

# HICKORY HAPPENINGS

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

*No. 60: July, 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](http://www.hickoryonthegreen.com)

the year. But not this year. It is true that we aren't celebrating our community with the larger gatherings. But we are heartened that various deck and driveway interactions are taking place... with masks and at respectful and safe distances, of course. They are all the more important and cherished nowadays.

While we are all still getting used to this weird state of life, the business of the Association goes on with only minor changes. The grass is getting cut and plants are being planted or planned, thanks to JML and Noli Cruz. The painting and maintaining has been done to various aspect of our assets thanks to our contractors. Committees keep meeting and coming up with creative ideas. The Board is meeting regularly albeit via conference calls. Life goes on, right?

So stay safe and remember to see the beauty all around you. And enjoy this newsletter as we strive to keep you informed about the goings on in your Hickory on the Green.

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



## Upcoming Events & Announcements

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

Tuesday, July 21<sup>st</sup>

Time: Noon

Location: TBD (Conference Call)

### **Musings from the President - Wendy Bell (7049)**

It's pretty hard to know where to start with this issue. In normal times, we'd have already "welcomed summer" with our Sundae Sunday Ice Cream event and had at least another Neighbor Night Supper. And we'd have already announced the events for the rest of

## Board News

**Board of Directors Meetings:** Since the pandemic changed all of our lives, the Board of Directors, which normally meets in the meeting room at the South Fayette Township municipal building, has been holding its meetings via conference call, generously arranged by CMP. That has limited participation in these meetings to Board members only. Hopefully, we will return to public meetings but there is no current estimate of when that may happen. We will keep you informed via our email and website communication vehicles.

**Board member retires.** As you know, our Association Board of Directors is comprised of five members of our community who volunteer (and are elected at our annual meetings) to serve. Every year, at least one or two board members completes his/her three year term and either decides to run again for re-election or retire from the board. Most of us have served a number of years now. We are sad to report, however, that one of our Board members, Jim Ehrman, has given us his notice of retirement at the end of his term in November (sooner if we find someone to replace him). This is sad news for us as Jim has provided among other things... his considered opinions on all matters important to our community, a welcoming and fair audience to homeowners' concerns and his legal expertise and advice. While we certainly understand his interest in retiring from Board service, we will miss his input and presence. Thanks for your great service, Jim. [NOTE: If you are interested in serving on the Board of Directors, contact any Board member or Carl Wilkinson at CMP (412-279-9280, ext. 260 or cwilkinson@cmpmgt.com).

**Note for new homeowners.** As you settle into your new community here at Hickory on the Green, you need to understand that you have moved into an Association governed community. Our Association has promulgated many rules and regulations, as permitted by our Covenants, that govern the way that homeowners manage their outside properties. The purpose of these rules is to promote the safety and aesthetics of our properties and to minimize dissention among neighbors. One basic rule of our community is that all homeowners must submit an Alteration Request (signed by neighbors and accompanied by plans, literature and time frames) and receive written approval for **any** work done to the outside of their unit or property (includes anything that can be seen from the outside as well, such as front doors and storm doors and windows). Our Architectural Review Committee (ARC) accepts, reviews and recommends to the Board on all Alteration Requests. If you've come from a home for which you needed nobody's approval for exterior maintenance or alterations, you really need to familiarize yourself with our Covenants, Rules, Policies and Specifications, all of which can be found on our website ([www.hickoryonthegreen.com](http://www.hickoryonthegreen.com)). You can also contact Carl Wilkinson at CMP (412-279-9280, ext. 260 or cwilkinson@cmpmgt.com). More about ARC can be found in Patsy Schaal's article on page 5.

Also, homeowners must submit Alteration Requests to our Landscaping Committee (signed by neighbors

with plans, lists, etc.) for any additions, deletions or changes to their outside plantings which includes perennials, trees, shrubs and flowering bushes. This requirement for an Alteration Request applies to the removal of unwanted ground cover as well as any enlargement or decrease in existing planting beds or the addition or elimination of planting beds. You can read about our Landscaping Committee's activities in Noli Cruz' article on page 6.

