

HICKORY HAPPENINGS

A newsletter for the residents of Hickory on the Green

No. 59: Feb, 2020



BOARD OF DIRECTORS

President	Wendy Bell
Vice President	James Ehrman
Secretary	David Carroll
Treasurer	James Glenn
Director	Fred Rapone

MANAGEMENT OFFICE

Community Management Professionals
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 - Wendy Bell (7049)

Every year the same things happen in our community. The seasons change, the lawns get mowed, our budgets get developed, social events happen, and yet, lots of things change. Long time neighbors move, new neighbors join us, projects unfold, and we all get a year older. This year's no different of course. In the pages to follow you'll learn about our budget this year that forced an assessment increase after many years of holding the line. There are also articles about our efforts to update our directory, further progress in improving our street lighting and much more. I hope you enjoy knowing more about what's going on in your neighborhood.

I'd like to use this opportunity to sing the praises of those who keep our community humming along, because it really does take a lot of people to create what we have here in Hickory on the Green, your neighborhood. Thanks to my fellow Board of Directors members (David Carroll, Fred Rapone, Jim Glenn, Jim Ehrman). Thanks to Mary Jo Gross and her Development Committee members (Tracey Valko, Jennifer Brubaker, Joy Short, Wendy Bell, and Nancy Ehrman). Thanks to Jerry Danhires for his adopting our entrance flag, its care and maintenance. Thanks to Donna Luczko, who in addition to her single-handed, warmhearted welcomes to new homeowners, has also assumed the responsibility for our new Little Free Library at the Gazebo. And who doesn't appreciate Jim Ehrman's (Rules Review Committee) unique and informative "take" on the rules governing us. Then there's Jerry Schmier who puts out our salt bins near our mailboxes at the beginning of winter and takes them in at the end of the winter in addition to keeping them filled. Big thanks to the members of Patsy Schaal's Architectural Review Committee (Rich Luczko, Fred Rapone, Wendy Bell) who thoughtfully and carefully, and without a lot of thanks, tend to our Alteration Requests. Then there is the very important and valuable Landscape Committee led now by newly installed Committee Chairperson Noli Cruz and his new committee members (Mary Jo Gross and Tracey Valko)

Upcoming Events & Announcements

H.O.G. Monthly Board of Directors Meeting

Tuesday, Mar. 31st

Homeowners Forum begins at 6:30PM

Business Meeting begins at 6:45PM

"Meeting Room" at side of SFT Municipal Bldg.

Neighbor Night Supper

Friday, March 6th at 6:00PM

Alpine Club on Alpine Road, see page 7

RSVP - Reservations required

Annual Welcome Summer Sunday Sundae

Sunday, June 7th at 6:30PM

Gazebo Area of Clubview Drive, see page 7

and ably assisted by retired Chair Diane Gallagher. They keep things looking fine up and down the street, don't they? And finally, how much less rich would our community life be without Micheline Stabile and our creative and energetic Social Committee (Donna Luczko, Cindy Cooney, Michelle Wright, Stephanie Wright, Gerry Gronsky, Diane Gallagher, Pat Karnuta and Vera Henry). Thanks to them for dreaming up and executing all of the events that really keep things hopping in our 'hood.

It takes a lot to keep our Association running. And one person, or lack thereof, can make all the difference. For example, a committee chairperson vacancy occurred this past year that actually resulted in a **cancelled** Alpine Clean Up event in the fall... a vacancy in the chair of our Community Service Committee. This is a "job" that is crucial for the continued aesthetics of our community because our entrance road (Alpine) sets the tone for what prospective buyers expect to see as they turn the corner into Clubview, to say nothing of how we ourselves like to see our neighborhood. The Community Service Committee runs this event as well as oversees the salt box and flag activities, but none of these activities are very time or energy consuming because the events pretty much run themselves, having occurred twice yearly for a long time. Finding a new Community Service Committee Chairperson will be one of our top priorities for 2020 because nobody likes an accumulation of garbage along our adjacent roads, right? Don't be surprised if you hear about this recruitment effort a lot this year! Don't be surprised if someone asks you to step up for your community!

So as you can see, there are many folks who give generously of their time and effort to make this community what it is today. But, there are many more who could participate as Jim Ehrman so aptly describes as the "80%." And whether you're new to Hickory on the Green or have been here for years, I'd like to personally invite you to get involved. You'll find that you will love your home, your street and your neighbors a little more if you do.

Wendy Bell, President (7049)
412-596-6507



Board News

Annual Homeowners Meeting: We had our annual homeowners meeting in November last year as is our custom and required by our Covenants. Thanks to our Social Committee, we feasted on pizza, salad and beverages before the meeting. It set the tone for a great sharing of information from our Committee Chairs and lively discussions throughout as our homeowners expressed their opinions and gave input. Thanks to our volunteer committee members for their reports, Micheline Stabile for her great slideshow to keep our presentations interesting, and Aimee Hennemuth-Rogowski (CMP) for her able assistance during the meeting. See pages 4 & 5 for a discussion of the budget and 2020 projects that were discussed during the meeting.

Elections were held and Wendy Bell was re-elected to another 3 year term on the Board. In executive session following the meeting, the Board of Directors elected its officers for 2020. They are: Wendy Bell, President; James Ehrman, Vice President; David Carroll, Secretary; James Glenn, Treasurer; Fred Rapone, Director at large.

Reminder about Carl at CMP: Just wanted to remind everyone that Carl Wilkinson IV at Community Management Professionals (CMP) is our not so new contact for homeowners. Carl has been doing a bang up job for us since his arrival. Thanks, Carl!! His contact information is:

412-279-9280 ext. 260
cwilkinson@cmpmgt.com

Don't forget, **email** is the preferred method of contact!

