

# HICKORY HAPPENINGS

*A newsletter for the residents of Hickory on the Green*

*No. 68: July, 2023*



## HICKORY ON THE GREEN COMMUNITY MANAGEMENT OFFICE

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HICKORY ON THE GREEN (H.O.G.) WEBSITE  
[www.hickoryonthegreen.com](http://www.hickoryonthegreen.com)

HICKORY ON THE GREEN PORTAL  
[https://portal.cmpmgt.com/home\\_v2/Login](https://portal.cmpmgt.com/home_v2/Login)

## Upcoming Events & Announcements

### **H.O.G. Monthly Board of Directors Meeting**

*Wednesday, July 19, 2023, 6:30PM*

These meetings have been held via teleconferencing since March of 2020 due to the pandemic, then we decided it was just easier and cheaper than renting space to meet. If you would like to participate in the next online H.O.G. Business Meeting, contact Carl Wilkinson at CMA at (412) 279-9280, ext. 260 or [carl@cmamgt.com](mailto:carl@cmamgt.com) for a link to the meeting.

## Musings from the President

I don't know about you, but the rain and then sun and then rain and then sun again has yielded a spectacular spring and early summer here in our community. Lush hardly describes the plant life in our yards and surrounding woods. Just feels like there's plenty of green to go around.

For a moment, take a breath and appreciate all that we have here at Hickory on the Green. All our volunteers, though not enough of them, as well as our excellent management partners at CMA, keep the Association business and events running smoothly. We've lost some folks during the year, but we've welcomed many new, wonderful families into our fold. All in all, our community is our green garden away from the problems of the day, whether it's work or the world at large. Yep! Take a breath and appreciate it.

I'd like to take a moment to thank a couple of our volunteers who've stepped up big time recently. Lucy Serio has agreed to assume the Chairmanship of the ARC. Rich Luczko cleaned up a lot of bird poop from the Gazebo... that should get a medal. And once again, the Wright sisters with their committee have put together another year's schedule of great H.O.G. events. Thanks to **all** the homeowner volunteers who make living here so rich.

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](mailto:carl@cmamgt.com) or drop me an email at [wenbellz@gmail.com](mailto:wenbellz@gmail.com).

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



## Board News

**Reminder that Garbage Collection.** Don't forget that we've got a holiday coming up on July 4. That means that our garbage collection is delayed a day until Friday, July 7<sup>th</sup>. Please do not put your garbage out assuming it will be collected on Thursday!

**New Chairperson for ARC.** Volunteer homeowner Lucy Serio has assumed her new duties as the Chairperson of our Architectural Review Committee. The ARC is one of the most important committees in our Association. It oversees the review of all the Alteration Requests submitted by homeowners interested in maintaining and improving their properties. This committee is also responsible for developing, revising, and enforcing all the specifications for home improvements in the community and advising the Board of Directors on new improvement requests for which specifications do not exist. This committee has also recently taken over the duties of the Development Committee which was responsible for community-wide aesthetic and structural improvements. Lucy is uniquely equipped to handle the challenges of this workload by virtue of her realty background and contacts. Thanks so much for stepping up to serve your community, Lucy!

**Board Member Needed.** Our Covenants require us to elect five Board of Directors. We currently have five, but one of our members is interested in retiring. The Board urges all homeowners to seriously consider volunteering for this service to your community. If you are interested, please get in touch with Wendy Bell at wenbellz@gmail.com.

**Board Treasurer's Report from Carol Faló Schmier.** The Hickory on the Green financial statements for 2023 have started out according to plan and are on budget. No significant expenditures were anticipated for 2023 through April and none have materialized to date. We fortunately had a mild winter and saved budgeted dollars which were allocated for snow removal. We look forward to our annual maintenance and planting for the spring and summer season.

Additional upcoming expenditures include an accountant study to determine how many dollars we need to keep in reserve for unanticipated expenses and planned capital replacements. Also, we will be funding from our capital monies the relocation of several streetlights to enhance our roadway visibility at night, the replacement of signage (as several road signs are unreadable) and painting lampposts to achieve our safety goals.

**Major Projects in 2023.** Below is a listing of most of the planned projects the Association will be/has undertaken in 2023.

