

HICKORY HAPPENINGS

A newsletter for the residents of Hickory on the Green

No. 66: July, 2022



HICKORY ON THE GREEN

COMMUNITY 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
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After Hours Emergency:
Ext. 0, Leave a message

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

www.hickoryonthegreen.com

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

The next Board meeting teleconference is scheduled for Wednesday, July 20th.

Donut Donation Day

Saturday, July 30th at 9am
front entrance parking area!

Game Day

Sunday, August 14th at 3pm
7058 Clubview

Bonfire & SHIM Food Drive

Friday, September 16th at 6:30pm

Gazebo

Alpine Clean Up & Animal Shelter Donation Day

Saturday, October 22nd at 9:00am

Entrance Parking Lot

Musings from the President

Summer is upon us in a big way. And our summer-time projects have begun in earnest. The Street Tree Project has already started with the removal of diseased trees. The bulk of the contract (root collar, etc.) is scheduled to start in mid-July. The Board has chosen a contractor from our paving bids for the visitors parking lots. Lawnmowing, bush trimming, fertilizing, and mulching has already been accomplished and proceeds as needed. And our summer Social Events calendar has been filled in.

As the summer progresses, so goes the work of the Association thanks to all of the wonderful volunteers who make it happen in our community like Noli Cruz, our hardworking Landscaping Committee Chair, Michelle and Stephanie Wright, our energetic and creative Social Committee Co-Chairs and their newly reconstituted Committee, Donna Luczko, our incredible Welcome Committee-of-one go-getter, all the members of the Architectural Review Committee (ARC – Patsy Schaal and Rich Luzcko) who keep the requests from homeowners flowing through the system, Mary Jo Gross and her creative and thoughtful Development Committee, Patty Condre and Jerry Schmier of the Community Service Committee, Jerry Danhires, who keeps our American Flag at the entrance in fine shape, and last but not least, Gerry Gronsky who provides the community condolences and celebrations through her greeting card mailings. And of course, none of it could happen as well as it does without the professional guidance and support of Aimee Hennemuth-Rogowski and Carl Wilkinson of our

community management team from Community Management Advisors, Inc. (CMA). Thanks, everybody!!

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.

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

Board News

Continued Search for ARC Chairperson Volunteer.

We continue to search 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 carl@cmamgt.com or call him at 412-279-9280, Ext. 260.

Social Events are Back!!

Check out the article on page 5 from the Social Committee which has been creatively and actively dreaming up wonderful stuff for H.O.G. homeowners and residents to do. After two years of virtually no social events, it is a relief to all of us to have the social opportunities returning to our community. And in addition to having an opportunity to get out and mingle with neighbors, our events are more often than not combined with some kind of charity collection (not required for attendance, of course, but encouraged as a community outreach). Have fun and help others. What could be better!

Street Tree Program.

For the past year, the Landscaping Committee and Board have been investigating the proper maintenance of our street trees, which we have gradually been replacing as they reach the end of their lifespan. Spending our budgeted funds on the replacement of our street trees gave rise to a concern on the Board's part that we initiate a more nuanced maintenance program than that provided by our general landscaping contract. Such a program would protect our investment in our existing inventory and any new trees planted but also enhance the appearance of our street by making sure our trees are healthy and well-tended.

So, late last year, the Board contracted with an area arborist company, Bartlett, to evaluate our current inventory of street trees and advise us regarding the latest maintenance practices. One of the first observations made by the arborist was that all our street trees were surrounded by too much mulch, built up over years of application with no periodic removal. The need for proper trimming for the different species of trees was a second observation offered by our arborist among other recommendations.

The result of this evaluation was the budgeting of funds from our Repair/Replacement Fund as a specific line item called the Street Tree Improvement Program, a multi-year project that included removal of mulch, application of river rock around the base of each street tree (as opposed to annual accumulations of mulch), and targeted removal, replacement and trimming to be implemented over the next two years. Bartlett will be performing all the "root collar" work around the bases of trees, removal, trimming, etc. JML, our normal landscaping contractor, will follow a few days behind the Bartlett crew to perform cleanup activities and the installation of the river rock around the bases of our trees.

This summer is the first year of the program. Only half of our street trees will be addressed this year, beginning with 7001 and all the odd numbered units on Clubview Drive. The other half will be addressed in the summer of 2023, covering all the street trees at the even numbered addresses along Clubview. The decision to split the project into two years was a budgetary decision.

Please be advised that Bartlett will be in the community starting on July 11 with JML to follow on July 13 or 14, weather permitting.

Paving and sealing our Visitor Parking Lots.

CMA put out our parking lots for bid to area asphalt contractors this spring. We've received three bids for this multi-year project. The Board has awarded the contract with the assistance of CMA to the low bidder TopSeal, pending several contractual details to be ironed out. The scheduling of the work, which undoubtedly will result in some inconvenience for those homeowners who use these lots, will be communicated to all homeowners.

The contract work provides for the repaving of Lot #1 (entrance) and seal coating of the three smaller Clubview lots this year, probably late fall. Lot # 2 (before the bend) is due for repaving in 2023. Lot #3 (near the cul de sac) will be paved in 2024. All of this, of course, is subject to materials costs, substrata condition and weather.