Snow Removal: This is your annual reminder about parking in the visitors lots on snowy days. The Association (that means you) pays for snow plowing for the visitors parking lots along Clubview Drive. The contractor cannot plow *through* a parked car! So please, when the forecast calls for a couple of inches of snow accumulation, park your car(s) in your driveway so that the snowplow contractor doesn't waste his time and our money! Thanks.

Parking on the Street: We just hate to nag, but nag we must. Some residents just can't resist parking in the street! There are No Street Parking signs all along Clubview Drive and there is a Township ordinance against such parking. Fire and EMS vehicles must weave around resident cars on our street when the

ordinances are ignored. Please park in your driveway or in the visitor lots. Our only recourse to voluntary compliance is to call the police and report folks and nobody wants to do that.

Lights in Storage: Each unit in our community has a front door light and a garage light that illuminates its walkway and driveway at night. If one of those lights needs replaced, you must remember two things! First, you must not simply replace that light with what you think is a "close enough" fixture. It is an exterior alteration/maintenance item and requires the submission and approval of an Alteration Request (you are subject to a \$100 fine without the approval). Second, the Association has stored some extra light fixtures that may match the one that you need to replace. Please contact CMP (Carl Wilkinson 412-279-9280, ext. 260) if you need one of the fixtures.

2020 Waste Management Collection Calendar: We've included the garbage and recycling collection calendar for the year with this issue. It is also available on our website and the Township's website. Our normal collection day is Thursday. Please don't set out your trash/recyclable cans before 6PM Wednesday evening, and put them away as soon as you can on Thursday. Recycling is collected every other week. Holidays delay collection until Fridays, so you'll need the schedule to know what's going on.

Capital Upgrades to Lighting on Clubview Drive: Check out the article on page 9 that provides an update on the activities of our Development Committee in its efforts to include additional light poles to our Capital Budget Plan.

Improvement Focus in 2020: The Board and CMP have been focusing their attention on driveway maintenance/replacement and siding mildew/mold for the past several years. This year, we hope to urge all homeowners who haven't as yet corrected their driveway asphalt failures to do so. Also in the spotlight this year will be getting homeowners to power wash their siding if it shows signs of mildew or mold. This is offered as a heads up to whomever it applies!

Landscaping: The Board has approved, upon the recommendation of our new Landscaping Committee Chairperson, Noli Cruz, another contract year for landscaping with JML. This item is by far the largest item of our budget. The contract is complicated including lawn cutting, trimming, cutting of dead growth, and many other services. And speaking of

Noli, our thanks go out to him for stepping up into this very valuable, volunteer position as Diane Gallagher retires from the Chair's position. Managing the JML contract within the limits of our landscaping budget is always a challenge, but Noli is already proving well able to do the job. His article can be found on page 8.

Volunteerism by Board Member and Vice President Jim Ehrman: Here we go into the "Roaring Twenties." Our Board has continued its effort to increase the transparency of the Board and its managers at Community Management Professionals. We have had our November Annual Meeting as required by our Covenants with a strong attendance by our unit owners. The participation of unit owners is the bedrock of our community. The Board's hope is to increase this participation because volunteering is key to continuing a strong and vital community. We need each owner to step up and consider taking up an "oar" in powering our self governing. We have committees which need help. As an H.O.G. Committee member, you can meet new neighbors as they move into the neighborhood, decide if requested alterations can be approved, formulate the future look of our community, plan and execute social events and charitable giving, or join in our "clubs" such as our book club, card club or Neighbor Night Suppers. My point is that we need people to fill Board positions and Committee memberships. It is easy to let the 20% do 80% of the work but you may find our Board seeking you out to volunteer. Please say "yes."

Painting in 2020: Fresh Coat Painters will continue as our painting contractor in 2020 for the following addresses. You will receive notice regarding the scheduling of this service.

7011-7021- Odd House Numbers Only
7023-7033- Odd House Numbers Only

7006-7020- Even House Numbers Only
7022-7034- Even House Numbers Only

Directory/Welcome Binder: Donna Luczko of Welcome Committee fame, Micheline Stabile of Social Committee fame, Carl Wilkinson of CMP fame and Wendy Bell of general all around helpfulness fame all put their heads together recently to update our community's "Welcome Packet" for new homeowners. But they went a step further than this. Now the Welcome Packet has become a new, improved, recreated and wholly attractive "Homeowners Directory/Welcome Binder." And even more exciting, each and every household will get one of these binders in order to bring everyone up to date with a new

directory and the selected items of information that all new homeowners will be getting in the future.

For those of you who wonder how we can afford such a thing... these binders were paid for out of funds already appropriated to the Social Committee (thanks, Social Committee for caring about the communication needs of our community!). The binders are very trim so they will be useful without occupying a lot of space wherever you want to keep it in your house. They would, however, represent a MAJOR EXPENSE, if we were to mail them to each address. Our workaround for this problem is to enlist the help of all of our H.O.G. Committee members to hand deliver the binders to each household. This will probably occur sometime in February, so don't be surprised if your doorbell rings some evening and a neighbor is standing outside with a white binder with your house number on it!

If you are interested in helping to distribute binders to your neighbors in your building, drop Wendy an email and she'll make the arrangements: wenbellz@gmail.com.