- Phase 2 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 2 of the **Parking Lot Paving Program** was accomplished by Pittsburgh Asphalt with the paving of the second, large lot on Clubview and the upcoming sealing of the entrance lot (scheduled for July).
- Fresh Coat completed Year 2 of our five-year **Painting Program** with the power washing and painting of part of our community's front and garage doors. We have also asked this firm to paint our lamp posts at the Gazebo.
- An auditor was hired to perform a **review of our financials** for the 2022 year.
- Renewed pressure on our Township to complete our **Street Light Improvement Project**.
- Replace the **signage at the mailbox** pods.
- The Board has identified 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 and garage door lighting fixtures** for possible replacement as a future capital project. [NOTE: Until that is decided, homeowners are responsible for replacing faulty fixtures per the existing specification and Alteration Request procedure.]
- Solicit homeowner input for rehabilitation/replacement of the **Gazebo structure** and add the project to the capital project calendar.

- Begin discussions about approaches to the South Fayette Township for including the **paving of Clubview Drive** in the Township's Capital Budget Plan.

**Contracts are In Place for 2023.** The various contracts for work around the neighborhood (landscaping, gutter cleaning, snow removal) 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. Other maintenance will proceed with ad hoc bidding, such as electrical light repairs (as needed), detention pond maintenance, and various as needed landscaping needs.

**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](http://www.hickoryonthegreen.com).

**CMA Community Website ("Portal").** Don't forget about the "Portal." 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. The portal can be accessed by homeowners at the following link: [https://portal.cmpmgt.com/Home\\_v2/Login](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 portal website are: Payment and Account services (assessment, fines, balances, etc.); My Items (email blasts and violation notices); Calendar & Events (not currently in use); Directory; Documents (a collection of the most important legal documents, policies, specifications, etc. specific to our Association); and CMA contact information. There is a lot there! Logging into the website requires you to be a registered homeowner with H.O.G., which you can do by contacting Carl at CMA ([carl@cmamgt.com](mailto:carl@cmamgt.com)).

**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](mailto:wenbellz@gmail.com).

**2023 Board of Directors Meeting Dates.** The bi-monthly 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.

**Remaining Monthly Meeting Dates and times:**

- 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

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

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

- Architectural Review – Lucy Serio
- Landscaping - Noli Cruz
- 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 with lots of folks taking books. However, we could use some book donations! Remember: give a book; take a book!

Have you noticed how **CLEAN the Gazebo** is lately?? All the birdy donations have been scrubbed clean from the seats and railings. We would like to give a hearty thanks to Rich Luczko who spent a lot of time power washing off the messy stuff and giving us back our spot of peaceful contemplation in the heart of our neighborhood!

## Condolences

Our hearts go out to the family and friends, and there were many, of Fred Rapone who passed away this spring.

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)*

After a long winter's rest, our Social Committee members have held its annual spring planning meeting. We are excited for all the events we have scheduled for this year!

## UPCOMING EVENTS

Neighbor Night – Friday, June 30th at 6pm at the Alpine Club [flyer is available on the website for this event]. You can still sign up to attend. Email an RSVP to [hogsocialcommittee@gmail.com](mailto:hogsocialcommittee@gmail.com).

Ice Cream Social – Sunday, July 23rd at 4pm at the cul de sac

Game Day – Sunday, August 27th at 3pm (location TBD, but we think it will be in Lucy and Jim's back yards)

Bonfire Night/Food Drive – Friday, September 15th at 6pm at the Gazebo

Donation Day for Animal Shelter – Saturday, October 21st from 9am to 12pm at the entrance parking lot

Cleanup on Alpine - Date TBD (Early Fall)

Holiday Gathering - Sunday, December 3rd at 3pm at the Gazebo

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](mailto: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:

The **Book Club** has been meeting regularly and is currently reading *The Book of Lost Names* by Kristin Harmel. The next meeting will be on Tuesday, July 11th at 7pm. If you are interested in joining, please contact us at [hogsocialcommittee@gmail.com](mailto: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](mailto: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](mailto: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 [hogsocialcommittee@gmail.com](mailto:hogsocialcommittee@gmail.com).

**"Where neighbors become friends."**



## Welcome Committee - Chairperson Donna Luczko (7060)

### **New to the Neighborhood:**

7001 Jack & Rawa Patel

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 Lucy Serio  
(7058)

It's a pleasure to begin my turn at chairing the ARC. I hope to bring a new level of clarity and efficiency to a process that can at times be confusing and frustrating. I will always listen to you as you continue to maintain and improve your property. I would also like to thank the new member to the ARC, Patti Page, as well as veteran member, Rich Luczko.

