

# HICKORY HAPPENINGS

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

*No. 70: March, 2024*



## HICKORY ON THE GREEN COMMUNITY MANAGEMENT OFFICE

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Moon Township, PA 15108  
Phone (412) 279-9280

Management Personnel:  
Derrick Rovira, Assistant - Ext. 260  
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After Hours Emergency:  
Ext. 0, Leave a message

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

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

## Upcoming Events & Announcements

### **H.O.G. Board Meeting**

*Tuesday, March 26, 2024*

*6:30PM, Zoom meeting*

*Email Derrick with interest in joining the zoom*

[derrick@cmamgt.com](mailto:derrick@cmamgt.com)



## Musings from the President

Hi, Everyone.

Welcome spring! This is a beautiful time to stroll through Hickory on the Green and enjoy our blooming and cheerful community. It's also a great time to welcome new neighbors while reconnecting with existing friends. As a Board of Directors, we work closely with our property management team to help provide a neighborly and inclusive experience for all.

Thank you for your confidence in us!

As always, if you have questions or need to discuss an issue, please do not hesitate to contact me by getting in touch with Derrick at CMA, 412-279-9280, ext. 260 or [derrick@cmamgt.com](mailto:derrick@cmamgt.com).

Cindy Cooney, President of the Board of Directors  
Hickory on the Green Homeowners Association

## Board News

**Another successful Annual Homeowners Meeting, November 29.** This year's Annual Homeowners Meeting was held in person on November 29, 2023, at the Hunting Ridge Meeting Facility. The meeting started at 7:00PM, but not before the pizza, salad and beverages were consumed (Thanks to our H.O.G. Social Committee for providing the food and beverages.)

In addition to all of the information that was disseminated by the various Board members and Committee Chairs, a lively and productive discussion ensued about the need for *more timely and accurate notices to homeowners about contractor activities on premises, specifically landscaping work.* The Board asked our Landscaping Committee Chairperson and CMA to develop a method of

meeting this homeowner need. [See Landscaping article, page 6].

Concern was also expressed about *the gutter cleaning contract*. The in's and out's of the existing contract were explained [see article about gutters on this page].

The last topic of note covered at the meeting came during the report on the Architectural Review Committee activities and plans. *Lucy Serio, Chairperson of the Committee, explained her intent to collect information about contractors (all services)* which homeowners recommend and then provide that resource to all H.O.G. homeowners as they request projects through the Alteration Request Form process [Don't forget to check out Lucy's ARC article on page 5].

**Board Treasurer's Report from Carol Falo Schmier.** The Hickory on the Green financial statements for 2024 have started out according to plan and are on budget. No significant expenditures were anticipated for 2024 through March and none have materialized to date. Again, we (so far) have had a milder winter with less than expected snow accumulation. This should save us budgeted dollars which were allocated for snow removal.

We believe communication of projects in advance will alleviate some community member concerns voiced at our last homeowners meeting. The recent letter distributed describing this year's lawn maintenance plan was well received. We look forward to our annual maintenance and planting for the spring and summer season.

Additional upcoming projects include an accountant study to determine how many dollars we need to keep in reserve for planned as well as unanticipated expenses. Also, we are relocating several streetlights to enhance our roadway visibility at night; and soon, you will see replacement signage (as several road signs are unreadable) and painted lampposts to achieve our safety goals. Our asphalt paving project will also continue this year.

Carol Falo Schmier, Treasurer Board of Directors Hickory on the Green Homeowners Association

**Our 'hood and what it means.** For years now, Hickory on the Green, its Board, its Committee Chairs, its planned social activities, and especially its neighbors have strived to create a community where its friendly people can come together and feel connected and involved. In a very real sense, we are reaping the benefits of this kind of participation and inclusion of living in a

small neighborhood like ours... feeling safe and being able to reach out to others in our neighborhood to offer or ask for help without hesitation. Hickory on the Green is a special community. Thanks, folks!

**Reminder About Derrick at CMA.** Just a quick reminder that, should you have an inquiry of our Association, Derrick Rovira (derrick@cmamgt.com or 412-269-7800 x 260) is your contact at our management company, Community Management Advisors, Inc. (CMA).

