

HICKORY HAPPENINGS

A newsletter for the residents of Hickory on the Green

No. 69: November, 2023



HICKORY ON THE GREEN COMMUNITY MANAGEMENT OFFICE

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HICKORY ON THE GREEN (H.O.G.) WEBSITE
www.hickoryonthegreen.com

HICKORY ON THE GREEN PORTAL
https://portal.cmamgt.com/home_v2/Login



Musings from the President

Here we are at the end of another year, another growing season, another year of individual and community improvements. Are we ready to settle down into the cold, dark months of the year? Well, actually some of us are preparing to head south, heeding our snowbird instincts to seek the warmth. Others are probably heading east or west to the ski slopes and are really ready for a bit of snow. Most of us, however, will get the warm clothes out and ready the snow shovel. We are all looking forward to our holidays, whether with joy or trepidation. Whatever your situation, we are glad that you are with us in this very special community.

What follows in this newsletter are many informational articles about what has happened in our little neighborhood since the last issue of this newsletter. New homeowners and residents of all backgrounds and circumstances have moved in, while others have bid farewell heading on towards other destinations in life. Things look the same here, but different as various maintenance projects are completed. Asphalt laid in parking lots, front and garage doors painted, new trees and bushes have all appeared this year. The business of maintaining and improving our community marches on.

We are planning our Annual Homeowners Meeting for November 29th. We are hoping that one and all homeowners will choose to attend this important business meeting. You'll learn about the business of our Association at this meeting in addition to all of the great work that our homeowner volunteers accomplish throughout the year. We are finally meeting again in person for this meeting, renting space at Hunting Ridge's Meeting Facility (since South Fayette Township kicked us and every other HOA out of its municipal/senior meeting space).

Upcoming Events & Announcements

H.O.G. Annual Homeowners Meeting

Wednesday, November 29, 2023

6:30PM, Pizza and Salad

7:00PM, Annual Meeting Starts

In person meeting; Hunting Ridge Meeting Facility

Decorate the Gazebo

Sunday, December 3, 2023 at 3PM

Gazebo

Holiday Gathering

Friday, December 8, 2023 at 6PM

Alpine Club

To celebrate this fact and to lure in hungry homeowners, our Social Committee will serve up pizza, salad and beverages before the business meeting starts. So, we hope you'll be tempted to come and find out a little more about your community... and maybe be further tempted to join in.

And finally, please check out the Neighbor News section of this newsletter for a run down of the various holidays being celebrated in our wonderfully diverse community this season.

As always, if you have questions or need to discuss an issue, please do not hesitate to contact me by getting in touch with Carl at CMA, 412-279-9280, ext. 260 or carl@cmamgt.com or drop me an email at 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 the holidays are approaching and Waste Management collection is delayed after Thanksgiving and Christmas Days. 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 Thursday! Check your South Fayette Township Garbage Collection schedule (<https://southfayettepa.com/203/Trash-Recycling>).

New Board of Directors Member. The Board of Directors welcomes its newest member to the Board, Krista Stanley. We are grateful for her service to the Association and our community.

The Board now has its full complement of members (five). However, if you are interested in serving your community in this Board capacity, you are invited to attend any and all Board meetings throughout the year to develop knowledge of how our "business" operates and how the decisions are made that affect all of us. Board members do rotate off of the Board, so there is always an opportunity to join. Let Carl at CMA know about your interest and he'll include you in the email notices.

Annual Homeowners Meeting, November 29. This year's Annual Homeowners Meeting will be held in person at the Hunting Ridge Meeting Facility at 401 Meeting House Road, South Fayette Township, 15017.

The meeting will start at 7:00PM, but remember that the pizza, salad and beverages will be served starting at 6:30PM.

Two things to know about this important event is you will receive an annual meeting packet of information in the mail (if you haven't already) as well as an electronic copy attached to an email sent to you. Please read the material in this packet so you know what will occur at the meeting. The second thing to know is that if you cannot attend the meeting, you should complete a proxy form (there's a deadline for submitting it) so that someone else can vote for you at the meeting. We need a quorum and every vote counts.

Board Treasurer's Report from Carol Falo Schmier.

The Hickory on the Green financial statements for 2023 are on budget. No significant expenditures occurred in 2023 through September and none have materialized to date. My estimated projection for 2023 is that we will be on or slightly under budget this calendar year. Hoping to have another mild winter requiring less snow removal expenditures again in 2024. We are currently awaiting results of our accountant study to determine how many dollars we need to keep in reserve for unanticipated expenses and planned capital replacements.