Roof Loan.

Back in 2011, the Board in accordance with our Covenants contracted to replace the roof shingles, gutters and downspouts on all of our units. At that point in time, the Association had saved up funds in the Repair and Replacement Fund to cover a portion of the cost of this project. The rest of the expense was covered by a bank loan that we began paying on in 2011 and finished paying on in May of this year. Part of the agreement with the bank for our loan required the Association to put \$25,000 in escrow. CMA at the Board's request is arranging for those funds to be recovered into our R/R Fund. These dollars will go a long way to compensating our budget for years of no-increase monthly assessment levels in the face of steadily (and this year dramatically) increasing operating and delayed capital maintenance expenses.

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 2022 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. For more information on this process, check out the Communications Committee article on page 7.

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. Check out the details regarding our Architectural Review Committee and the Association's requirements for any outside work around your home on page 6.

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.

Management Contract with CMA, Inc.

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 have elapsed since the last renewal, and the Board recently reviewed the contract language (newly reconstituted and updated under the new company name of Community Management Advisors, Inc.). Approval to renew our contract with CMA was voted by the Board at its March 23rd business meeting. This contract provides for accounting, communication, contracting, invoice payments, property historical tracking, rental tracking, and a variety of miscellaneous other services to our Association in addition to its invaluable legal and practical guidance to the Board in its decision making.

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.

Homeowner Directory. 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 by 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:

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!!

Check out this **Handyman reference** from neighbor and Board member Cindy Cooney (7061). “Here’s a highly recommended handyman and HVAC person for the HOG reference guide. I worked with Bob for many years and now he’s running his own business.” See below for contact information:

Around the House Repairs
Bob Geisler - 412-439-3519
aroundthehousebob@gmail.com

Many thanks to Donna Luczko (7060) for her efforts to keep our gazebo clear of bird droppings. Have you seen the fake snakes on the handrails? Don’t be scared!

Congratulations!

To grandparents David and Mary Carroll at the birth of two new grandbabies!

Get Well Wishes

Best wishes to Donna Luczko as she recovers from hand 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.

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

PAST EVENTS

Ice Cream Social. We had a great turnout for our first event of the year - the Ice Cream Social! Everyone enjoyed the frozen treats and time with our neighbors!

Garage Sale. Per several neighbor requests, we sponsored a multi-family garage sale and had a good turnout.

UPCOMING EVENTS

We have a brand new event this year - ***Donut Donation Day*** on **Saturday, July 30th at 9am by the front entrance parking area!** We will be providing free donuts and collecting donations for SouthBridge EMS (a donation is not required to get a donut). SouthBridge EMS provides ambulance service to our neighborhood and surrounding areas. Please stop by for a donut and SouthBridge EMS will even be there to answer any questions you may have about the services they provide. If you are unable to attend and would like to make a donation, there will be an envelope on the door of 7049 Clubview Drive from July 24th to August 1st. Checks can be made out to SouthBridge EMS.

Another new event this year will be a ***Game Day*** on **Sunday, August 14th at 3pm. Lucy Serio of 7058 Clubview** has offered her backyard along with her neighbors to play some outdoor games like bocci and cornhole. This event will also be a kickoff for a new interest group for anyone who likes to play games.

As last year's ***Bonfire*** was a success, we have decided to do it again **on Friday, September 16th at 6:30pm.** We will also be **collecting food donations for SHIM** as they were so appreciative last year for our donations.

We will be doing a ***Clean Up on Alpine*** in addition to collecting ***Donations for the Animal Shelter*** on **Saturday, October 22nd at 9am.**

We are also looking into doing a ***Neighbor Night Dinner*** in the near future!

We will have event flyers posted on the Hickory on the Green website soon for more information on our upcoming events. Please remember to check it periodically to see what events we have coming up.

Anyone interested in joining the Social Committee, please let us know as we would be happy to welcome any new members! If you are interested in joining, please contact us at hogsocialcommittee@gmail.com. Also, please reach out to us if you have any ideas for future events you would like to see in our neighborhood!

INTEREST GROUPS:

Book Club has been meeting and is currently reading "The Storied Life of A.J. Fikry" by Gabrielle Zevin. The next meeting will be on Friday, August 5th at 7pm. If you are interested in joining, please contact us at hogsocialcommittee@gmail.com.

The Card Club is going to be turning into a new interest group - ***Game Club***. The Game Club's first event will be on Sunday, August 14th for some outdoor games. 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. This summer, interested H.O.G. residents are invited to attend the ***South Park Concerts in the Park*** at the South Park Amphitheater. Details can be found at: <https://www.alleghe-nycounty.us/special-events/summer-concert-series.aspx>.

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:

7042 Jennifer Blythe
7046 Chad Friedman
7048 Patti Page
7051 Stanley Vahzapalley Job
7057 Colleen Vollmer

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

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

This spring and summer are no different than past years. That is to say that our community is finally rebounding from the forced inactivity of the pandemic years. We're still careful, of course, but the activity of homeowner requests for upgrades and maintenance on their homes is back to normal. Staining of decks and fences, wall repairs, drainage designs, door replacements (both front and garage) are but a few categories of improvements that have been requested and approved by ARC.