**What's up with the Gutters?** The subject of our gutter cleaning contract came up at the Annual Homeowners Meeting in November. Concerned (and aggravated) homeowners reported that the debris from the gutters was being left on front yards, decks and patios after the cleaning. Attending homeowners were advised that porch and front yard cleanup was not part of the contract and including it would cause a significant increase in the contract cost. Past Boards had made a conscious decision to avoid that additional cost. It was agreed that CMA should require the gutter cleaning contractor to report any problems observed during their servicing. Finally, it was explained that gutters near trees may need cleaning more times than the annual, Association-paid cleaning. Additional cleanings are the responsibility of each individual homeowner, just as is the maintenance and repair of each homeowner's unit roof, gutters, and downspouts.

**What's up with the Roofs?** Several homeowners have inquired about our roofs and homeowner vs Association responsibility for repair and maintenance. Here's the low down on that topic. The Covenant documents currently specify that the Association is responsible for the replacement of shingles on the units. The Association contracted with a roofer in 2011 to do just that. The shingles selected at the time carried a 30-year warranty from the manufacturer, which is still in effect. The contract provided for a five-year workmanship warranty from the roofer, which expired in the summer of 2016. All repairs and maintenance to the shingles, downspouts, gutters and flashing since that workmanship warranty expiration have resided with each homeowner. What that means in reality is that each homeowner should arrange for inspection and maintenance of his/her downspouts (and associated drainage), flashing and gutters at least once a year, especially if there are a lot of trees nearby.

**Parking on Clubview Drive.** The Board has noticed and several homeowners have reported that homeowners have taken to parking on both sides of the street at various locations along Clubview. We would like to urge these folks to park in their driveways or in the parking lots provided. Not only does the on-street parking pose a safety

hazard to dog walkers, motorists, pedestrians and emergency responders, but it complicates driving and parking for your neighbors. Please be considerate, and don't forget to tell your kids, relatives and contractors as well. Thanks in advance for your cooperation.

**Windy Days Ahead.** If you are looking for your garbage bins the day after a windy day, check out one of our helpful hints on this topic on page 8.

**Still Awaiting Changes to Garbage Collection.** We expect that the Township will be delivering **new garbage collection bins** to residents of the township sometime this spring/summer along with a change in the collection rules. For example, we understand (source: Township's news magazine) that all garbage must be in the bin to be collected, similar to the current rules governing recyclables. This promises to be a big change, so stay tuned! The good news is that we can start recycling glass again!! Here's a quick view of changes that have taken place as of January 1<sup>st</sup>, 2024 (Thanks, Carol Schmier, for this info recap from SFT's website!):

Starting in January 2024, the following changes take place immediately:

- Glass bottles/containers can be recycled in the curbside recycling carts
- Bulk collection will occur on scheduled days during the SECOND FULL WEEK of each month (WM starts each week with Monday)
  - Bulk items include furniture, appliances, etc.
  - Bulk does NOT include any amount of loose trash bags / extra regular trash bags
  - Bulk items are limited to 2 per month, per household

Automated trash collection will not start until the carts are delivered to homes sometime in spring 2024 (dates TBA).

And please remember that Waste Management **collection is delayed after any holiday on their schedule.** That means that our garbage collection is delayed a day until Friday. Please do not put your garbage out assuming it will be collected on a post-holiday Thursday! Check your South Fayette Township Garbage Collection schedule (<https://southfayettepa.com/203/Trash-Recycling>), also attached for your convenience.

**Approvals Needed for any exterior alterations!!** You'll find the details about landscaping and building alterations in the articles on those subjects in the pages ahead. However, it is worth mentioning that ANY changes to your building or landscaping (front or rear) must be approved by the Association prior to any contractual arrangements on your part. Alteration Requests for landscaping projects must be approved by the Landscaping Committee and the Alteration Requests for exterior building alterations must be approved by the Architectural Review Committee (ARC). And all

such requests must be submitted to Community Management Associates (CMA) on the approved Alteration Request Form well before any work is performed. Failure to plan ahead and get your approvals can result in a hefty fine.