Several projects for next year include the future relocation of several streetlights to enhance our roadway visibility at night. We also plan to replace several of our street signs that are difficult to read and paint our older faded lampposts as esthetic enhancements and to achieve our safety goals. And finally, we will continue the Parking Lot Repaving project with the final large lot as well as sealing the lot paved in 2023.

Decorations in the Lawns Prohibited. Below is the policy governing decorations for holidays:

NOW, THEREFORE, BE IT RESOLVED THAT the following is the policy on the proper display of exterior decorations and will not need approval by the Architectural Review Committee. 1) Any holiday decorations are permitted on doors, windows, shrubs and in shrub beds from two (2) weeks prior to the holiday until two (2) weeks after the holiday. EXCEPTION: Christmas decorations can be displayed from Thanksgiving through January 10th. a) Holidays recognized by HOG for decorations are defined as follows: i) Easter ii) Halloween iii) Thanksgiving iv) Christmas or Hanukah v) Memorial Day vi) Fourth of July vii), All other legal holidays. 2) Seasonal or permanent door wreaths or similar door

decorations are permitted as long as they do not exceed twenty inches (20") in any direction. 3) Shrub bed and lawn decorations may be placed in the front beds, the side beds (for end units) or in the rear of the homes with not more than three (3) decorations per home. Each shrub bed and lawn decoration may not exceed twenty-four inches (24") in height and must be within eight feet (8') of the front, back, or side of your home. a) All decorations must be placed in a manner that does not impede lawn maintenance, including lawn mowing, spring and fall cleanup.

This policy has been in effect for years and is intended to preserve the health of the lawns on which we spend a great deal of our money maintaining. For example, we have spent an average of \$2,000 per lawn repair. The policy also permits the unimbedded mowing that our contractor needs to do his job. Thank you for observing the restrictions outlined above.

Draft Budget Approved by Board. At its October business meeting, the Board of Directors approved the 2024 Operating and Repair/Replacement Budget for Hickory on the Green. You will have received a copy of this budget in the mail as well as attached to an email sent to you. While our Covenants give the authority to enact a budget to the Board of Directors, the Board stands ready to answer any questions about the budget at the Annual Homeowners Meeting, this year scheduled for November 29, 2023 at the Hunting Ridge Meeting Room. The monthly assessment for the coming year remains unchanged from that assessed in 2023 (\$149).

Revision to Alteration Request Form in the Works. The Board of Directors at the October business meeting voted to revise the Alteration Request form. The revision will consist 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.

Lawns Seeing Their Last Mowing, bushes have seen their last trimming. Winter's coming and with it the dormant season for our plant life. Please know that snow shoveling and salting should be done carefully

and in limited amounts to preserve the health of our lawns and plantings.

Visibility Stakes Approved for Cul de Sac. The installation of snow removal signaling stakes was approved for the Gazebo and cul-de-sac areas so that lawn edges and decorative rocks are protected from snow plows and vice versa. Our wonderful Landscaping Committee Chairperson, Noli Cruz, will be installing the stakes. Thanks, Noli!

Gutter Cleaning Will Be Late in the Year. For those of you wondering when the annual gutter cleaning will occur, our contractor tells us that he will hold off until late in December to do the job so that as many as possible of the dead leaves will have fallen.

An additional note about gutters is offered here. The performance of rain runoff via the gutter and downspout system on units is the individual homeowner's responsibility. If your unit is surrounded by tall trees that routinely deposit leaves in your gutters, you are advised to have those gutters and downspouts seasonally inspected and cleaned (at your own expense) in addition to the annual December cleaning performed by the Association.

Street Lights Still Being Pushed. South Fayette Township has been contacted 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, for which we pay 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.

We are hoping that the Township and electric company will allow us to move ahead with this project in 2024.

Reserve Study to be Finished in the coming months. 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. 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. It is due to be completed sometime this winter.

Ground Cover Plant Life is Responsibility of Homeowners. Every so often our Landscaping Committee receives a request from a homeowner to remove a groundcover plant that has taken over their planting bed. Also, the Landscaping Committee, which evaluates plant life throughout the community on a regular basis, may note the presence of a pervasive groundcover plant that is threatening Association-owned plantings. In both cases, the homeowner is advised that the groundcover plant was not installed by the Association and must be removed at the homeowner's expense.

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.

Contracts in place for the coming year. Our annual contracts are in place for the winter and coming year.

