

# HICKORY HAPPENINGS

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

*No. 64: Oct, 2021*



## BOARD OF DIRECTORS

President	Wendy Bell
Vice President	Tracey Valko
Secretary	Mary Jo Gross
Treasurer	Joy Short
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)

## Upcoming Events & Announcements

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

These meetings have been held via teleconferencing since March of 2020 due to the pandemic. Should you like to participate in the next H.O.G. Business Meeting, contact Carl Wilkinson at CMP at (412) 279-9280, ext. 260 or [cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com) for a link to the meeting.

The next Board meeting teleconference is scheduled for Wednesday October 27<sup>th</sup> at 6:30PM.

### **Annual Homeowners Meeting**

This year's Annual Homeowners Meeting will be held via Zoom on Wednesday, December 1<sup>st</sup>, 2021 (assuming current CDC guidelines are still in effect). A link for this meeting will be sent to all homeowners who notify CMP (Carl) that they intend to attend. Attendance RSVP will be solicited in late November.

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

This year promises to be a year of good progress for our Association and our community. This will be the first full year that our three new Board members have added their energy and enthusiasm to our Association's efforts; and already, plans for improvements have been made. For example, repaving our lots has been revisited after a year of delay due to COVID. We've made headway in our street lighting project with the electric company and the township. And there are other initiatives that are being explored (see Board news on page 2). We are aware, of course, that project backlogs still are affecting area contractors and that fact will impact the speed of our implementation. However, we remain hopeful that it will be a busy couple of years coming up and all of it directed at improving our great community.

Sadly we are all cognizant of the continuing risks posed by the pandemic now that the Delta variant has taken hold in our country. We are fortunate to be living in a region where a high percentage of folks have been vaccinated, but even so the spread of the virus is still a concern. So, precautions prevail, making our social events a little different in layout and composition than they have been in the past, see page 5. It's all meant to be safe.

All in all, however, it promises to be a better year than last... at least that's the hope, isn't it?

We hope to see each homeowner at **the December 1<sup>st</sup> Annual Homeowners Meeting** this year, even if it is on Zoom.

## Treasurer's Message - Joy Short (7091)

Hickory on the Green has had a busy financial summer!

The Association underwent an audit for the 2020 year and received a clean audit opinion. The audit firm performing the audit was new to the association which gave a fresh perspective. For the 2021 financial year, Hickory on the Green's expenditures are within budget in totality with the largest expenses related to the association management company and landscaping. Additionally, Hickory on the Green continues to make payments on the roof loan which will be paid off mid 2022!

Joy Short, Treasurer  
Board of Directors  
Hickory on the Green Homeowners Association

## Board News

**Urgent Call for ARC Chairperson Volunteer.** We have been asking for a volunteer to replace Patsy Schaal as the Chairperson of our Architectural Review Committee. The important job is vital to our community's aesthetic appeal and property values. If you are interested in learning more about this volunteer opportunity to serve your Association, please read Patsy's article on page 6, and contact Carl Wilkinson at CMP at cwilkinson@cmpmgt.com or call him at 412-279-9280, Ext. 260.

**H.O.G. Clubview Drive Trees.** Recently CMP and the Board enlisted the help of the arborists at Bartlett Tree Company to evaluate the condition of the Association's tree inventory in the front lawns of our properties. This review was the result of the observation that many of our trees were showing their age and were in danger of being severely impacted by high winds during storms.

Over the years, the Landscaping Committee has overseen the removal and replacement of many of our aging trees in property fronts, but the pandemic and concerns about budgets slowed a lot of that planning and implementation. The removal of dead trees will continue as needed, of course. However, the Board recognizes that a more comprehensive view must be employed as we restart our tree maintenance program. The recommendations submitted by the arborist will serve as a basis for a near-term and long-term tree maintenance and replacement plan for our community. [Please note that the tree maintenance, removal and replacement program includes only those trees in the front of unit properties,

not in rear or side yards, which remain the responsibility of individual homeowners.]