**Revision to Alteration Request Form Changed.** The Board of Directors at the October, 2023 business meeting voted to revise the Alteration Request form. The revision consists of eliminating the spaces for neighbors' signatures and replacing them with a check box for the requester to indicate that neighbors have been informed of the requested alteration. This change was made in acknowledgement of the fact that legally a neighbor's refusal to sign the requestor's form cannot prevent the requested and approved project from proceeding. CMA will update its form on the portal website ([https://portal.cmamgt.com/home\\_v2/Login](https://portal.cmamgt.com/home_v2/Login)). The form will also be updated on the Association website ([www.hickoryonthegreen.com](http://www.hickoryonthegreen.com))

**Street Lights Still Being Pushed.** South Fayette Township has been contacted numerous times about our Street Light Improvement Project which has yet to be completed. The final stage of the project involves moving two light poles to locations (close to the street) so they cast more light than they do now in their recessed locations.

These moves require engineering work by the electric company, which we buy from the electric company. Then we contract with an electrician to run conduit and wire from the nearest electric "box" to the new location. Finally, we contract to have the base for the pole constructed. All of the above work must be done to the electric company's specifications, of course. When all of this work is done, the pole is erected and the electricity is supplied. It is complicated since the electric company won't talk to us directly so we work through the Township.

At the Annual Homeowners meeting, both CMA and the Board pledged to apply pressure to the South Fayette Township Board of Commissioners and Township management to get this project moving again. CMA's latest "nudge" to the Township (March, 2024) has been to inform it that we've complied with all homeowner approval requirements and would like to proceed.

**Reserve Study Progress to Report.** A reserve study lists all of the capital assets of an organization and calculates the future maintenance/replacement schedule and cost for each asset. The study is done to permit the organization to project future costs and save for them. It is typically performed periodically as a contracted service

by a qualified provider and updated annually by the Board of Directors. This type of study is routinely recommended by auditors, and our auditor is no exception. As a result, the Board of Directors contracted with CMA to provide this review. We are happy to report that the bones of the study have been prepared with several optional scenarios. Plans are to review these “bones” at our next Board meeting so that the study can be further developed.

**Spring Planting??** As a general rule of thumb, homeowners should limit their own plantings to annuals and must consult with Landscaping prior to planting anything other than annuals in the spring. With this guidance, the homeowner can avoid costly mistakes that are not approved by the Association. *Check out the timeline for the contractual landscaping services planned for this year, attachment at the end of this newsletter.*

**Contracts in place for the coming year.** Our annual contracts are in place for the 2024 year.

The asphalt contractor will be replacing our last large parking area near the cul de sac as well as sealing the lot that was resurfaced last year. Homeowner and visitor parking will be disrupted during this project; and the Board appreciates the cooperation of all affected homeowners.

JML will be our landscaping contractor again for 2024, although this is the last year of a multi-year contract. Since pricing has been held in check by the contract, we expect that prices will rise in the coming year’s bidding for service.

Spring will bring the third-year installment of our five-year painting cycle of front and garage doors by Fresh Coat. If you replace your front door or garage door with a guaranteed factory finish of an Association approved color, please remind CMA to skip painting your door when you receive notice of the scheduled project.

The gutter cleaning will occur as late in December as the weather permits.

Finally, we will be contacting Bartlett Tree Services. Bartlett is the arborist that we enlisted to evaluate and service our street trees and ornamentals the past several years. It is planned to enlist their services again in 2024 for tree evaluation and maintaining.

**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”).** The “Portal” 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.cmamgt.com/home\\_v2/Login](https://portal.cmamgt.com/home_v2/Login). We are particularly interested in homeowners reviewing their contact information as it promotes easy communication among 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 Derrick at CMA ([derrick@cmamgt.com](mailto:derrick@cmamgt.com)).

**2024 Board of Directors Meeting Dates.** The bi-monthly Wednesday Board business meetings begin at 6:30PM via Zoom/conference calls. Please contact CMA if you would like the link for the meeting.

**Remaining Monthly Meeting Dates and times:**

- March 26
- May 28
- July 23
- Sept 24
- Oct 23
- November – TBD

**Members of the 2024 Board of Directors.**

- Cindy Cooney, President
- Wendy Bell, Vice President
- Carol Faló Schmier, Treasurer
- Betty Voight, Secretary
- Krista Stanley, 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



**NEIGHBOR NEWS!!**

Don't forget that we have a Little Free Library. Leave one, take one is the operating principle behind this wonderful little resource for our neighborhood. It is located in front of the Gazebo.