Most importantly for the winter, our snow removal contractor is back for his excellent, per occurrence snow plowing of the visitor parking lots. Driveway and sidewalk snow removal is the individual homeowner's responsibility. [Note: As reported in a prior newsletter, bids were solicited in 2022 for expanding this service to homeowner driveways. The bids represented a significant increase in the cost of the contract that would have resulted in a significant increase in each homeowner's monthly assessment. The contract expansion was, therefore, abandoned.]

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.

And as mentioned above, 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.

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.cmamgt.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).

Don't forget to contribute to our Resource Guide. The Resource Guide that is available on our website is only as good as the recommendations of our homeowners. Don't forget to let your neighbors know when you've had a great experience with a contractor/service provider. You can do this by sending the name, contact information and service description of your referral to wenbellz@gmail.com.

2023 Board of Directors Meeting Dates. The 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:
November 29 – AOM

Members of the 2023 Board of Directors.

Wendy Bell, President
Cindy Cooney, Vice President
Carol Falo 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
Rules Review and Community Affairs - Jim Ehrman



NEIGHBOR NEWS!!

This is the holiday season! Holidays have different meanings and hold differing importance to those observing them. Here are some of the holidays that our homeowners and residents may be celebrating. [NOTE: Please forgive any failure on the part of this editor to fully capture the significance/meaning of the holidays listed below... space and time mandate brevity.]

November 12: Diwali is the Hindu festival of lights with its variations also celebrated in other Indian religions. It symbolizes the spiritual "victory of light over darkness, good over evil, and knowledge over ignorance".

December 7 – 15: Hanukkah is a Jewish festival commemorating the recovery of Jerusalem and subsequent rededication of the Second Temple at the beginning of the Maccabean Revolt against the Seleucid Empire in the 2nd century BCE. It celebrates the triumph of light over darkness and freedom to worship.

December 8: Bodhi Day is the Buddhist holiday that commemorates the day that Gautama Buddha is said to have attained enlightenment, also known as bodhi in Sanskrit and Pali.

December 26 – January 1: Kwanzaa is an annual celebration of African-American culture from December 26 to January 1, culminating in a communal feast called Karamu, usually on the sixth day. It was created by activist Maulana Karenga, based on African harvest festival traditions from various parts of West and Southeast Africa.

December 25: Christmas is an annual Christian holiday commemorating the birth of Jesus Christ, observed primarily on December 25 as a religious and cultural celebration among billions of people around the world.

January 15: Makar Sankranti is a Hindu holiday that celebrates the deity Surya (Sun) to mark the first day of the sun's transit into Makara rashi (transition of the sun from the zodiac of Sagittarius to Capricorn or the beginning of the return to Spring). This festival is celebrated throughout India and it is known by different names in different regions. In Tamil Nadu, a region in southern India, the Makara Sankranti coincides with **Pongal**, a four-day harvest festival, **January 15-18** this year.

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 has attended our events so far this year!

We had a Neighbor Night Dinner at the Alpine Club in June, Ice Cream Social in July, Game Day in August, Bonfire/Food Drive in September, Clean Up on Alpine in October, and Animal Shelter Donation Day in October. Each event served to bring our community together for common cause, socializing and fun.

UPCOMING EVENTS

In addition to the pizza and salad we're providing at the start of the Annual Meeting on November 29th, we still have two upcoming events in December:

- **Decorating the Gazebo for the Holidays on Sunday, December 3rd at 3pm**, and

- **Holiday Gathering at the Alpine Club on Friday, December 8th at 6pm**. The Alpine Club will be serving roasted chicken and the cost will be \$15 per person (cash only and this does not include tip). There will also be a cash bar. Please RSVP by December 1st to hogsocialcommittee@gmail.com.

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!

After a year of very successful and wonderful events, the Social Committee is excited to round out the year with its holiday events and then take a much needed and deserved rest for a couple of months until its March planning meeting.

INTEREST GROUPS:

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

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

The *Lunch Bunch* has currently paused their meetings, but is hoping to resume soon. If you are interested in joining, please contact Gerry Gronsky at 412-914-8282 or gronskygerry@gmail.com.

The *Hickory on the Go Group* periodically schedules informal outings that groups of neighbors may want to attend individually or in neighborhood groups. Please let us know if you would like to be added to the email notification list or have a great idea of an event you'd like to "go to" by emailing hogsocialcommittee@gmail.com.

"Where neighbors become friends."



