at CMA (412-279-9280, ext. 260 or via email at cwilkinson@cmpmgt.com).



Landscaping Committee - Noli Cruz (7072)

It's been a quiet winter season for the Landscaping Committee, but we will soon be planning the 2022 season especially developing our list of street trees, acceptable tree species, and tree maintenance schedule.

I also would like to thank everyone who has reached out to me about their landscaping needs. If you have any concerns or questions about our landscaping, please don't hesitate to call Noli Cruz at (609) 413-5161.

Rules Review Committee - Chairpersons - James Ehrman (7025)

Currently, there are no outstanding requests from the community or Board of Directors for rules review and recommendations from the Committee. As always, should you have any policy or rule of the Association that you think would benefit from review or revision, please do not hesitate to get in touch with me, Jim Ehrman at jasehrman@gmail.com.

Community Service Committee - Chairpersons - Patty Condre (7083)

With the prospect of spring arriving, the spring cleanup for Alpine Road is approaching. Tentatively, April 23rd is the potential date. An alternate date would be April 30th. There was a nice and ambitious group that participated in the fall. There is always room for more individuals to "Redd Up" the neighborhood. And it's a great opportunity to meet your fellow neighbors since we have been enclosed in our homes for the winter. Typically, we meet at around 9AM and are finished by 11 AM. The meeting place for the event is in the first parking lot at the entrance of Clubview Drive.

Check the website for updates on this event!!

We always need volunteers for this Committee, so if you have a spare hour or two, please get in touch with Carl at CMA (412-279-9280, ext. 260 or via email at: cwilkinson@cmpmgt.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

Development Committee - Chairperson Mary Jo Gross (7089)

The Committee celebrates the completion of the first phase of our Street Light Improvement Project!!! Now on to Phase 2 (relocation of partially obstructed street lights).

Since "Curb appeal" is what helps keep our property values up, we are striving for beautification of our community. We welcome your ideas and thoughts, and they can be sent to: hogdevelopmentcommittee.com for the Development Committee to discuss.

A huge Thank You to the members of the Committee for all the time they have spent on the projects and their opinions and ideas. Thanks. Mary Jo Gross

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

Everything continues as it has with postings on the website and in the three times a year newsletter (February, June, October) as the events of our community and Board communication needs dictate. This month's newsletter should actually be referred to as our March issue, but better late than never, right?

Our website's address is:

www.hickoryonthegreen.com

A lot of useful information about our Association can be found on our website including downloadable copies of the **Association's Covenants and associated policies, procedures, and specifications**. Also, there is a link to our all 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 three-times-a-year 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

Decks, walls and staining. Last year the Board voted to approve that the stain, Granite, be applied as the standard for all rear deck and privacy fences as well as front stairways. Also, please remember that homeowners are responsible for submitting an Alteration Request for deck, fence, or patio maintenance and replacement. Such Alteration Requests must include relevant Township approval paperwork

Landscape Lighting Prohibited. 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.

Curbing your dog. This community has a Pet Policy [you can find it on the website in the Specification document link] 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. 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, 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!

Damage to yards by snow shoveling or errant driving. Remember that repair of lawns caused by

inadvertent tire damage and snow removal is each homeowner's responsibility to repair. Contact Noli Cruz, our volunteer homeowner Landscaping Committee Chairperson, for information regarding the proper grass seed to use in your repairs.

Helpful Hints

If you are new to the neighborhood, you might want to know that the Township plows our roads in the winter, but each resident is responsible for snow removal from his/her own driveway and sidewalk. Let's hope that we don't have any more opportunities to know this information!

Please do not feed the wildlife!!

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.

Problem with garbage/recycling collection. Remember that the contract for collection of garbage and recycling materials is between our Township and Waste Management. If you have a complaint, call Peggy Patterson, Executive Assistant, at the Township (412-221-8700, ext. 10). And be nice because she's been very good to our community over the years! If you do call Waste Management directly, make certain to tell them that YOU do NOT have a contract with them, that the contract is with your township.

If you need a Garbage Collection Schedule for 2022.