No other news was submitted by neighbors for the newsletter this time, so a general "get well/congratulations/condolences" go out to all who deserve or need it!

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)**

Thanks to everyone who helped with and attended all of our events in 2023! In addition to the delicious pizza and salad the Social Committee provided at the start of the Annual Meeting on November 29<sup>th</sup>, we had some great events during this past year's holiday season. For example, we decorated the Gazebo for the holidays on December 3<sup>rd</sup>; we held our annual Holiday Gathering at the Alpine Club on December 8<sup>th</sup>; and our community stepped up in a big way in the generous collection for the Women Shelter of Southwestern PA. Good times were had by all who attended and/or gave.

We are getting ready to start planning events for 2024 after our much-needed winter break. 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**

*Hickory on the Green Book Club* is still meeting regularly. If you are interested in joining, please contact us at hogsocialcommittee@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.

**"Where neighbors become friends."**



**Welcome Committee - Chairperson Donna Luczko (7060)**

**New to the Neighborhood:** We had one ownership transfer since our last newsletter, so welcome (again) to Klein Kimball at 7026.

Thanks to our dedicated Welcome Committee Chairperson, Donna Luczko, who is usually the first official face newbies see in our community. 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)**

Happy Spring! It's time to plan our Spring projects. As a friendly reminder, please remember to pass along your outdoor projects for an HOA "clear to complete your project." The approval is required for both your exterior building and backyard landscaping updates. The ARC forms and specifications can be found on our website. We try and provide a quick turn-a-round, but please give us a 3-week window to get approvals. Of course, planning isn't always possible, so if it's an emergency, a quick email/phone call will speed things up. Please call to discuss or to answer any questions.

We are adding a composite decking choice for backyard deck replacements. Please look for the new deck specifications to be added to our website documents soon.

The sunshine and continuous warm days are just around the corner! Enjoy!

Let's remember to share our favorite plumbers, handymen, window replacement, and general contractors to



other residents in the community. We can never have too many choices of recommended service providers. You can email me your favorites and I'll make sure they get on the website.

**The Basics of Living in our Community:** 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 3 weeks 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 Derrick at CMA (412-279-9280, ext. 260 or via email at [derrick@cmamgt.com](mailto:derrick@cmamgt.com)) or go to our website to obtain the Association's *Alteration Request Form*. Notify your neighbors about your requested project, then complete 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 Derrick at CMA (412-279-9280, ext. 260 or via email at [derrick@cmamgt.com](mailto:derrick@cmamgt.com)).

Thanks, everyone! Lucy Serio

**Landscaping Committee - Noli Cruz (7072)**

Landscaping activities have already begun at Hickory on the Green! Earlier this month, in response to requests from homeowners at the Annual Homeowners

Meeting, an email listing of landscaping projects and their projected dates of completion was sent out by CMA. Here are a few items from the list that have been occurring in the neighborhood. Spring cleanup was performed on Feb. 24; and cleanup completion was started during the week of March 11, 2024. Also completed was plant bed edging in preparation for mulching of the beds.

**IMPORTANT REQUEST!! A few homeowners have either pots or lawn décors in their planting beds. It's requested that these objects be removed in advance of the annual mulch installation, which is coming up on the calendar.**

During my spring walkthrough with JML, we noticed that the asphaltting of two of our parking lots caused damage to the grass areas around and behind the asphalt. Repair of these areas was necessitated for safety reason (trip hazard). As a result of this evaluation, JML was recently authorized to repair the grass along the two parking lots that were resurfaced.

Other contractual activities are scheduled as well.

Lime and Aeration is scheduled in the fall of 2024. JML and I revisited the condition of the landscaping of our community entrance. Most of the plants are getting old and need to be replaced. And it was concluded that our entrance display is just simply outdated. Instead of patching things up with new plantings, JML suggested a landscaping makeover. JML will submit a design along with the proposal for this project.

The Cul de sac area has sustained damage to several trees and is looking a bit sparse in places. It will be spruced up with additional planting and grass repair in the fall.

A final reminder... when you plant annuals this spring, remember that the Association does not permit the planting of ground cover that may spread and endanger the Association's existing inventory of foliage. And removal of overgrown ground cover is the responsibility and cost of the homeowner. Your best bet, if you have questions about what is acceptable and what is not, is to ask me before you buy anything.