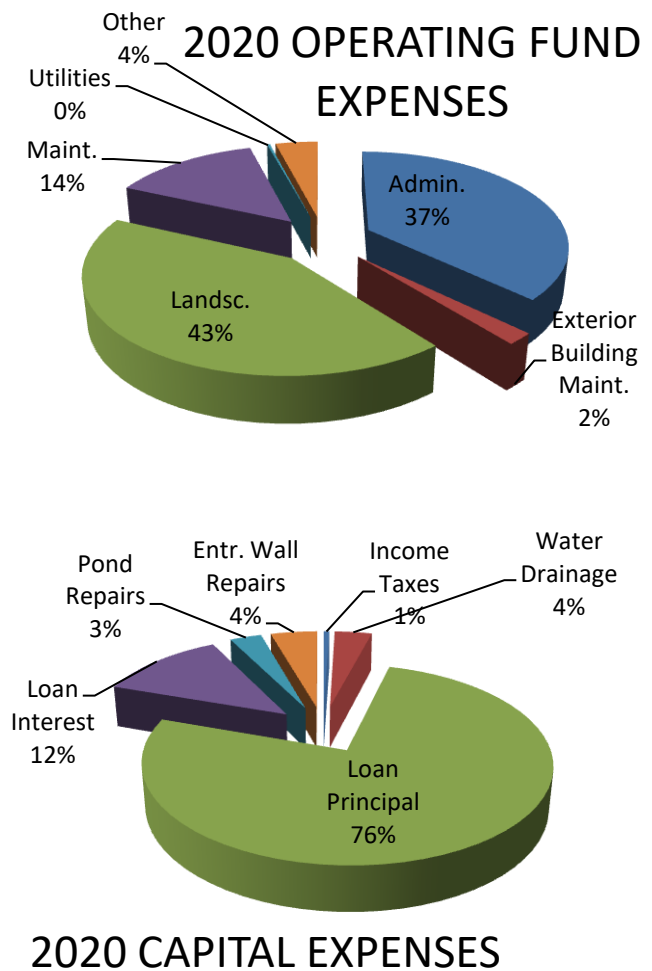
Parking Lot Paving: The Board and CMP will try again this year to acquire a contract for the restoration of our visitors parking lots. It appears that the contract will be for repaving instead of tar and chip since the only contractor to provide this service burned his bridge with the Board last year with his constant rescheduling and no shows. It will be twice as expensive, but will last much longer. The Board is considering how to design the project within budgetary limitations.

Hickory on the Green 2020 Budget Summary: The H.O.G. Board of Directors finalized its 2020 Operating and Capital Budgets in October. These Budgets were mailed out to each homeowner prior to our Annual Homeowners Meeting this past November. The Budget provides the expenditure plan for our 2020 business year and establishes the monthly assessment that each homeowner must pay in order to fund that plan. The Budgets established an increase in the monthly assessment from \$145 to \$149. This increase was necessary to cover our business costs for the coming year. As you may remember, our assessments have not been increased for five consecutive years. During that time, our contractual costs have gradually increased (insurance, landscaping, and a million other little increases over time). This year it was clear to the Board that the various methods employed in past years to "hold the

line" on assessments would not work for 2020, thus necessitating the increase.

Attached to this newsletter is a summary of our 2020 Budget Plan (Expenses, Revenues, Assessments) for your review. For homeowners who wish to revisit the details of these budgets, a review of the budget document mailed to each homeowner in October is suggested.

Below is an "at a glance" breakdown of our 2020 budgets, both for the Operating Fund, and for the Capital Fund (also called the Repair/Replacement Fund).



Your Assessment Dollars Working For You: The Budget Summary presented above makes note of a number of categories of expenses that are regular and don't change much over time. These are the Operating Expenses and cover such things as our landscaping costs and contractual services like the plowing of our visitor parking lots each winter. The expenses in the Capital

Budget, however, are considered discrete projects with a beginning and an end and are intended to last a while rather than reoccur. These funds (held in our Repair and Replacement Fund) in 2020 will be devoted to assets that the Association is responsible for maintaining over time, either replacing them or upgrading them. The projects that determine the expenditure of these R&R dollars are spelled out in our official H.O.G. Reserve Study, which is a document that estimates the useful life and replacement costs 30 years into the future of all of the Association's assets. Our Reserve Study lists the following projects for 2020:

1. Drainage ponds restoration/cleaning
2. Visitor parking lots repaving [NOTE: If you recall, past issues of this newsletter have apprised you of the Board's difficulty in securing a reliable contractor to restore our lots. Funds for this project were budgeted in 2019, but authorization for their expenditure will be carried over into the 2020 budget year.]
3. The entrance walls washed, grout will be touched up as needed and sign painting will be addressed, if needed.

The year 2020 is also a year that the Board will revisit the Reserve Study to update it and add/delete projects that have been identified or changed, such a recent Board decision to prepare and paint the mailbox pods, if reasonable bids can be obtained.

Worth a Repeat... Warning to New Homeowners: First of all, we are happy that you chose to join our community! Now that you are here, however, you must adapt to your new Association-governed community. We have rules here. The rules were created and have evolved over the life of this community for one basic reason... to maintain a beautiful, safe and harmonious (mostly) living environment.

So, as a new homeowner, please become familiar with the rules. Our website is a great source of this information. And if you have a question, ask Carl at CMP (cwilkinson@cmpmgt.com) or one of the Board members. You should do this especially if you have plans to do ANYTHING to the exterior of your unit or landscaping surrounding it. An Alteration Request is required as is Board approval.

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 or by contacting CMP at 412-279-9280, ext. 260 or emailing cwilkinson@cmpmgt.com (Carl Wilkinson IV).

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: h.o.g.classifiedads@gmail.com or by going to the website's STUFF page.

2020 Board of Directors Meeting Dates. Board meetings begin at 6:15PM with the Homeowners Forum, which is an opportunity for homeowners to raise issues before the business meeting starts. The official business meeting starts at 6:30PM. *All H.O.G. Homeowners are welcome* to attend the business meeting (participating, however, is by consent of Board President only).

Due to the recent Township policy of giving priority for reserving municipal building space to Township programming, we are unable to schedule meetings in advance. Currently the following meetings have been confirmed for the Township building:

Tuesday, Mar. 31 - SFT Meeting Room
Annual Meeting - Tuesday, Nov. 24 - SFT Senior

All future bi-monthly meetings of the Board of Directors will be announced via email and the website as they are confirmed.