Welcome Committee - Chairperson Donna Luczko (7060)

New to the Neighborhood:

7029 - Piyushgajera & Gopiben Gajera

7044 - Sandra Hanson

7077 - Ankit & Gopi Goti

7082 - Ginny Granke-Kimberland

7086 - William & Suzanne Henrick

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)

What's been happening? We had a steady flow of requests for the ARC Committee this summer. Thank you to all the homeowners for helping us keep our neighborhood uniform and attractive by complying with the established specifications. For the most part, all the requests were standard requests such as door, window, deck repair/staining and lighting replacements. All these requests were easily approved because the homeowners submitted replacement materials which adhered to our current list of specifications identified in the H.O.G. documentation. Again, thank you!

Of course, with time comes a need for an updated specification. We found that composite decks were identified as a reasonable addition to our approved specifications for deck replacements for those wanting a low maintenance solution. These requests took more patience from our homeowners as we determined how to choose materials, colors, etc. Thanks to those residents for their patience! We will be updating our rear deck material to include a composite solution that will become a standard choice.

Fall home maintenance reminders:

To prevent freezing pipes, it's time to get your outside and garage spigots ready for winter. If unsure on how-to, check with your handyman, plumber or "You-Tube University". Here are the basics...

-Shut off valves located in the house should be shut off to outside and garage spigots.

-Outside spigots should be turned to open and remain open for the winter

-Disconnect hoses and leave hoses disconnected.

Note: When calling a plumber to your home, have him check the condition of your shut off valves. Our homes are 25+ years old and the shut off valves often require replacement, as they will deteriorate over time and can possibly leak. Preventive maintenance is a less expensive than replacing flooring and/or cabinets caused by a slow, unnoticeable leak under your sink!

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 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) 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 Carl at CMA (412-279-9280, ext. 260 or via email at carl@cmamgt.com).

Landscaping Committee - Noli Cruz (7072)

All the plants have been planted, trees installed, rocks laid, bushes trimmed, and lawns mowed (and there were a lot of mowings this year due to an abnormally wet year). Left yet to do are the leaves to be blown away, but that will wait until the trees are done shedding them. Yep, it's time for winter.

During this winter season when the snow is on the ground, please remember to take care and confine your driving to your driveway so that lawn edges are in good shape come spring.

Be thinking about what your yard may need when warmer weather arrives (dead bushes or trees removed and replaced). Our landscaping contractor is hired to advise the Association and my Committee on appropriate replacement bushes and trees for our yards. The contract is not, however, set up to address all of your creative landscaping ideas and plans. If you wish to go beyond the existing inventory or placement of plant life, please submit an Alteration Request with diagrams and details to CMA and my Committee will meet with you to discuss it.

A final reminder... when you plant annuals next 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.



Rules Review Committee - Chairpersons - James Ehrman (7025)

Currently, there are no outstanding requests from the community or Board of Directors for rules review and recommendations from the Committee. As always, should you have any policy or rule of the Association that you think would benefit from review or revision, please do not hesitate to get in touch with me, Jim Ehrman at jasehrman@gmail.com.

Community Service Committee - Chairpersons - Patty Condre (7083)

We are pleased to report that our our Annual H.O.G. Community Clean Up event was a success again this fall. Everyone showed up, teamed up with other H.O.G. folks and collected all the litter along Alpine Road. It was a great way to meet our neighbors, spend some time in the great outdoors, and spruce up our environment at the same time. Thanks to those who volunteered. Next time, bring a neighbor. LOL

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, 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.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 Carl Wilkinson at CMA (carl@cmamgt.com) and he will help you get squared away.

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

Our website's address is:

www.hickoryonthegreen.com

A lot of useful information about our Association can be found on our website including downloadable copies of the **Association's Covenants and associated policies, procedures, and specifications**. Also, there is a link to our excellent South Fayette Township website: <http://southfayettepa.com/>. The Township website has links to our local governmental officials, elected or appointed/hired.

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

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

Rules Refresher

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. 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.

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

Garbage collection is normally on Thursdays. However, this year garbage will be collected on Friday, November 24th (delay due to Thanksgiving) and on Friday, December 29th (delay due to Christmas).

If you have lost something in the neighborhood and you think someone might find it, remember that we have a "Lost and Found" announcement on our website at www.hickoryonthegreen.com. If you would like to have a posting placed on the website, contact wenbellz@gmail.com.



Our Larger Community

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!

For those of you who are still recycling glass (even though our Township isn't), there are glass recycling containers always available in the parking lot of Kohl's (this is the Kohls near South Hills Village and the big Market District Giant Eagle).