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



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

Plans are in the works for scheduling our Clean Up Alpine event this year. We are wondering if the Township will take care of the winter litter like it has these past several years. If that's the case, then our Clean Up Event will occur in the fall. Stay tuned to the website and emails for updates about this event.

Thanks to Jerry Schmier for his tireless efforts at keeping our **salt buckets** supplied during these past winter months. Jerry, we sure are sorry that winter was in short supply this season! Let's just hope that we don't have a late March snowstorm (wait, did that just jinx us??!).

Also, thanks to Jerry Danhires for his work in maintaining our **American flag** at the entrance. The Stars and Stripes wave proudly at our entrance!

We always need volunteers for this Committee, so if you have a spare hour or two, please get in touch with Derrick at CMA (412-279-9280, ext. 260 or via email at: [derrick@cmamgt.com](mailto:derrick@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)

Some folks have indicated a desire to see our community develop a presence on the various social media platforms to augment our current communication modes (email alerts and our website). We think this is a great idea, however, time, energy, and technical expertise are at a premium. Should you wish to undertake this project (development and management/maintenance), get in touch at [wenbellz@gmail.com](mailto:wenbellz@gmail.com).

The CMA-provided community website (formerly known as the "Portal") continues to give homeowners a whole new perspective on our community and we are encouraging everyone to become familiar and start using this resource: [https://portal.cmamgt.com/home\\_v2/Login](https://portal.cmamgt.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 or call Derrick at CMA (412-279-9280, ext. 260 or via email at [derrick@cmamgt.com](mailto:derrick@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.

## Rules Refresher

Spring is the time of year to take a look at the lawn next to your driveway. Did it sustain any damage due to snow shoveling or inaccurate driving? Please remember that **each homeowner is responsible for lawn repairs** for damage such as this.

Spring is also the time that **siding, decks and patios should be inspected, repaired, and/or power washed** to remove any mold that grew during the dark and moist months of winter. Remember that you've got a few months before **the spring inspection tour** to avoid maintenance violation letters!

**On-street parking is prohibited on Clubview Drive.** Parking anywhere but in your driveway or in a parking lot presents a clear danger to exercising neighbors, our community's pets, and any emergency medical or fire vehicles that need access. Plus, it's just plain rude!

**The Board-approved stain, Granite, has been 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.

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.

This community has a **Pet Policy** [you can find it on the website in the Specification document link and attached at the end of this newsletter] **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!

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!

### *Helpful Hints*

Clubview Drive can be a windy street, especially in the spring when the seasons are colliding. The wind can be a real problem on garbage collection day and the night before when we all set out our garbage bins. A great suggestion offered by homeowner and esteemed, volunteer Landscape Committee Chairperson, Noli Cruz... **put your name and street number on the side of your garbage bins.** If they blow away, they'll make their way back to your house. Thanks, Noli!

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*

Just in case you have the occasion to visit the South Fayette Township municipal building, the new South Fayette Township Municipal Center is located at 100 Township Drive, South Fayette PA 15017, just up the hill from The Watson Institute (former El Rancho drive-in) along Hickory Grade Road.

Don't forget about the website for South Fayette Township: <https://southfayettepa.com/> It has an amazing amount of information and links. It has won awards!

Summer Playground Camp is presented by South Fayette Parks and Recreation and Washington Financial Bank. Children ages 5 to 12 may attend Summer Playground Camp weekdays from Mon. June 17 through Fri. Aug. 9, 2024. See the SFT website (<https://southfayettepa.com/CivicAlerts.aspx?AID=974>) for registration information.

Finally, don't forget to vote for the upcoming PA primary election on Tuesday, April 23rd. Our Clubview Drive residences fall into SFTs Voting District 8. Our polling place is Fairview Volunteer Fire Department, 3326 Washington Pike, Bridgeville, PA 15017. If you need information about voting in this primary, go to the Allegheny County Elections Division's website (<https://www.alleghenycounty.us/Government/Elections>).

If you're not registered to vote, you have until the deadline of April 8, 2024. If you want to vote by mail in the Pennsylvania primary, you have to apply for a mail-in ballot or civilian absentee ballot by April 16. If you recently renewed your driver's license, you might already be registered to vote. Pennsylvania implemented "motor voter" rules at the commonwealth's driver license centers last year. Under the new rules that took effect in September 2023, drivers are prompted to register to vote when they receive or renew a driver's license.