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 - Patty Schaal
Community Service - TBD
Development - Mary Jo Gross
Communications - Wendy Bell and Micheline Stabile assisted by Michelle Wright and Mary Carroll
Landscaping - Noli Cruz
Welcome - Donna Luczko
Rules Review and Community Affairs - Jim Ehrman
Social - Micheline Stabile, Michelle & Stephanie Wright



NEIGHBOR NEWS!!

Cindy Cooney noticed a great little article in the Upper St. Clair News that she thought would be useful to all of us **dog owners in the community**. The article entitled "Pets and Good Citizenship" is enclosed at the end of this newsletter.

Little Free Library: As the cold winter weather settles in don't forget to stop by our Little Free Library at the Gazebo to pick up or drop off a book to snuggle up with and enjoy. Happy Reading!

Wonderful News: 'Grangratulations' to Devra and Leo Bastiaens at the birth of their new grandson.

Condolences: Our hearts go out to the families of John Cozza and Sue Patrick at their recent passing.

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

Social Committee News - Chairperson **Micheline Stabile (7049)**

GREAT SOCIAL COMMITTEE NEWS!!!!

Stephanie and Michele Wright (7079 Clubview) have stepped up to the plate and volunteered to transition to be co-chairs of the Social Committee. They bring a lot of enthusiasm to this role as well as great new ideas. They have begun their training year working with Micheline and the Committee on the 2020 Social Agenda. This committee could use new volunteer members as a few of our long term members have moved this past year. Our committee is such a great group. With everyone pitching in, the work load is very manageable. Please consider joining the committee. Contact Micheline Stabile at mstabileone@gmail.com or 412-257-8322.)

PAST EVENTS

Animal Shelter Donation Drive **Saturday, October 26th**

Again, this year we had a successful Halloween Donation Day to treat the animals of our local Washington Humane Society "No Kill" Shelter. As in the past the generosity of Hickory on the Green

residents was evident in the many donations to the homeless critters that the shelter serves.

We collected a truckload of wish list goods for the shelter. All in all we collected approximately \$620.00 in cash, checks, gift cards, and supplies. A thank you letter from the shelter indicated that because of contributions such as ours 1,137 animals were cared for and provided with shelter, safety and food. Over 1,100 animals were able to live and thrive in their new homes. Many thanks to those who volunteered to stay at the donation table during the day. And thanks to all of our great neighbors who contributed.

We should all feel good about our efforts to make homeless dogs and cats more comfortable during the coming winter. See website for photos at:

www.hickoryonthegreen.com

Annual Homeowner Meeting **Wednesday, November 20th**

Our 2019 Annual Homeowner's Meeting took place on November 20th at the South Fayette Township Municipal Building. After everyone enjoyed the complementary pizza and salad provided by our H.O.G Social Committee, there was a business meeting and a special year end review presentation.

River City Brass Band Holiday Concert **Tuesday, December 3rd**

Our group outing to Pittsburgh River City Brass Band Holiday concert over the years has been such a favorite holiday event that it was planned again for this year by popular demand. After enjoying dinner together at the Porch Restaurant, the group was treated to a wonderful kick off to the holiday season by the River City Brass Band. Everyone left the concert filled with anticipation of a joyous holiday season.

Hickory on the Green Light Up Night **Friday, December 13th**

Our Holiday Light Up Night and Neighborhood Dinner Gathering this past December was truly a wonderful celebration of the holiday season and our great neighborhood. The evening was a grand finale to our 2019 H.O.G. social agenda. The Annual Light Up Night and Holiday Dinner at the Alpine Club was magical with a neighborhood full of lights, luminaries and a cozy dinner gathering at the Alpine Club. Thanks to all who

helped to decorate and undecorate the Gazebo and entry areas and for lighting the luminaries.

Special thanks to the Luczkos for securing the Alpine Club and making the dinner arrangements. Special thanks to everyone who attended and to those who contributed so generously to the gift card drive for the Women's Shelter. We are pleased to report that we delivered a check for \$400.00 to the Washington area Women's Shelter in the name of Hickory on the Green. The organization was very appreciative of our donation.



UPCOMING EVENTS!!

*****March Neighbor Night Dinner***
Friday March 6th at 6:00PM
Alpine Club**

We are in the process of planning for a March 6th "Neighbor Night Supper" at the Alpine Club. For those of you who are not familiar with our periodic Neighbor Night Suppers we gather at a local restaurant and enjoy an informal dinner together. It is a great way to catch up on neighborhood news and make new neighbor friends. Generally, everyone orders from the menu and gets a separate check. For this specific venue (Alpine Club), there is no separate ordering because the food is buffet style and the charge for dinner is collected from each person after the meal. Check out the attached NewsAlert for details and RSVP information.

*****Hello Summer Sundae Sunday***
Sunday, June 7th at 6:30 PM
Clubview Drive Gazebo Area**

And yes, "this too shall pass." Winter, we mean! Before you know it, we will be welcoming summer with the Annual Hello Summer Sundae Sunday. Enjoy a do it yourself ice cream sundae compliments of your homeowners association. Tentative date will be Sunday June 7. See attached NewsAlert for details.



INTEREST GROUPS

Hickory on the Green neighbors continue to enjoy a variety of ongoing neighborhood activities. Discover the joys of socializing with your neighbors in one of the H.O.G. Interest Groups, most of which meet within walking distance of your own home! Please feel free to join in.

Card Club

The H.O.G. "Big Deal Card Club" is currently playing 500 Bid. Partnerships are formed every six weeks. Foursomes play weekly and the whole group gets together every six weeks for a grand play off. Call Micheline Stabile at 412-257-8322 if you are interested in joining.

Book Club

The H.O.G. Book Club" is named "Bobbie's Bookworms" in memory of Bobbie Rapone. It continues to meet monthly. The club welcomes new members. Contact Micheline Stabile, 412-257-8322, for the current book selection and next meeting date, time and place.