CMA staff will be inspecting **this month (June)** 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 landscaping (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 and approved by ARC. All requests must be approved **in writing** sent by CMA **prior to contracting for or beginning work**. Any unauthorized alteration is automatically subject to **a fine of \$100 in accordance with H.O.G. policy.** Homeowners can find guidance for their work by 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](mailto: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](mailto:carl@cmamgt.com)).



Landscaping Committee - Noli Cruz  
(7072)

We've been busy already this year. Our contracts with Bartlett (arborist) and JML got off to a quick start early this spring to get the street tree work taken care of before the busy landscaping season started. Other projects that JML and the committee have addressed are:

- Various trees were removed due to expired life, blocking a door entrance, and rubbing against a gutter.
- Numerous pine trees in the community that had dead, lower-level branches were trimmed to promote good health and improve curb appearance.
- Boulders were installed by the cul-de-sac area to prevent further damage caused by trucks turning in this space.

Make sure to let me know what you are thinking about in the way of improving your property this year in case you haven't already. Any major changes beyond planting annuals must be preceded by an approved Alteration Request.

If you have any concerns or questions about our landscaping, please don't hesitate to call me, 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](mailto:jasehrman@gmail.com).



## Community Service Committee - Chairpersons - Patty Condre (7083)

It looks like the Township cleaned up Alpine Road again this spring, so our event was cancelled. Look for notice of our fall cleanup, however.

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.

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](mailto: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](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](mailto: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](http://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](mailto: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](mailto: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.



*Hickory on the Green*

## Rules Refresher

**Garbage Collection.** Please download a copy of the Township's Trash and Recycling Collection Calendar for 2023!!! This calendar lists all the holidays for which our garbage/recycling collection is delayed for one day. We have noticed that new homeowners are putting out their garbage on days when no garbage is being collected due to the holiday delay schedule.

**Parking on Clubview Drive.** Don't forget that homeowner and visitor parking on the street along Clubview Drive is strictly prohibited!! Please have your guests park in our lots or in your driveway. It's a matter of public safety.

**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. Replacement 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.

**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 (hint: your neighbor's yard along Clubview is not an approved curbing location!). Please tell your dog walkers (hired or family volunteers). And can we emphasize, please pick up after your dog in your own yard. Allowing accumulations left by your pet grosses out your pet, your neighbors, complicates our lawn mowing, and is a violation of our rules!! Please become familiar with the policy so that all neighbor and Association owned property remain dog waste free!

**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](http://www.hickoryonthegreen.com). If you would like to have a posting placed on the website, contact [wenbellz@gmail.com](mailto:wenbellz@gmail.com).



### Our Larger Community

**July 4th** will be lively in South Fayette Township. View fireworks on July 4 beginning at 9:30PM from various areas of South Fayette, including Fairview Park (parking is limited, starting at 7:00PM), or view from neighboring Boyce-Mayview Park/Upper St. Clair Community and Recreation Center. No personal fireworks, no alcohol, and no open fires.

The Pennsylvania Department of Transportation (PennDOT) is conducting **improvements to some state-owned roads in South Fayette Township**. PennDOT is performing **sealcoat** repair and line painting throughout the spring and summer on the following roads:

- State Route 978 / Union Ave: Oakdale Borough line to Millers Run Rd
- Millers Run Rd: Washington County line to SR 978
- Washington Pike: Washington County line to Freedom Dr
- Mayview Rd: Washington County line to Upper St. Clair line
- Boyce Rd: Washington Pike to Upper St. Clair line
- Battle Ridge Rd: Dutch Hill Rd to SR 978
- Millers Run Rd: SR 978 to SR 50
- Presto Sygan Rd: Millers Run Rd to Collier Twp line
- Oak Ridge Rd: Presto Sygan Rd to Battle Ridge Rd

A **free collection of TVs and electronics** will be held Sat. July 29 from 10 AM to 2 PM at Boys Home Park in South Fayette Township. For GPS directions, use 2121 Ridge Road, South Fayette PA 15071. All traffic must enter from Boys Home/Ridge Road and exit via Rutherglen Drive.

And don't forget that there is **glass recycling always available** at Village Square in the Kohl's parking lot!