# RECYCLE RIGHT

To learn more visit [wm.com/recycleright](https://wm.com/recycleright)

Great things happen when residents Recycle Right. By recycling everyday items like those shown below, tons of raw materials, time, energy and money are saved.

- Empty recyclables loose into your cart - don't bag recyclables and no loose plastic bags. Instead, reuse or return plastic bags to local retailers.
- Containers should be empty and free from food and liquid.
- Recycling will be collected every-other week on your normal collection day.

## Always Recycle



Plastic Bottles, Jugs, Jars & Tubs



Food & Beverage Cans



Glass Bottles & Containers



Flattened Cardboard & Paperboard



Paper

## Do Not Include In Your Recycling Container



NO Food or Liquids



NO Loose Plastic Bags, Bagged Recyclables or Film  
Empty recyclables directly into your cart



NO Foam Cups & Containers



NO Green Waste



NO Batteries  
Check local drop-off programs for proper disposal



NO Clothing, Furniture & Carpet



625 Cherrington Parkway  
Moon Township, PA 15108

Important Information Inside  
about changes to your residential trash and  
recycling service.



## South Fayette

Trash and Recycling  
Collection Guide 2024



**Dear South Fayette Resident:**

WM is proud to be your environmental solutions provider. As part of our new contract with South Fayette, all residents will receive automated curbside collection. Our automated collection service will provide residents with a 96-gallon cart for trash, and you will continue to use your current 64-gallon recycle cart. Trash cart delivery will take place in the Spring of 2024. After 60 days, residents may request a smaller trash cart by contacting WM. The attached calendar shows your recycling and bulk collection service weeks.

WM is excited to continue our partnership with South Fayette and looks forward to helping your community be as green as possible.

**General Information**

Trash will be collected once every week. Recycling will be collected every other week.

**Automated Trash Collection**

- Residents will receive a 96-gallon black cart with a green lid for trash collection. Carts will be delivered in the Spring of 2024 (date TBD). Cart limited service will begin when carts are delivered.
- Please continue using your current can(s) until you receive your new cart.
- Place your cart at the curb after 6:00 p.m. the night before your scheduled collection or by 6:00 a.m. on your service day.
- Bulk items will be collected once a month during the 2nd full week of the month. Please reference the calendar for your 2024 bulk collection dates.
- Make sure there are at least 3 feet between your carts and any obstacles –mailboxes, parked cars or trees.

**Automated Recycle Collection**

- Residents should continue using their current recycling carts.
- All material must be placed loose in the cart - material should not be bagged.
- All material must fit inside of your provided cart. Material outside of the cart will not be collected.
- Please reference the Recycle Right information for materials that are accepted in your program.

**Missed Pickups**

Report missed pickups and other trash/recycling issues at any time at [southfayettepa.com/request](http://southfayettepa.com/request).

**Bulk Items and Overflow Material**

**WM will only collect material that fits inside your trash and recycling containers.** All trash must be bagged and fit inside the provided cart. Recyclables must be placed loose into your recycling cart, and boxes must be broken down and placed in your cart.

Residents can request an additional cart for an annual fee of \$110 per year with a 7% increase each year through the contract. To request an additional cart, residents must contact WM at 800-866-4460 and say “service change” or visit [www.wm.com](http://www.wm.com).

WM will collect 2 bulk items once per month during the 2nd full week of the month at no additional charge. Place your bulk items at the curb on the same day as your trash collection during your bulk collection week. **Bulk collection can be scheduled at [www.wm.com](http://www.wm.com).**

**What is a bulk item?**

A bulk item is an appliance, piece of furniture, or some other residential item that is too large for a container. Construction debris and hazardous waste are not permitted as bulk items.

**Bulk Waste**

- Furniture including chairs, tables, armoires, cabinet, chest, headboard, sofa, mattresses, dressers and interior doors
- Household appliances including washer, dryer, dishwasher, stove, toilet, refrigerator (freon must be removed and must be tagged), microwave, hot water tank, etc.
- Carpeting (must be cut into 4-foot bundles)
- Picnic table or bench (unattached), basketball board or pool (6' or less in height), swing set (unassembled)

**NOT Bulk Waste and Unaccepted Materials**

- Concrete, brick, asphalt, roofing, electronics
- Vehicles and parts
- Building materials such as plaster, dry wall, wood, construction debris, etc.

