HICKORY HAPPENINGS

A newsletter for the residents of Hickory on the Green

No. 67: January, 2023



HICKORY ON THE GREEN

COMMUNITY MANAGEMENT OFFICE

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

www.hickoryonthegreen.com

<u>Upcoming Events & Announcements</u>

H.O.G. Monthly Board of Directors Meeting Wednesday, January 18, 2023, 6:30PM

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 carl@cmamgt.com for a link to the meeting.



Musings from the President

It was a busy year for our Association in 2022. A lot of capital projects were begun or completed during the course of the year, not the least of which was the initiation of the long-awaited parking lot paving project. All these efforts were reported at our Annual Owners Meeting that was held on November 30, 2022. The details are contained in the Board News section of this newsletter.

As we look to this new year of 2023, I'd like to suggest that you consider joining the effort to support your Association this year. There are a variety of committees that do all of the heavy lifting in our community and every one of them needs fresh manpower and ideas. Some history might be helpful here. Over the last five years, this community has undergone a tremendous amount of transition. Many of our original homeowners have moved on to other venues taking their time and ideas with them. Many new folks have moved in, quite a few are younger, many with families, creating a richer mix of ages and cultures. There was a time when many of us knew everyone who lived at every address along Clubview. That is not so much the case these days. And many folks are busy with work and families with less time to devote to "extracurricular" activities like committee work.

But we need you, you see. Our community is a wonderful place to live. Your energy and ideas will make it better. And, of course, if you see one of your ideas come to fruition, the rewards are that much more satisfying, to say nothing of the benefits to all of us of improvements to our neighborhood. So, as you read this newsletter, pay particular attention to the various committee efforts described in these pages and see if any strike your fancy. You will be welcomed with open arms.

May 2023 be as full of joy as it can be for you.

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 or carl@cmamgt.com or drop me an email.

Wendy Bell, President, Board of Directors Hickory on the Green Homeowners Association



Board News

Board of Directors Changes in 2022. As you know our Board of Directors, by virtue of our Covenants, number five. For most of this year, we have had at least one vacancy after both Fred Rapone and David Carroll retired. We were fortunate to be able to replace these two veterans (and fill a vacancy) with three energetic and creative folks, Joy Short (Treasurer), Mary Jo Gross (President) and Tracey Valko (Vice President). They spearheaded two notable projects that greatly improved our community: the Street Light Improvement Project and the Street Tree Upgrade and Maintenance Project. Fred Rapone assisted in the Street Light project; and of course, our Landscaping Committee Chair Noli Cruz assisted with the Street Tree Project in addition to all of his other work with JML in the maintenance of our landscaping in the neighborhood. Unfortunately, these three Board members moved on in their lifes' endeavors. Fortunately, we have a new crop of solid performers taking up the Board member mantels, Cindy Cooney (Secretary), Betty Voight (Director), and Carol Falo Schmier (Treasurer), as well as returning from retirement David Carroll (Vice President), all anchored by long time Board member Wendy Bell (President). Thanks to all of these new Board members and the veterans, too, for their contributions and willingness to serve our community during a difficult transition period. Your Association is grateful!

Annual Homeowners Meeting, November 30, 2022.

The 2022 Annual Homeowners Meeting was held via Zoom this past November and opened with a call to order with a healthy quorum of homeowners and an approval of last year's meeting minutes. As viewers watched the colorful Powerpoint presentation, courtesy of Micheline Stabile, the various Board members, CMA staff and Committee Chairs reported on the 2022 activities of their respective areas of responsibility.