With new homeowners moving into the neighborhood, ARC has had its hands full explaining how the Alteration Request works and what the Specifications mean. The best rule of thumb to follow in any and all of your home repair/replacement/upgrade requests is to **ASK** for guidance from the ARC or from Carl Wilkinson at CMA. The H.O.G. website (run by the Association) and the Homeowner Portal (run by CMA) are two sources that contain all of the policies and specifications that you will need. The second rule of thumb is to complete an Alteration Request that is Board approved before you sign any contracts and certainly before any work is started. If you follow these two rules of thumb you are most likely to have your request approved.

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. If, however, your asphalt has aged to the point that it needs replaced, you may be required to replace 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 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 H.O.G. website and the CMA Community 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 (front or rear) 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 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, 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 carl@cmamgt.com). And if you are interested in Chairing this important committee, please get in touch.



Landscaping Committee - Noli Cruz (7072)

The spring walk-through was performed resulting in a couple of new and warranted plant installations. Due to the past cold and wet winter, one tree was uprooted but saved by anchoring it to its upright position.

The usual spring cleanup was also done together with edging, mulch installations (except for the street trees), fertilizing and trimming of our inventory of bushes, plants and trees.

New plantings were installed in the areas of the newly installed street light posts.

Remember that, except for annual and perennial plantings in existing beds, homeowners must consult with me through the Alteration Request process prior to making any changes to existing bushes, trees or planting beds.

Finally, thanks to everyone for keeping your front areas looking awesomely bright, cheerful, and colorful. Oh, yes, please don't forget to water your greeneries during hot and dry days.

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)

We have set the date of Saturday, October 22nd for our next Clean Up Day! That leaves everyone plenty of time to put that date on your calendar and to set your mind to helping that day. We meet at the entrance parking lot at 9AM; and for about an hour or so, we make Alpine Road tidy again. But don't worry, you'll get plenty of reminders!

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

Development Committee - Chairperson Mary Jo Gross

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 Carl Wilkinson at carl@cmamgt.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.

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 gradually trying to implement it with the hope that we can slowly move from our current website to this more professional and full service resource. Logging in after you've established your login credentials is easy. If you're unsure, just follow the steps below to get started. Once you've entered the site successfully, you'll see that it brings up links and information that is specifically related to you as a homeowner.

CMA Community Website Login Help:

If This Website Is Not Recognizing Your Password: Please click the "I forgot My Login/Password" link above the Email field (on the right) to generate a new password. Please allow up to 15 minutes for the email with the new password to reach your inbox. If the new password you receive does not work, it is almost always due to a typo in which similar looking characters are mistaken for each other (e.g. lowercase l and capital I, or letter O and number 0).

If You Do Not Have a Login: Please click the "Sign Up" link on the right. That will take you to the Registration page. Then, fill out the fields that include Email, Name, Phone, Account, Password, Confirm Password, and Registration Key.

If you do not have a Registration Key: Click the "I Do Not Have a Valid Key" hyperlink to be taken to the Sign Up page. There you will fill out the fields, submit your Sign Up request, and a member of our team will review your request and reply back within 2 business days.

As for our other communication efforts, everything continues as it has with postings on the website, in our three times a year newsletter (February, June, October), and 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 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, 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!

Damage to yards by errant driving. 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.

Helpful Hints

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 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.* The link for the SFT website for this info is: <https://southfayettepa.com/203/Trash-Recycling>

Please become familiar with the pick up calendar and note holiday delays!!!



Our Larger Community

South Fayette wins lawsuit against bridge toll plan on I-79 (from SFT website)

The Pennsylvania Commonwealth Court on June 30 ruled in favor of a lawsuit filed by the Allegheny

County municipalities of South Fayette Township, Collier Township and Bridgeville Borough.

The court, without a dissent, found that the Pennsylvania Department of Transportation has no authority to implement its plan to toll nine bridges across the state, including a bridge on Interstate 79 in South Fayette Township, near the South Fayette/Bridgeville interchange.

“This ruling is a great relief to the many residents, business owners and local employees who have been worried about the financial burden of paying tolls on I-79,” said Gwen A. Rodi, president of the South Fayette Township Board of Commissioners. “The township acted quickly to protect the interests of our citizens and business community, and we are pleased with the result.”

The court determined that the Major Bridge P3 Initiative—a statewide plan to use public-private partnerships to repair or replace major bridges, including the I-79 bridge—is void, having been approved by the Public-Private Transportation Partnership Board (P3 Board) in violation of Act 88 and the P3 Manual.

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. The current roadway that is open from Bridgeville to Rt. 19 via the north segment of Mayview is due to be closed sometime in August. The access to this intersection will be switched to a segment that runs from our side of Boyce, down to the intersection and south on Mayview to Lawrence. It's complicated but hopefully the November 2022 completion target for the entire project will be met!