**2024 Observed Holidays**

Waste Management observes the following holidays.

**New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day.** When your collection day falls on one of these holidays, or a day that week after the holiday, your service will be delayed one day during that week only.

**2024 Recycling and Bulk Collection Schedule**

Residents will receive every-week curbside trash collection and every-other week curbside recycling collection.

**Bulk items will be collected during the 2nd full week of the month.**

■ Observed Holiday ■ Trash only ■ Recycle Week □ Bulk Collection Week

**JANUARY 2024**

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

**FEBRUARY**

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**MARCH**

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**APRIL**

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**MAY**

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**JUNE**

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**JULY**

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**AUGUST**

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**SEPTEMBER**

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**OCTOBER**

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**NOVEMBER**

M	T	W	TH	F	S	S
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**DECEMBER**

M	T	W	TH	F	S	S
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Hickory on the Green Homeowners Association  
C/O Community Management Advisors  
200 Commerce Drive Suite 206  
Moon Township PA 15108

MEMORANDUM

To: All Homeowners in Hickory on the Green Homeowners Association  
From: The Board of Directors  
Date: February 2024  
Re: 2024 Landscaping

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JML will be completing year 2 of their landscape contract with Hickory on the Green. Below is a list of the services and timeframe for services that owners can anticipate for 2024.

**Turf**

Mow turf to a height of 2.5 - 3.5 inches. Mowing will take place weekly beginning in early April and continue until the end of October or early November except during extended rainy or dry periods. During those periods, mowing will take place as conditions dictate.

Grass Mowing Services

- Lawns will be cut weekly on Wednesday or Thursday's (weather pending) except for in the hot summer months when lawns will be evaluated.

Grass Cutting Service (26 weeks -April-November): JML will have a project manager who work with the Hickory on the Green Landscape Committee to determine when not to cut in hot summer months.

Services to be included with mowing:

- Remove debris from lawn areas prior to mowing.
- Remove excess grass clippings.
- Sweep and/or blow excess clippings from sidewalks and curbs following mowing.
- Trim edges of turf around all buildings, play areas, and other obstacles within the mowed areas.
- Line trim all high weeds from hillsides, fifteen(15) feet up the hillside, removing tall weeds not ground cover.
- Ground cover on the banks is not to be cut.
- Weed ornamental tree and shrub beds as needed.
- Apply appropriate non-selective pre-emergent and post-emergent to sidewalks and curbs to prevent growth of grass and weeds as needed.

Lawn Applications

Round One - Fertilizer and crabgrass pre-emergent will be applied in early Spring.

Round Two - Fertilizer and broadleaf herbicide plus insecticide will be applied in late Spring/early Summer. ·

Round Three - Fertilizer and broadleaf herbicide will be applied mid/late Summer.

Round Four - Winterizing fertilizer will be applied to accessible turf areas once in the Fall.

\*\* If notification is given in advance by the Contractor of the specific treatment dates it will be shared with all owners via email. There may be occasions throughout the year when no notification is given. We ask all residents to refer to the anticipated timelines listed above.

Hickory on the Green Homeowners Association  
C/O Community Management Advisors  
200 Commerce Drive Suite 206  
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Spring Clean Up & Mulching-Service will start at in mid-end of March/April

- Edge all previously edged ornamental tree and shrub beds, including edges that border hard surfaces, such as sidewalks, patios, boulders, etc.
- Collect and remove all leaves and miscellaneous organic debris from the grounds.
- Mulch all previously mulched ornamental tree and shrub beds with premium double-shredded dyed brown mulch once in the season.
- Remove all tree and shrub branches lying on the grounds(including driveways, streets and sidewalks)
- Cut off any tree and shrub branches broken and hanging from trees or shrubs
- Remove expired vegetation and weeds from all grounds shrub beds and tree circles except in rear of homes.

Pruning

Shrub Care -pruning (2 visits per year) First pruning will occur around the end of May beginning of June. The second pruning will occur in late Fall around the end of September or early October.

Ornamental Tree & Shrub Care

- Prune current year's new growth once in the Spring/Summer
- Pruning of shrubs to reduce the overall size of the plant will be done at an additional charge.
- Prune current year's new growth once in the Summer.