The major projects undertaken or completed in 2022 were summarized:

- Phase 1 of the Arborist-planned Street Tree Program was accomplished with the completion of one half of the trees along Clubview receiving root collar work and the application of stones at their base. Bartlett Arborist and JML Landscaping combined efforts on this project, all under the watchful eye of our Landscape Committee Chairperson, Noli Cruz.
- Phase 1 of the Parking Lot Paving Program was accomplished by Pittsburgh Asphalt with the paving of the first lot at the entrance to Clubview and sealing of several smaller lots.
- Fresh Coat completed Year 1 of our five-year Painting Program with the power washing and painting of part of our community's front and garage doors.
- The Association officially paid off our 10-year bank loan taken out to help pay for the replacement of all of our roof shingles in 2011.
- Another year of 'coming out of hibernation' social activities were achieved by our energetic Social Committee.
- Another round of new homeowners was welcomed and oriented by our dedicated Welcome Committee of one.
- A satisfying clean up event was held this fall.
- Another year of intense and rewarding landscaping management beautified our surroundings.

Reports on Committee activities in the past year were made by Michelle and Stephanie Wright (Social Committee); Donna Luczko (Welcome Committee); Noli Cruz (Landscaping Committee); Patty Condre (Community Service Committee); Jim Ehrman (Rules Committee); Wendy Bell (Architectural Review Committee); and Wendy Bell (Communications Committee).

A homeowner vote approved contracting with an auditor for a review of our financials for the 2022 year.

The meeting concluded with a question-and-answer session during which a suggestion was made to clarify the specifications that govern the replacement of doors and painting/staining, which the Board will address in this next year.

Our thanks go out to all involved in the meeting especially CMA manager Aimee Hennemuth Rogowski and assistant Carl Wilkinson for supporting the business operation of the Association throughout the year as well as staging the Zoom meetings for Board meetings and this final year end meeting.

2023 Budget Promises a No-Increase Monthly Assessment. If there is one thing that characterizes Board members' commitment to this community, regardless of who wears the Board member hats, it's the drive to control costs while making certain that the community improves. For yet another year, the monthly assessment levied against homeowners remains unchanged at \$149 per month. Each homeowner was sent the 2023 Budget (both Operating and Repair/Replacement) in October 2022 prior to the Annual Homeowners Meeting.

The revenues that fund the Association's activities are largely comprised of the monthly assessments collected from homeowners with small amounts attributable to interest, resale certificates, late payment fees, and Comcast income. The expenditures, as one would expect, are varied. Below is a graphical representation of the Budgeted expenditures of the Association for 2023.



Association Topics to Be Addressed in 2023. Every year sees a continuation of projects from the year before and this year will be no different with year 2 of the Parking Lot Paving, year 2 of the Street Tree Improvement Project, continuation of the Street Light Improvement Project, resumption of our cyclical Front and Garage Door Painting Project, etc. But this year a few new efforts will be undertaken, see below:

 Contract with a firm to evaluate the condition of our siding and estimate a replacement schedule. Bids have identified the contractor Avacoll to perform this evaluation.

- Identify a firm to perform a Reserve Study of the H.O.G. Capital Assets. This study, last done about five years ago, lists and costs out the replacement of all of the Association's capital assets over time so that the Association can set aside funding for these replacements.
- Evaluate the condition of front man door and garage lighting fixtures for possible replacement.
- Complete the rehabilitation of the drainage system behind those homes along Clubview that were part of the original drainage system installed by the developer.
- Solicit homeowner input for rehabilitation/replacement of the Gazebo structure and add the project to the capital project calendar.

Contracts are In Place for 2023. The various contracts for work around the neighborhood are in place for the 2023 year. The Board in conjunction with CMA put an emphasis on getting multi-year contracts in place to take advantage of discounted rates. Contracts for snow removal, gutter cleaning, landscaping services have all been executed. Other maintenance that will proceed with ad hoc bidding are electrical light repairs (as needed), detention pond maintenance, various as needed landscaping needs.

ARC and Development Committees Combined. At the most recent meeting of the H.O.G. Board of Directors a vote was taken to combine the activities of the Architectural Review Committee and the Development Committee. Homeowners who would like to advance a community-wide improvement program should now submit their ideas to the ARC via Carl at CMA (carl@cmamgt.com).

South Fayette Thanked for Pothole Repairs. South Fayette Public Works Department went above and beyond in its efforts to respond to the Board's request to attend to numerous pavement failures along Clubview. They aggressively patched, to say the least, repairing a number of driveway/street intersections as well as the potholes. Many thanks to the Township for this assistance.