Lunch Bunch

The H.O.G. "Lunch Bunch" meets periodically at various restaurants in the area for lunch. The group has sampled the fare at some great local places. Call Micheline Stabile at 412-257-8322 if you are interested in adding your name to the email notification list.

Hickory on the Go

The Hickory on the Go group schedules various outings throughout the year. Keep watch for News Alert mailings.

Please remember you don't have to know anyone to attend any of our great social events. Everyone of all ages is welcome and we won't let anyone sit alone if you don't want to. Please come to future H.O.G. social events -- singles, couples and children are welcome.

"Where neighbors become friends."



Welcome Committee - Chairperson
Donna Luczko (7060)

New to the Neighborhood:

Bhautik & Nilam Navadiya 7034
Mike & Krista Stanley 7007

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

Architectural Review Committee (ARC)
- Chairperson Patsy Schaal (7033)

Spring is just a little way down the road and around the corner!! It's time to consider those warmer weather projects to beautify your home, maintain its market value and enhance our lovely neighborhood. Maybe this is the year you add a new garage door or front door, perhaps refresh a crumbling driveway or buckling sidewalk, or update decking or patio with new materials or stain, and, perhaps add an awning to shade your cook-outs with family and friends. Oh and don't forget, adding that splash of color with your own creative plantings. Whatever your plans, consult the HOG website and pull up the specs to match your project, fill out that Alteration Request (also available on the website), and get them in early to CMP. Remember it takes time for the project approval process and we don't want to leave you waiting.

Our ARC is working on a couple of home improvement ideas you may like. We'll keep you posted. If you have any ideas about additions or changes you would like to have considered, contact one of us on the ARC, Development, or Landscaping Committees — whichever applies —and let's talk about it!

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 CMP. 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 CMP. All requests must be approved **in writing** by CMP **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 CMP 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 CMP (412-279-9280, ext. 260) 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 CMP. 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 CMP (412-279-9280, ext. 260).

Landscaping Committee - Noli Cruz
(7072)

First and foremost, I would like to thank everyone for your patience and cooperation during my first few months of tenure as the Landscaping Committee chairperson. As I learn the process, I ask for your continued cooperation and help in making our

community look green, vibrant and an awesome place that we can all be proud of.

With the help of committee members Tracey Valko and Mary Jo Gross, the 2019 fall walkthrough was completed. Dead plants and trees were removed and replaced. The huge, crowded pampas grass by the gazebo area was also removed and replaced by new small plantings. In addition, new flower bulbs and plants were also added by the entrance area. Hoping to see them bloom in the spring. The usual late fall cleanup scheduled in November 2019 was delayed due to longer than usual wet weather.

A spring walkthrough is scheduled to check on the status of fall plantings and add new ones if needed. If your tree or plants have been replaced or added, please take care of them by watering on a regular basis. All the hard work and money will be a waste if they are not well taken care of. New mulch will be applied to all shrubs and plant beds this spring.

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 - Chairperson
Jim Ehrman (7025)

I am delighted with the broad, positive response to our enforcing the documenting of insurance coverage for each unit. At our Board meeting on January 28, 2020, our management company CMP reported that it had collected information from virtually all units showing coverage. Our Covenants Declaration requires "replacement value" for this coverage. This year the Board will investigate whether the coverage reported by homeowners to CMP actually speaks to "replacement value." More on this coming in the next issue.

If you are interested in reviewing our community's rules, they are set forth on our Hickory on the Green webpage: hickoryonthegreen.com. If you scroll to the bottom of the webpage, you will note links to the Association's Covenants, Bylaws, and Rules.

If anyone has a comment or question regarding the rules that govern us here, please don't hesitate to call me or email me: Jim Ehrman (jasehrman@gmail.com or 412-491-0954). Thanks.



Community Service Committee -
Chairpersons - Vacant

There is no plan for a spring Alpine Clean Up event at this time. Alpine Clean Ups have been suspended until we have a chair who would be willing to help coordinate the Alpine Clean up events in the spring and fall.

The Association is still looking for a person to volunteer for the Chairperson job in this committee. The Chair organizes the annual spring (sometimes semi-annual if in the fall) litter pickup on Alpine Road as well as overseeing the placement and filling of the winter-time salt boxes placed at all of the mailbox pods, and the flag management. As we continue to look for a replacement for Nancy Stern as Chair of the Committee, we thank Jerry Schmier for his volunteerism with the salt barrels and Jerry Danhires for his American Flag management at the entrance.

Please contact Assistant Community Manager, Carl Wilkinson IV at: cwilkinson@cmpmgt.com if you are willing to lead this important community service committee.

Development Committee - Chairperson
Mary Jo Gross (7089)

Our Committee has been working on a plan to improve the street lighting along Clubview Drive for the past year. Our main challenge has been trying to get information about the lighting placement and fixtures from South Fayette Township and West Penn Power. These entities are necessary participants in our project as SFT pays the light bills and WPP owns the fixtures.

The H.O.G. team who have been working to further define the lighting project is comprised of Fred Rapone (H.O.G. Board member and respected by fellow Board members for his knowledge base on construction projects) and Tracey Valko (Development Committee member taking the lead on reaching out to the Township on this project). They met recently with representatives from the Township. Accomplished at this meeting was a definition of responsibilities as follows:

-H.O.G. is responsible for identifying locations for an additional or relocated street light fixture;

-H.O.G. is responsible for contracting and paying for the digging of trenches and laying of electrical conduits from electric power boxes to the desired fixture sites;

-H.O.G. is responsible for placing the fixture bases at the desired sites;

- WPP is responsible for buying the fixtures, erecting them onto the bases, running the wire through the conduits and connections at the electric power boxes and the at the fixtures.

It is our understanding from this meeting that there is a new person in charge of community lighting at WPP and that he is in the process of evaluating and updating WPP's process for the addition of new lighting. We are hopeful that he will be ready to discuss our project and advise us regarding more precise costs by the May Board meeting. It is critical that we secure this costing information in order to advise the Board of Directors on the cost of the project so that the Board can include the project in the 2021 capital budget.