Fall Cleanup will occur in late Fall typically around the end of October or early November.

- They will remove leaves, nuts and fruits from all maintained lawns, plant beds, walks, driveways and roads and parking areas in the fall season.
- Remove all trash or garbage on lawn areas or in shrub beds as well as mailbox areas.



**HICKORY ON THE GREEN HOMEOWNERS ASSOCIATION**  
**PET RULES AND REGULATIONS**

For the purpose of the following rules, "walking" refers to exercising one's pet and "curbing" refers to permitting one's pet to take care of its bodily needs. (Invisible Fence owners ALSO see Invisible Fence policy items at the end of this Pet Policy).

1. Owners must ensure that all dogs are licensed according to the regulations set forth by Allegheny County.
2. Owners must ensure that all pets have current inoculations as per Allegheny County.
3. All pets must be supervised when outside.
4. All pets must be restrained on a leash when outdoors.
5. A pet is never to be tied or chained outside the owner's home in a manner that will permit it to reach another person's property or any common area. Externally used ties and leashes must not be visible when not in use, and must be located in a manner to avoid interference with lawn maintenance.
6. An owner may use his own, not his neighbors', lawn area for walking his/her pet. Please walk your pet in the street or common areas.
7. Curbing of all pets must be limited to owner's property or a common area. All solid waste must be cleaned up immediately by the pet's owner. Solid waste is to be disposed of at the unit owner's home. Any damage to lawns, shrubs or foliage (in/on both private and common areas) is the responsibility of the pet's owner. Bear in mind, however, the landscape contractors have been instructed not to mow a lawn containing a large concentration of pet waste. If circumstances necessitate the removal of pet waste by a contractor, the unit owner will be billed for this service.
8. Homeowners must insure that visiting pets' behavior is in compliance with all Pet Rules and Regulations of Hickory on the Green Homeowners Association.
9. Any violation of the above rules or those in the Declaration and By-Laws will be treated with: first offense a written warning; second and subsequent offenses \$25 fine for each offense.
- 10. Invisible Fence Owner Policy (For back yards only)**
  - A) Owner must submit an alteration request for approval prior to installation.
    1. Alteration request must include a drawing of property boundaries.
    2. Fence must be installed by reputable company.
    3. Fence must leave a three-foot easement between it and neighbors' property.
    4. Fences installed at end units may begin at the mid-point of the units' side wall and extend to the rear of the property.
    5. Lawn must be return to original status after being disturbed by installation.
  - B) The dog may enter the fenced area only when the owner is at home.
  - C) The dog must be brought inside when landscapers and other workers need access to property.
  - D) Pet waste must be cleaned up daily.
  - E) This privilege is contingent on the acceptable behavior of the dog and/or property owner governed by the invisible fence. Unacceptable behavior is defined as, but is not limited to, the following: nuisance barking (defined as one or more complaints from other homeowners); owner failing to remain at home while dog is out in the

yard; owner failing to remove the dog from the yard for the purposes of landscape or other contractual services visit access; and/or owner failing to remove dog feces from the yard. These infractions will result in the following:

- 1) First in-yard offence – written warning;
- 2) Second in-yard offence – fine of \$25.00;
- 3) Third in-yard offence – loss of invisible fence privilege with requirement to remove the invisible fence within 30 days.
- 4) The infraction of escape from the fence will result in immediate loss of this privilege (dog is not permitted outside without a leash) and the requirement to remove the invisible fence within 30 days.

The Association is not liable for damages or harm caused by or to the dog contained by or escape from the invisible fence. The Association is not liable for any harm caused by the dog to any human to whom the dog may come in contact within or outside of the invisible fence.

Definitions: The Hickory on the Green common property areas are as follows:

- a. The lawn area immediately surrounding the gazebo
- b. The lawn area of the cul-de-sac at the extreme north end of the development (north of the final mail box unit)

**APPROVED:**

James Ehrman

January 31, 2018

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**Board Secretary**

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Date

Wendy Bell

January 31, 2018

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**Board President**

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Date

*The above revision to the Pet Rules and Regulations was unanimously approved by the Board of Directors of the Hickory on the Green Homeowners' Association on Wednesday, January 31, 2018.*