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

CMA Community Website ("Portal"). We've introduced the "Portal" website in previous issues. It is a community website offered and maintained by our Community Management Advisors (CMA) for use by the homeowners of all the properties that CMA manages. As we investigate the potential for this new website, we urge each homeowner to visit this site: https://portal.cmpmgt.com/Home v2/Login. We are particularly interested in homeowners reviewing their contact information as it forms the basis for information dissemination to all homeowners. Other functions available on the website are: Payment and Account services (assessment, fines, balances, etc.); My Items (email blasts): Calendar & Events (we are planning on populating this section with our 2023 Events); Directory; Documents (a collection of the most important legal documents, policies, specifications, etc. specific to our Association); and CMA contact information. There is a lot there! Logging into the website requires you to be a registered homeowner with H.O.G.

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.

2023 Board of Directors Meeting Dates. The bimonthly Wednesday Board business meetings begin at 6:30PM via Zoom/conference calls until further notice. Please contact CMA if you would like the link for the meeting.

Monthly Meeting Dates and times:

January 18
March 15
May 31
July 19
September 20
October 18
November 29 – AOM

Members of the 2023 Board of Directors.

Wendy Bell, President David Carroll, Vice President Carol Falo Schmier, Treasurer Cindy Cooney, Secretary Betty Voight, Director <u>Committee Work Recognized.</u> 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
Landscaping - Noli Cruz
Social - Michelle & Stephanie Wright
Welcome - Donna Luczko
Community Service - Patty Condre
Communications - Wendy Bell and Micheline Stabile
Rules Review and Community Affairs - Jim Ehrman



NEIGHBOR NEWS!!

The Little Free Library activity has been steady. We have a group of dedicated people who are taking full advantage of this neighborhood perk.

Just a Reminder.....Give a Book. Take a Book!

Get Well Wishes

Best wishes to Lucy Serio as she recovers from her recent surgery.

Best wishes to Mary Carroll as she recovers from shoulder surgery.

Best wishes for a speedy recovery to Gerry Gronsky as she recovers from her recent injury.

Continued best wishes to Fred Rapone in his retirement from the Board of Directors.

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

<u>Social Committee News - Co-Chairpersons Michelle and Stephanie Wright (7079)</u>

PAST EVENTS

Donut Donation Day (July 30, 2022) - We gathered at the front entrance to collect donations for Southbridge EMS and enjoyed some donuts and coffee with our neighbors. Southbridge sent over an ambulance and several of their paramedics who answered questions and thanked us for our fundraiser. Thanks to everyone who attended and who donated! We collected \$710 for Southbridge EMS!

Game Day (August 14, 2022) - Neighbors gathered in the backyard areas of the homes of Lucy Serio and Jim Patrick to play some outdoor games. The gathering was so successful that it spilled over into the back yard of the Ann and Lisa Cain, especially when a brief rain shower sent gamesters under all available umbrellas! The food was as good as the game play. This was also the inaugural event for the new Game Club Interest Group.

Bonfire/Food Drive (September 16, 2022) - Neighbors gathered around the gazebo for some s'mores! The bonfire was expertly tended by Rich Luczko, and the s'mores were carefully individually packaged by our Social Committee volunteers. Much conversation ensued among attendees. We also collected food and supplies for SHIM. Thanks to everyone who donated!

Cleanup and Animal Shelter Donation (October 22, 2022) - Neighbors met up to clean up Alpine Road while we also collected donations for the Washington Area Humane Society no-kill Animal Shelter. We collected \$430 in cash, checks & gift cards and around \$300 in supplies. Thanks to everyone who helped with the cleanup and donated to the animal shelter! The shelter was thrilled to receive the money and supplies as it survives on donations alone.