**Our Social Events Are Cancelled.** The pandemic has caused us to cancel our social events this summer, as Micheline explains in her article on page 4.

**Painting is DONE!** This year's painting completes our current painting cycle. The next cycle of painting will occur after CMP and our painting contractor assess the condition of the doors painted at the beginning of this past cycle. If you have any questions or complaints about the painting that's been done over these last several years, please contact Carl at CMP via email at cwilkinson@cmpmgt.com or phone at 412-279-9280, ext. 260.

**Thanks to the volunteerism!!** After many months of searching for a replacement for Nancy Stern, we are pleased to announce that Patty Condre will be our new Community Service Chairperson! Thanks, Patty, see page 7 for an update on this committee's activities.

**Clubview Street Lighting Improvement Project.** The improvement of the lighting along Clubview Drive has taken a laborious and lengthy trip through the bureaucracy of West Penn Power and South Fayette Township. For several years, the Development Committee struggled to make progress on a project that many in the community have wanted to see addressed... illuminating the dark areas along our street at night. But progress has been made. For a current status, see Development Committee Chairperson Mary Jo Gross' article on page 7.

**Repaving of parking lots delayed until 2021.** At its last board meeting, the Directors voted to postpone the repaving of our parking lots until 2021. The Board looked at the current state of affairs in our various funds and concluded that the paving expense would deplete the capital fund below an acceptable "rainy day" level. Since the fund will recover quickly when our bank loan for the roof replacements is paid off in 2022, the Board felt that the repaving expense in 2021 would be a more prudent choice.

**Garbage in bags is becoming a problem!** We have critters, be they winged or on foot, who take advantage of homeowners who put their garbage out in bags on the ground the night before garbage is collected. The result is more than a few front yards with garbage strewn about. Here's a suggestion... You put any bags that contain food type garbage into your garbage receptacle, not on the ground. The only bagged garbage that goes on the ground outside the receptacle is non-food discards. If we all work together to solve this problem, we won't have garbage messes and the need for Board action.

**Subsidence Insurance.** It's been several years now that the Association has been purchasing individual policies from the State of Pennsylvania for subsidence insurance on behalf of the homeowners. The Board, our insurance agent Gallina and CMP have combined resources to undertake a review of the current insured value of each of our units, the current level of each unit's subsidence insurance and whether changes should be made to our policies with the state. Data collection and analysis is the current state of this project that is being led by our Treasurer Jim Glenn. Discussion is planned for the July 21 Board of Directors meeting.

**Generosity of spirit.** There has been a lot of news related to the unselfish service provided by our health care workers in the hospital systems, doctors' offices, senior residences and home visiting sites. And heroism doesn't stop there. Let's not forget all of the people in the production chain that provide our food and daily necessities, and the gas station attendants and home repair service people. All of these folks stayed on the job despite a risk to their own health. And we have heroes of our own. We'd like to thank our neighbors who offered to grocery shop for their homebound neighbors during the time when everyone was sheltering at home. A nod also goes out to CMP which continued its services to our community and all of its other properties by working from home and on rotational shifts at the office. Thanks! And last but perhaps most locally important, we'd like to thank our Committee volunteers (Development, ARC, Landscaping, Welcome, Rules, Community Service, Communications and Social) who have continued to provide the great support our community needs, no matter what's happening around us.

**Welcome/Directory Binders.** Back in March, every address along Clubview Drive received the new white binder containing your updated Homeowner Directory and updated Association reference materials. The

binders were distributed by your neighbors to each household by the end of March. There were a few households that were difficult to reach personally (work, out of town, etc.). If you were one such household, your delivery neighbor was told to hang your directory on your doorknob. If you do not have a directory, please contact Carl at CMP to let him know and we'll get one out to you. Hopefully we'll be issuing updated directory pages by September that captures new arrivals.

**INSPECTIONS! 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. CMP conducted this spring's inspection recently. If your property needs maintenance, you'll be getting a letter soon.