If you have ideas or questions or would like to join the committee or just attend a meeting, please get in touch with Carl at CMP (412-279-9280, ext. 260).

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

Next Door.com and its accompanying mobile app are great tools if you want to keep apprised of the goings-on in your area. This is basically a community based website that allows folks who are signed in to read posts by others and to post themselves about neighborhood items of interest (dogs lost, roads closed, properties being sold, electric off and then back on, etc.). When you sign up, you are asked for your name and address. Our area is "South Fayette." It's a great way to feel a part of a wider community.

The Website: Michelle Wright and Mary Carroll have generously agreed to become **co-website managers** with Wendy Bell. Work has begun to transfer knowledge and files for the website to these two co-managers.

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.

Newspaper Hickory Happenings Issues: The publication of the newsletter is three issues per year (February, June, and October) in 2020.

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 quarterly 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.

If **you've 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.

Rules Refresher

Landscape lighting is prohibited in Hickory on the Green. You may wonder why. The Board of Directors decided years ago that landscape lighting did not improve visibility beyond front door and garage lighting already available. Add to that the fact that landscape lighting deteriorates over time and presents an enforcement problem for the Association. Based on these conclusions, the Board voted to prohibit such lighting in any area of the H.O.G. properties.

Picking up (you know what) after your dog does his/her business is mandatory in Hickory on the Green. It doesn't matter where. The Gazebo, the entrance, other people's lawns, the cul de sac, the street, your own yard (front or back or side)... all are areas that dogs do their business and owners have the responsibility to immediately pick up. Nobody likes to step in it, so please pick it up.

The **only common areas acceptable for pet curbing** are the Gazebo area and the cul de sac area. All other property is owned by your neighbors. Please be considerate and keep your dog from walking through other people's yards. Also, please keep your dog on a leash at all times when outside. And for heaven's sake, pick up after your pooch, especially at the Gazebo and even if it snows!!!!

Dogs on leash are a must. Our Association has a Pet Policy. It states that dogs (actually all pets) must be on leash at all times in our community. That means that no pet should be allowed to run off leash, even in your own yard. Nobody likes to be charged by a misbehaving, barking dog, right? So keep that leash attached.

Please don't **drive on the grass!!!**

Please **don't set out your garbage before 6:00PM** on the night before garbage pickup by the Township. There's a \$25 fine for violating this rule.

Helpful Hints

You may want to tell your **snow shoveling** person (hired or live-in) to be **careful of the edges of your lawn** areas when shoveling and treating surfaces for snow and ice this winter. Damage done to grass is the homeowner's responsibility to repair in the spring.

Dryer vent hazard: Now might be a good time to have that dryer vent cleaned out. Dryer dust one of the leading causes of home fires. Better safe than sorry, especially when we all live so close to one another!



Our Larger Community

West Penn Power helicopter patrols occurring in February

On Feb. 3, 2020, Chesapeake Bay Helicopters will begin performing patrols on West Penn Power transmission in South Fayette and the region. Patrols are anticipated to take three to four weeks to complete but could take longer depending on weather.

The helicopter to be used for these patrols is a black and silver Hughes MD500 with tail registration number N774CB. The helicopter may be seen hovering to get a closer look at any conditions that may be found during inspection.

The helicopter will patrol at approximately 25 miles per hour to 35 miles per hour, using special cameras mounted on the bottom of the helicopter that enable the onboard observer to inspect lines through the infrared and ultraviolet spectrum.

South Fayette Township to purchase property for new municipal facility: The South Fayette Township Board of Commissioners voted 5-0 on Feb. 12 to approve entering into a sales agreement for the \$300,000 purchase of 10 acres of land along Hickory Grade Road for construction of a township office building and police station. The board also accepted a proposal from Civil & Environmental Consultants Inc. for geotechnical services at the vacant property at a cost of approximately \$50,000.

“We are excited to be moving forward with facility improvements,” Township Manager John M. Barrett said.

Plans are to construct a facility for core local government services such as the township offices and police station. As the land acquisition and construction planning processes move forward, details will be determined.

“We first have to make sure this site works for us, and then we can figure out how to best use the property to meet our facility needs,” Mr. Barrett said.

Construction of a new municipal building and police station is the first phase of a multi-step plan to improve and expand township facilities. During a strategic meeting in December, the Board of Commissioners identified the administrative offices and police station as the top priorities for facility improvements. The current administrative building is more than 60 years old, with inadequate space for staff, storage, meetings and other functions. The Hickory Grade Road site is in close proximity to Interstate 79, Washington Pike, Route 50 and the current municipal complex at 515 Millers Run Road. Moving forward, the township will work with groups such as the South Fayette Township Library and South Fayette Area Senior Citizens Association to determine how they will be accommodated.

HOG 2020 BUDGET SUMMARY

2020 OPERATING FUND EXPENSES	
Administrative	\$49,747
Exterior Building Maintenance	\$2,600
Landscaping	\$57,000
Maintenance	\$18,680
Utilities	\$360
Other	\$5,400
TOTAL 2020 OPERATING FUND EXPENDITURES	\$133,787
2020 CAPITAL FUND EXPENSES	
Income Taxes	\$300
Water Drainage	\$2,000
Loan Principal	\$42,892
Loan Interest	\$6,874
Pond Repairs	\$1,700
Monument Repairs	\$2,500
TOTAL 2020 CAPITAL EXPENSES	\$56,266
TOTAL COMBINE EXPENSES	\$190,053
TOTAL ASSESSMENTS & MISC. REVENUE	\$181,134
CALCULATED REDUCTION IN BALANCE OF REPLACEMENT FUND	\$8,919
CALCULATED ASSESSMENT NEEDED TO FUND 2020 PLAN	\$149
[PER MONTH (12), PER HOMEOWNER (99)]	