Holiday Gathering (December 4, 2022) - Neighbors gathered around the gazebo for some hot chocolate and cookies! We also decorated the gazebo and entrance walls for the holidays. The bonfire, managed by Wendy Bell, was complimented wonderfully by the hot chocolate and holiday cookies supplied by our great Social Committee.

Gift Card Drive (December 4, 2022) - For the holidays in conjunction with the Holiday Gathering, we collected gift cards for the Domestic Violence Services of

Western PA - Southern Region women's shelter. Thanks to everyone who donated as we ended up with 30 gift cards totaling \$705! The volunteer who received our donation of gift cards was overwhelmed by our donation that helped to brighten the holidays for several families.

UPCOMING EVENTS

We will start planning events for 2023 in February/March. If you are interested in joining the social committee or have any new ideas about events, please let us know by emailing hogsocialcommittee@gmail.com.

INTEREST GROUPS:

The *Book Club* has been meeting regularly and is currently reading "The Violin Conspiracy" by Brendan Slocumb. The next meeting will be on Wednesday, January 25th at 7pm. If you are interested in joining, please contact us at hogsocialcommittee@gmail.com.

The *Game Club* is for any neighbor who likes to get together and play any type of games. We are looking to host different types of game nights throughout the year. If you are interested in joining, please contact Krista at kbaselj07@gmail.com.

The *Lunch Bunch* has currently paused their meetings. 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. Please let us know if you would like to be added to the email notification list or have a great idea of an event you'd like to "go to" by emailing hospital.com.

"Where neighbors become friends."



<u>Welcome Commíttee - Chairperson</u> Donna Luczko (7060)

New to the Neighborhood:

7091 - Jerry & Lynda Kintigh

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

<u>Architectural Review Committee (ARC)</u> - Interim Chairperson Wendy Bell (7049)

It's winter so nothing much is happening on the exterior of our properties unless it's an emergency repair (which requires approval from the Board as an expedited process; contact CMA for approvals). Just remember that once the spring comes, CMA staff will be inspecting the exterior of all properties (front and rear) with respect to maintenance requirements. This annual inspection helps to keep our neighborhood in good condition and property values high for all of us.

Any homeowner who is considering any outside home improvement to the exterior of his/her home or land-scaping (front or rear) must first submit an Alteration Request Form to CMA. Please allow at least 30 days for consideration of your request as it must be reviewed by ARC and then voted on by the Board of Directors. All requests must be approved in writing sent by CMA prior to contracting for or beginning work. Any unauthorized alteration is automatically subject to a fine of \$100 in accordance with H.O.G. policy. Homeowners can find guidance for their work by referring to the Policies and Specifications document on our Association's website and/or contacting CMA for referral to a committee member. It's usually a good idea to do both.

Contact Carl at CMA (412-279-9280, ext. 260 or via email at carl@cmamgt.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 or returned Alteration Requests are not approved and work should not be scheduled.

One last note regarding our policy on exterior changes, any homeowner leasing their unit to a renter is *responsible for enforcing the policy* requiring an

Alteration Request (from the homeowner, not the lessee) and approval by the Board of Directors prior to the initiation of any work.

Service on this committee is very important to the continued improvement of our community. If you are interested in participating in the review of homeowner Alteration Requests and the development of specifications for homeowner improvements, contact Carl at CMA (412-279-9280, ext. 260 or via email at carl@cmamgt.com). And if you are interested in Chairing this important committee, please get in touch.



<u>Landscaping Committee - Noli Cruz</u> (7072)

Not much is going on in the Landscaping Department as it is snowy and frozen outside. Just remember as you throw around salt and shovel your walkways and driveways that damage done to lawn areas during the winter months is a homeowner's responsibility to repair when spring arrives.

I would like to thank everyone who has reached out to me about their landscaping needs this past year. I will let everyone know when JML and I conduct our spring walkthrough to determine what is needed for 2023 replacements, plantings, etc. Make sure to let me know what you are thinking about in the way of improving your property in 2023. Any major changes beyond planting annuals must be preceded by an approved Alteration Request.

If you have any concerns or questions about our land-scaping, please don't hesitate to call Noli Cruz at (609) 413-5161.