**Landscaping:** Noli and JML have been doing a great job.... 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 6.

**Wall Cleaning and Mailbox Pod painting:** Did you notice that our mailbox pods and entrance walls received some loving attention this spring? Our painting contractor Fresh Coat was enlisted to apply new paint to the pods and power washing to the monument walls at our entrance.

**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 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 cancelled during the pandemic because the Board is meeting via conference calls. The official business meeting conference call has been starting at noon, but will revert to our normal 6:30PM start time when we resume in person, public meetings.

H.O.G. BOARD MEETING DATES AND TIMES:  
Tuesday, July 21 - Conference Call  
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 - Patty Condre  
Development - Mary Jo Gross  
Communications - Wendy Bell and Micheline Stabile assisted by Michelle Wright  
Landscaping - Noli Cruz  
Welcome - Donna Luczko  
Rules Review and Community Affairs - Jim Ehrman  
Social - Micheline Stabile, Michelle & Stephanie Wright



### NEIGHBOR NEWS!!

**Little Free Library.** The 2020 World Literacy Award has been awarded to Little Free Library for its significant contribution to global literacy. With more people staying home and working from home we are happy to see an increase in the use of the Little Free Library in our neighborhood. Remember "give a book, take a book". Happy Reading! [Thanks go out to Donna Luczko as she manages our Little Free Library.]

**Condolences.** Our hearts go out to David and Mary Carroll at the passing of David's mother.

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)

Our first and only social event of 2020 was a Neighbor Night Supper at the Alpine Club on March 6<sup>th</sup>. We had a good turnout and a great time together as usual. We had no idea at that time that our future get togethers would be curtailed until we are past the current national pandemic crisis.

We have had no meetings of the Social Committee so far this year. Michele and Stephanie Wright and I met several times over the winter to review basic procedures of the Social Committee in anticipation of their gradual transition to co-chair the committee. We reviewed budgetary tracking procedures, committee meeting agenda building, the creation and dissemination of meeting notes, committee event planning and coordinator designation for each event, and advertising Social Committee news on the web page and in the newsletter.

Considering that many of our residents are in high risk groups for COVID-19, and due to liability issues, group social activities are on hold for the time being. We are hoping that neighbors keep in touch with one another by phone and, neighborly greetings while respecting social distancing guidelines and wearing masks. We have noticed that some neighbors have gathered together in small driveway groups to socialize during these isolating times. We encourage anyone one who is interested in coordinating a virtual gathering of some sort or if anyone has any other creative ways to socialize with each other to let us know. Let us know if we can help.

We hope that residents will keep in touch with Association announcements and happenings through the web page and newsletters. And even though we are unable to get together as usual, the bonds that we have

built over the years as a close knit neighborhood hold us together. Meanwhile, sadly, until further notice, interest groups and community social events are cancelled or suspended.

**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 had 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](mailto:mstabileone@gmail.com) or 412-257-8322.

### INTEREST GROUPS

*Please note the following community interest groups activities have been suspended until further notice.*

#### **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.

**"Where neighbors become friends."**



*Welcome Committee - Chairperson  
Donna Luczko (7060)*

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

7015 - Mimi Darragh & Cora Darragh  
7027 - Martin Mickey  
7057 - Claire Campbell  
7058 - Lucy Serio  
7063 - Nileshkumar & Vikas Mendpara

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)*

Alteration Requests have picked up as spring arrived and Covid-19 sheltering has us all focusing on our own four walls--inside and out -- smile! They have been primarily for new doors, patios and windows. One Alteration Request (AR) for rear-yard fencing has been on hold pending the development of a new specification for this property upgrade.

We still have a few problems with homeowners submitting incomplete ARs and choice of unapproved product per specification. This of course delays implementation of project completion, additional costs and ARC time in reviewing multiple submissions. We urge homeowners to become familiar with the specifications that are posted on the website and/or ask questions before improvements are undertaken.

In an effort to avoid conflicts, confusion, fines and appeals going forward, ARC will assign an ARC member to look at a homeowner's final project that has been approved and implemented to verify completion as agreed. This review will be documented and attached to the original AR.

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 via email at [cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com)) or go to our website to obtain the Association's *Alteration Request Form*. Get your neighbors' signatures on the form, attach contractor drawings and/or literature describing your project and submit it to 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 or via email at [cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com)).