Pets and Good Citizenship

Paul Fox



*The farmer and the cowman should be friends.
Oh, the farmer and the cowman should be friends.*

*One man likes to push a plough, the other
likes to chase a cow,
But that's no reason why they can't be friends.*

*Territory folks should stick together,
Territory folks should all be pals.*

*Cowboys dance with farmers' daughters,
Farmers dance with the ranchers' gals.*

—Excerpt of lyrics in "The Farmer and
Cowman" from *Oklahoma!* by Richard
Rodgers

*In 1906, when events in the show
Oklahoma! are taking place, there were
plenty of reasons farmers and cowboys didn't
want to be friends. Disputes over land and
water rights were the most common reason
for fights. Cowboys were used to having the
whole territory available for them to drive
huge herds of cattle, so when farmers settled
near water sources and claimed areas for
their own herds of cattle or sheep, there was
an understandable amount of hostility. The
farmers, on the other hand, would fence
in territory and then have all their efforts
trampled by cowboys and their droves of
cattle, which was also frustrating.*

—"OKLAHOMA! The Farmer, the
Cowman, and Why They Couldn't Get
Along" at <https://fingerlakesmusical-theatre.wordpress.com/2016/06/14/oklahoma-the-farmer-the-cowman-and-why-they-couldnt-get-along/>

The following paragraph is a person's rant about dog walking, as shared on social media:

"It has become apparent, especially in my neighborhood, some of you dog walkers have no respect for other people's

property. Some of us take pride in keeping our yards looking nice. Some also take time to add fertilizer. By letting the dog you are walking pee and/or poop in another's yard, the scent attracts other animals who also want to do the same. Also, urine can kill grass. Being a pet owner myself, I can state that when my dogs see another dog peeing or pooping in my yard, they become territorial. The best part is when I politely state, "Please don't let your dog in my yard," I have actually been asked, "Why not?" The ones who are doing this are the same to whine, complain, and/or call the police when someone offends them."

—Jason, *Next Door* app, June 17, 2019

My first reaction to this homeowner's "beef" was that he was not being very "neighborly!" But, there's a lot more to this issue, and I may be on the lower moral ground of the argument.

Definition of Neigh-bor-ly: Adjective; Characteristic of being a good neighbor, especially helpful, friendly, or kind.

Okay, since retirement, for the first time in my life, I might call myself a "good neighbor!" Since becoming a stay-at-home retiree, I can now tell you the names of my neighbors, many previously unknown to me when I was a full-time, 24/7 music teacher, constantly returning back to school for extra-curricular activities, including marching band, plays, chamber choir practices, festivals, musicals, adjudication trips, and meetings. Until 2013 when my wife and I entered our post-employment bliss, we were never home. Do you need proof? When we first moved here, my next-door neighbor accidentally "turfed" my front yard in the middle of a snowstorm (and I did not notice it until the spring thaw). I was told their lack of notification was due to the fact they never saw us. "We were planning to tell you and promise to fix the damage, but you're never around and seldom answer your phone."

Well, now I have

two dogs, Gracie and Brewster, that I walk religiously several times a day. This means that, unless it is raining hard, I am out and about in my neighborhood, a wonderful bedroom-community with sidewalks and neatly manicured lawns, flower beds, and trees. One could say we have become "watch dogs" on things coming and going in our neighborhood. Strangers beware! We serve as an informal "fox and hounds" security service! My dogs and I know if you don't belong on our block (although the pups love the mailman and would probably bark first and then strain the leash to run over and kiss any other newcomer).

With several small ready-to-use poop bags in hand, I clean up our messes. Brewster and Gracie, at about 12 pounds each, have minimal impact on the environment! However, I've noticed a lack of citizenship from other pet owners. One dog walker (large breed) leaves unsolicited "presents" on the grass near the sidewalk, and sometimes even "gift wraps" them in a plastic bag and drops them at curbside! Shame! It gives the rest of us a bad name. Donning gloves, I have taken up bringing a large trash bag with me, cleaning up any of these rude donations of doggie pollution, or even stray junk thrown from passing cars on our street.

On occasion, when we expand our territory and walk around the entire block, the dogs and I run into two types residents:—those who love dogs vs. those who want nothing to do with them. I know there are some who are afraid of pets, so we give them a wide berth. We also avoid the ones who, when I was a kid, we labeled "crab-grass kings," homeowners' lawns without a



single blade of grass or foliage out of place. If your ball accidentally rolled into their yard, you were admonished, "Don't leave a mark on my turf!"

Gracie, Brewster, and I don't trespass. We try to model good citizenship. We do our best to honor the wishes of our neighbors, respecting any of their issues for privacy, restricted access, fears, or phobias. For the six years I have been a pet owner, only three people have scolded us, "Don't let your dogs pee in my yard!"

But dogs are dogs. Mine seek to "water" every mailbox post and tree trunk on our route. The ten-inch strip of grass between the curb and the sidewalk, a Township right-of-way, also gets a lot of attention. And, yes, the grass in these areas often fares the worst with numerous brown or yellow patches (although winter road salt is probably more to blame!)

Am I the cowman whose feels he has the right to let his doggies roam the pastures? No, I will not feed my dogs a supplement, like an amino acid-based oral product that claims to eliminate urine spots by changing the pH of your dog's urine!

Contrary to popular belief, urine spots are not caused exclusively by female dogs or by certain breeds. Rather, it's the result of urine being deposited in a small concentrated area. Since female dogs tend to squat and stay in one spot to urinate, it will be more likely to damage the grass in that spot. In general, any dog (male or female) that squats or sprays in one spot will deposit urine into a concentrated area. Dog urine spots may also be more noticeable with larger dogs, due to the higher volume of urine produced.