<u>Rules Review Committee - Chairpersons</u> - 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.

<u>Community Service Committee - Chair-</u> <u>persons - Patty Condre (7083)</u>

Be on the lookout in the spring for news of our next clean up event.

Thanks to Jerry Schmier for his tireless efforts at keeping our **salt buckets** supplied during the winter months.

Also, thanks to Jerry Danhires for his work in maintaining our **American flag** at the entrance. He made sure that we got a new flag this past year.

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: carl@cmamgt.com, and he will forward the info to me. Of course, you don't need to RSVP if you want to show up for one of the cleanup events! Just come and join in! Thanks. Patty

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

The new CMA-provided community website (formerly known as the "Portal") gives you a whole new perspective on our community and we are encouraging homeowners to become familiar and start using this resource: https://portal.cmpmgt.com/Home_v2/Login. Logging in after you've established your login credentials is easy. If you still have problems with logging in, shoot off an email to Carl Wilkinson at CMA (carl@cmamgt.com) and he will help you get squared away.

As for our other communication efforts, everything continues as it has with postings on the website, our newsletters, and all of the email alerts as the events of our community and Board communication needs dictate.

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 excellent South Fayette Township website: http://southfayettepa.com/. The Township website has links to our local governmental officials, elected or appointed/hired.

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

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



Rules Refresher

<u>Decks, walls and staining.</u> 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. Wall replacement or repair that involves new block material also require the submission of an Alteration Request.

<u>Landscape Lighting Prohibited.</u> 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.

<u>Curbing your dog.</u> 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, complicates our lawn mowing, and is a violation of our rules!! Please become familiar with the policy so that all neighbor and Association owned property remain dog waste free!

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

<u>Damage to yards by errant driving.</u> Remember that repair of lawns caused by inadvertent tire damage is each homeowner's responsibility to repair. Please tell your visitors not to park on the lawn!! Contact Noli Cruz, our volunteer homeowner Landscaping Committee Chairperson, for information regarding the proper grass seed to use in your repairs.

<u>Helpful Hints</u>

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.

If you need a Garbage Collection Schedule for 2023.

If you haven't figured out where to find the 2023 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.* The link for the SFT website for this info is:

https://southfayettepa.com/203/Trash-Recycling

Please become familiar with the pickup calendar and note holiday delays!!!



Our Larger Community

Bridge in SFT is closed! The Dolphin Run bridge on Millers Run Road (Route 978) in South Fayette, in the Cuddy neighborhood between Mohawk Road and Battle Ridge Road, is being immediately closed due to bridge deterioration, PennDOT District 11 announced Dec. 23, 2022. An inspection of the bridge found advanced deterioration of the structure and required an immediate closure. The bridge will remain closed until further notice, and all traffic will be detoured. Posted Detour, West of the Bridge: —Follow Millers Run Road (Route 978) westbound to Route 50 —Turn left onto Route 50 —Turn left onto Millers Run Road (Route 3026) —Follow Millers Run Road back to Route 978 East of the Bridge: Same detour in reverse

County offers free Christmas tree recycling. Allegheny County's annual Christmas Tree Recycling Program is being held from 8 AM to dusk Monday, Dec. 26, 2022, through Saturday, Jan. 14, 2023, at all nine regional parks, including Settlers Cabin Park.

Live (non-artificial) trees are accepted. All lights, decorations, tinsel and stands must be removed from trees prior to drop-off. Trees will be mulched and used in the county parks.

Alternatively, South Fayette Township residents may drop off their trees at the Wood Waste Recycling facility at Boys Home Park. Absolutely all decorations and tinsel must be removed first. No branches/trunks larger than 4 inches in diameter.

Spring sports registration open for lacrosse, soccer and baseball/softball. Registration is under way for spring youth sports with our community lacrosse, soccer and baseball/softball groups. Please contact the South Fayette Lacrosse Association, South Fayette Baseball and Softball Association and South Fayette Soccer Association for details.