### Landscaping Committee - Noli Cruz (7072)

Spring walkthrough has been done and a few plant installations were performed. Hope you all enjoyed the new spring flowers that boasted their exuberant and interesting colors at the community's entrance area. Thanks for everyone's contribution on keeping their front areas look cheerful, lovely and bloomy.

The spring cleanup, edging and fertilizer application were completed. We worked with JML to address spring clean up "misses." A few expired vegetation were missed and some leaves were not removed and thus putting mulch on top of uncleaned leaves. In the future, JML and I will do a walkthrough to make sure things are fully accomplished. The cleanup was officially completed with the application of mulch and the trimming of our inventory of bushes, plants and trees.

Mowing, in general, has been at the top end of expectations this year. However, mowing has been performed on some rainy or wet days, creating tire deep impressions on some of the lawn areas. JML applied grass seed right after the mowing but did not fix the damaged soil. In the future we will require JML to put top soil on the damage ground before applying grass seed to preserve the original condition of the soil.

And to complete the report, as we enter what appears to be a dry spell, please don't forget to water your new plants and trees... do this every day that there is no rain!

If you have any concerns or questions about our landscaping, please don't hesitate to call Noli Cruz at (609) 413-5161 or email at [ecruzer99@hotmail.com](mailto:ecruzer99@hotmail.com).

Rules Review Committee - Chairperson  
Jim Ehrman (7025)

With the advent of summer, several thoughts come to mind on our rules:

(1) If you as a unit owner are traveling or away for 30 or more continuous days, it is mandatory to leave with the CMP management company the name and contact information of someone who is available in case of an emergency with your home (fire, pipe breakage and resulting flood, break-in, injury on your property, etc.). If there is any security problem or potential threat, it is important that we have such information. The contact number for CMP is 412-279-9280, ext. 260 or better yet, email Carl at cwilkinson@cmpmgt.com.

(2) We are trying to enforce Rules that require leases to be signed and filed with us. If you read the Lease provisions under Rules and Specifications in our Covenants you will find a lease addendum which requires you as owner and tenant to sign. It is important that we have copies of the leases signed. Please help us out.

(3) Last week, our management company, Community Management Professionals made a visual inspection of all units. You will receive notification as a unit owner if there are violations of the Covenants or Rules. Each owner will be required to return to us a signed form advising on whether such violations has been corrected. Please help us by returning this form when your violation has been corrected. If you fail to return the form, you risk receiving a fine.

(4) Please help us keep our recording of homeowners insurance current. We have worked hard on charting such coverage and as coverage lapses we need to be updated. We all benefit when each homeowner maintains his/her unit insurance coverage. The only way for the Association to assure everyone that this is the case is for each homeowner to submit his/her insurance declaration page to CMP each time the insurance is renewed.

(5) Finally, we ask for volunteers, both on this committee but also all committees and the Board. Volunteers can help us now and candidates for our Board will be voted on at the Annual Meeting in November, 2020

Respectfully, Jim Ehrman



Community Service Committee -  
Chairpersons - Patty Condre

**We are very pleased to announce that Patty Condre has volunteered to Chair our Community Service 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. We also thank Jerry Schmier for his volunteerism with the salt barrels and Jerry Danhires for his American Flag management at the entrance.

As is the case with all of our events recently, clean-up activities for Alpine Road were cancelled this spring. It's anyone's guess if we will attempt a clean-up event this fall. We'll keep everyone informed as we go along.

Development Committee - Chairperson  
Mary Jo Gross (7089)

**Update on the Street Lighting Improvement Project.** This Development Committee project proposes to add and/or relocate street lights on Clubview Drive in areas identified as "dark" by SFT Police. The project has been quite complicated because West Penn Power supplies the lights and installs them, but the Association must pay for trenches to be dug, conduits and electrical wiring to be run, pedestals to be placed, all according to the exact specifications of WPP. And then there's the Township, which pays for the electric that lights up the fixtures going forward, so we must work through the Township rather than working directly with WPP.