—"Green Grass, Happy Dogs: Preventing Dog Urine Spots on Lawns" at <http://www.lonetreevet.com/blog/dog-urine-spots/>

If the trouble is in your own yard, there are plenty of sites recommending a solution:

- "7 Tips to Prevent Dog Urine Spots on Your Lawn" by Doody Calls <http://www.doodycalls.com/blog/7-tips-to-prevent-dog-urine-spots-on-your-lawn/>
- "How to Keep Dog Pee from Ruining Your Lawn" by PetMD at <https://www.petmd.com/dog/care/how-keep-dog-pee-ruining-your-lawn>
- "How to Fix Dog Urine Spots on Lawns" by Pennington at <https://www.pennington.com/all-products/grass-seed/resources/healthy-lawns-and-happy-dogs>

But, first make sure your dog is really to blame! There are a lot of conditions that may cause discolored areas on your lawn! Other potential culprits are fungus and other grass disease, insect pests, lack of nitrogen or iron, over-fertilizing, or under-watering.

Believe it or not, dog urine is not as damaging as many people believe it is. Sometimes you may blame the dog for brown or yellow spots in the lawn when, in fact, it is a grass fungus causing the problem. To determine if dog urine is killing the lawn or a grass fungus, simply pull up on the affected grass. If the grass in the spot comes up easily, it is a fungus. If it stays firm, it is dog urine damage. Another indicator that it is dog urine killing the lawn is that the spot will be a bright green on the edges while a fungus spot will not.

—"Dog Urine and Your Grass" at <https://grasshopperlawns.com/tips-and-resources/dog-urine-your-grass>

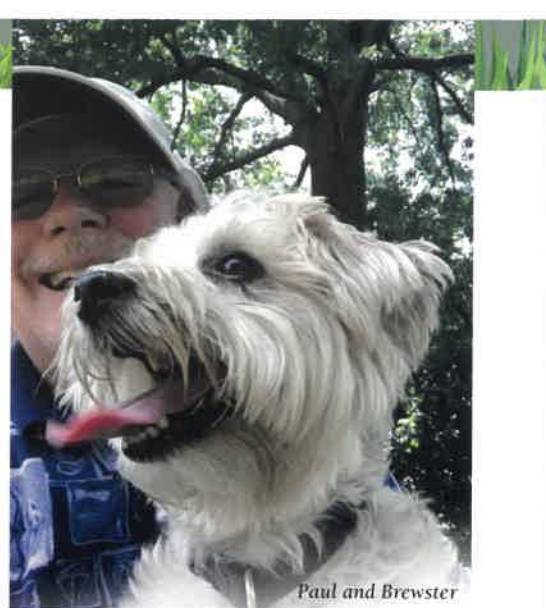
What's the bottom line? Walking your dog beyond the area of your limited property is important to your pet's health. Besides elimination, walks are essential for exercise and mental stimulation. Someone once told me, taking your pooch out in the neighborhood on a daily basis is a dog's equivalent of checking email and posting updates on social media.

Dogs like to go for walks to get outdoors, sniff, and engage with their environment, exercise, and perhaps socialize with people and dogs outside the home. There is no reason that a walk cannot encompass and meet all the needs of both humans and dogs. Because time is often at a premium, it is useful to help owners understand and find creative ways to meet these needs.

—"How to Walk Your Dog—How to Do It Well, and Why It Is So Important" at <https://healthypets.mercola.com/sites/healthypets/archive/2011/05/19/walking-your-dog-how-to-do-it-well-and-why-its-so-important.aspx>

Read more about the essentials of dog walking here:

- "The Importance of Walking Your Dog" by the Animal Foundation at <https://animalfoundation.com/whats-going-on/blog/importance-walking-your-dog>
- "Want to Get Happy? Walk a Dog" by the American Kennel Club at <https://www.akc.org/expert-advice/lifestyle/want-to-get-happy-walk-the-dog/>



Paul and Brewster

- "The Top Ten Reasons to Walk Your Dog" by PetNet at <https://www.petnet.io/blogs/health-and-fitness/the-top-10-reasons-to-walk-your-dog>
- "Does My Dog Really Need Daily Walks?" by CNN at <https://www.cnn.com/2012/02/03/living/dog-daily-walks-mnn/index.html>

Other elements regarding pet ownership and citizenship that could be discussed in a future edition of **TODAY** include:

- Dogs jumping up to greet visitors
- A large dog saying "hello" to your guests by placing its paws on their shoulders
- Dogs who like to play in the mud or wet grass, and then leave their calling card with dirty pawprints on floors, furniture, and people
- Leaving unplanned solid and smelly "presents" at the most awkward times and places
- Excessive barking, even in your yard, especially when it might disturb your next-door-neighbor who likes spending time outdoors gardening

Remember, it usually isn't the dog's fault. You don't actually train animals; you train their handlers! Citizenship is all about the pet owners!

I feel like telling "Jason" (the social media poster) to chill out; get a life! There are so many more important things about which to worry. One might consider caring a little more about the people (and their children and pets) in the community in which he lives. His attitude fosters animosity. Besides, as the saying goes, "You catch more flies with honey than with vinegar."

Jason does have rights, though. It is his yard!

Excuse me for now. I have to go walk my dogs. ■



South Fayette 2020 Collection Schedule

Recycling will be collected bi-weekly. Please see below for your recycling service schedule. Recyclables must be placed into your recycling cart(s). Please do not bag recyclables.

January						
M	T	W	TH	F	S	SU
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February						
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March						
M	T	W	TH	F	S	SU
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23	24	25	26	27	28	29
30	31					

April						
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27	28	29	30			

May						
M	T	W	TH	F	S	SU
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25	26	27	28	29	30	31

June						
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29	30					

July						
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August						
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31						

September						
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28	29	30				

October						
M	T	W	TH	F	S	SU
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November						
M	T	W	TH	F	S	SU
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30						

December						
M	T	W	TH	F	S	SU
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

■ Holiday
 ■ Recycling Collection Week
 Red dates indicate garbage collection ONLY