If you haven't figured out where to find the 2022 Waste Management Garbage and Recycling Collection Schedule, search no more! Go to the South Fayette Township website and click on the Garbage and Recycling tab, then find the link on the left side of the page that reads, "Collection Schedule." Clubview Drive is on a Thursday collection schedule, except for holidays.



Our Larger Community

Boyce-Mayview Intersection Closed!! The Boyce-Mayview intersection is under heavy construction to solve its frequent flooding problem. The Pennsylvania Department of Transportation (PennDOT) District 11 has resumed major road work, with complete closures of Boyce Road and Mayview Road, in order to replace a culvert, add turning lanes and make other improvements. Due to unforeseen issues with utility line relocations, PennDOT was not able to complete the Boyce-Mayview intersection improvement project last year as originally planned. More info about this construction project is available on the SFT website.

Recycling and Disposing. PRC is excited to announce its schedule of 2022 collection events, which provide responsible opportunities for disposal of a wide variety of materials ranging from computers and TVs to tires, household chemicals, smoke detectors and more, <https://prc.org/> where you find the following event schedules:

- Household chemical collection schedule
- 2022 Hard-to-recycle collection schedule
- Weekday e-waste collections

Attachment to this Newsletter:

Municipal Authority Information about dye tests and lateral inspections

**Township of South Fayette
Municipal Authority
Policies and Programs**

For all property transfers you are required to complete a No-Lien Letter Application and a Dye Test / Lateral Inspection Application. Please contact the Municipal Authority office for any questions at 412-257-5100 during normal business hours.

NOTICE REGARDING LATERAL INSPECTIONS

If a sale of a home/business occurs, a Lateral Inspection is required. If a Lateral Inspection has already been performed within a 3-year period, a new inspection is not required, unless the buyer is requesting one to be performed. South Fayette Municipal Authority only certifies the condition of the lateral as of the date of the most recent inspection, and cannot warrant that changes have not occurred since that date.

Even though the Lateral Inspection is not mandated in this instance, the basic Dye Test is still required for a \$50 fee for all transfers of property.

If any questions or concerns please contact our office at (412) 257-5100.

The South Fayette Township Municipal Authority will adjust rates for the combined dye test/sanitary sewer lateral video inspection at time of property sale as follows:

Effective January 4th, 2022 the base fee for the combined dye test/lateral video inspection will be increased from \$175.00 to \$225.00 for up to 100' of lateral inspected. Any lateral greater than 100' in length will have an additional inspection charge of \$0.50 per foot. Should the inspection be requested to be done after 2:00p.m. on weekdays or within 7 business days of a proposed property closing, the combined fee for the first 100' of lateral inspection will be \$325.00. The cost for the Authority no-lien letter is \$25.00.

In order for property owner to address any observed defects in a timely fashion, it is recommended that this inspection be done as soon as possible upon property listing. Failure to comply with the Authority's Rules & Regulations can result in penalties and fines including legal costs.

Dye Test / Lateral Inspection (Application for Documentation of Certification):

- See SFT Muni Authority's website for application form link.

Temporary Certification Documents:

- See SFT Muni Authority's website for application form link.

Certain local plumbers have provided information to MATSF indicating a willingness to provide quotes to property owners requiring lateral replacement. [Click here](#) for a list of

those plumber's provided information: (See SFT Muni Authority's website for application form link.)

In the event that the lateral is found to be defective based on the criteria established in the Rules & Regulations, the entire pipe must be replaced or relined with limited exceptions for spot repairs. It is important to note that lateral defects that are identified within MATSF easements and under roads will generally be repaired by the Authority at no direct cost to the property owner.

Should you be notified that a lateral has failed the inspection, you will need to secure prices for the pipe replacement/relining to be done by a registered master plumber in accordance with Allegheny County Plumbing Code. **However**, the Authority will contribute \$1,000 to the cost of the pipe replacement/relining work plus an additional \$5.00/foot for any pipe replacement exceeding 100'. All property owners are eligible for this contribution for replacing their lateral independent as to whether the property is being sold. No contribution will be made by MATSF toward spot repairs should they be authorized. The Authority budgets funds on an annual basis for this incentive program and reserves the right to modify or eliminate this program in future budget years.