The first step in the project is to get WPP to perform an engineering study that specifies each fixture's placement and requirements. The Board recently approved funding (\$800) for this first step of the project. With the enormous amount of work put into the project over the last couple of years by Tracey Valko, and Fred Rapone's work with South Fayette Township more recently, we are hoping that this engineering study will take place this summer. It's actually pretty difficult to predict, however, since we're dealing with a utility through a governmental bureaucracy.

The actual installation of the lights will likely not occur until 2021, or possibly 2022 because the engineering study must precede the development of our budgetary costs. This is the third year this project has been in the works and the project has moved along from the Development Committee to the Board and CMP.

**Update on Exterior Home Lighting.** The Development Committee submitted a proposal to ARC and ARC has approved a new option for a front door and garage lighting fixture for the community. The ARC recommendation has now gone to the Board of Directors. Once approved by the Board, ARC will develop the official specification for this fixture. Homeowners will be notified when the new specification is available to them. If a homeowner chooses to replace the fixtures currently on his/her unit, the replacement light fixtures (purchase and installation) will be at the homeowner's expense after a submitted Alteration Request is approved.

Homeowners are reminded that the Association has several of the current light fixtures new in boxes in our storage area that are available free of charge for homeowner arranged and financed installation.

**Update on upgrades to the Gazebo area.** This project was undertaken by the Committee in an effort to address the approach of the end of the useful life of our Gazebo. Several proposals were reviewed that remove the current wooden gazebo structure and create a user friendly "parklet" with sitting areas amidst the plantings. Work on this project, however, has been tabled since other projects are higher on the priority list and funding in future years looks more promising.

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)**

**The Website:** Michelle Wright has generously agreed to become a **co-website manager** 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](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 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, July, 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](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.

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

**Rules Refresher**

There seems to be several of our specifications for upgrades that are causing some homeowners to be confused and make choices that put them at odds with the Association. The top two that spring to mind are:

**Storm Doors** - among other requirements, storm doors cannot have a bar across the middle of the window, period. No bar! All storm doors that have screens (except for the screen that are fullview) have bars, especially the doors that have embedded screens. All such doors fail to meet the specifications set by the Board and are, thus, prohibited. Also, some buildings



require custom made and installed storm doors because their brick door openings are too small for standard storm doors to be recessed in the doorway. It is imperative that you submit your Alteration Request and delay any ordering or installation to avoid getting the wrong door!

**Landscape lighting** - there is no approved landscape lighting permitted in this community unless you are part of the legacy group for whom approval was given by the developer of the community. Landscape lighting in this group of homes is approved only for as long as the original homeowner owns his/her property and must be removed upon sale to a new owner. There are no exceptions to this prohibition.

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*

Back in March, one of our homeowners noticed **smoke coming from her front planting bed**. The Fire Department was called and determined that the mulch was smoldering probably from a cigarette butt discarded by a window washer contractor the day before. We offer this as a cautionary tale. You may want to keep an eye on contractors that you arrange to work around your home to make sure that nobody leaves an unwanted calling card!



### *Our Larger Community*

Our **libraries** (joint efforts by the Bridgeville and South Fayette Libraries) are providing quite the slate of activities for members of our local citizenry and children during this time of social distancing. Go to their website for all of the exciting details: <https://www.southfayettelibrary.org/>

#### **And this from our Township...**

South Fayette Township is **postponing large community events** that were scheduled for this summer due to COVID-19 restrictions and safety concerns, but the township is considering the possibility of holding a community event with fireworks in the fall. Therefore, Fireworks (July 4),

Touch-a-Truck (July 26) and South Fayette Community Day (Aug. 22) are cancelled. The township would be unable to safely and fairly restrict crowd sizes to comply with state requirements for large group gatherings (250 people maximum with distancing). The top priority is the health and safety of our citizens, visitors and employees.

**The Township tax deadlines have changed.** The 2% discount period for paying South Fayette Township real estate taxes is extended from May 31 to Aug. 31, 2020. From Sept. 1 through Dec. 31, 2020, taxes may be paid at face value, with no fees or penalties charged.