The replacement of trees has proven to be expensive in the past and the comprehensive plan proposed by Bartlett will require the Board to adjust its Capital Assets Projects Budget. However, with the end of our monthly payments to retire the roof loan in sight next year, the Association will be able to add this project to the Capital Assets Projects list over the next several years. As this project progresses, we will post updates on the website.

**Deck and privacy fence staining.** Earlier this year, the Board charged the Development Committee with updating specifications for stains or paints for rear decks and fencing. [Recall that the Board recently approved the more modern Granite stain color for all front porches.] After consideration, the Committee recommended and the Board voted to approve that the same stain, Granite, be applied as the standard for all rear deck and privacy fences as well. Please remember that homeowners are responsible for submitting an Alteration Request for deck, fence, or patio maintenance and replacement. Such Alteration Requests must include relevant Township approval paperwork.

**Garbage in Bags versus Cans.** Homeowners are urged to put their bags of garbage in containers designed to withstand the interest of local wildlife. Garbage bags left overnight in front yards not only attract our furry wild creatures that live in the woods all around us, but they are also frequently left in tatters with garbage strewn about the yard. Waste Management folks do NOT clean up the mess. It is each homeowner's responsibility to clean up any garbage in his/her property after pickup day. So, save yourselves the effort of cleaning up!

**I-79 Expansion Project.** It's been a while since we've heard anything about the highway project so Rich Luczko, lead member of our ad hoc I-79 Expansion Project Committee, called Erik Porter the project manager to ask if he had any updates for us. He responded that the Environmental Expert would be in our neighborhood real soon to make their evaluation. When asked what "real soon" meant he responded that it would be in the next few weeks. He reiterated that the monitors would be placed in behind a few homes in our neighborhood. Pending the results of their testing and if a Sound Barrier is recommended this would be installed in the next few years. Rich also had a meeting at the office of Gwen Rodi, President of South Fayette Commissioners. She said she is still very much involved in conversations with the project. There are public meetings being scheduled but she couldn't provide an exact date. Rich came away

from this meeting with Gwen Rodi and the phone conversation with Erik Porter knowing that they are aware of our concerns and are looking out for our best interests. To our knowledge no engineers or sound sensors have yet been in our neighborhood. If you have knowledge of such activities occurring on your property, please notify the Board by emailing wenbellz@gmail.com.

**Front door and Garage Light Fixtures.** The Development Committee and ARC recently approved a new, updated fixture specification, as the existing fixtures neared the end of their useful and aesthetic lives. To avoid a mixture of old and new fixtures, the Board this year has approved the replacement of the front door and garage door light fixtures as part of its Capital Assets Replacement Plan. Currently, CMP is soliciting bids for this project. Details will be posted on the website as the project develops.

**Clubview Drive Street Lighting Improvement Project.** At long last, the approval for the addition and relocation of streetlights has been approved by the Township and West Penn Power. Our Association has paid the power company (via the Township) to order light poles. The Association is contracting with our own contractor to dig trenches and lay conduit for the electrical wire to connect the new/relocated fixtures. After a whole lot of bureaucratic and COVID-related delays, it looks like this project will finally make some actual progress!

**Storms and our Trees.** This was reported on the website, but it is worth a reminder to our homeowners that trees in the rear of our properties, while providing us with shade and beauty in this neighborhood, can also become agents of destruction in the right weather conditions. One of our neighbors experienced damage to his deck in the latest windstorm that blew through recently. His house is one of the units that overlook the golf course.

It's a cautionary tale for all of us as we seem to have entered a time when storms are getting more frequent and more violent, according to the weather forecasters. It is worth noting that any such damage must be repaired at the homeowner's expense (We own our own homes after all.); so proactively removing trees that have grown "too close" to our houses is not a bad idea. Oh and, yes, you do need to submit an Alteration Request signed by your neighbors so that everyone knows what you're planning to do, and the Association can approve your plan, thus assuring that hillside stability is maintained.

**Front Doors and Garage Doors (for the new H.O.G. Homeowner).** The Association has established a five-year schedule for repainting every unit's front and garage doors (excluding factory warranty doors). Assessment of the condition of doors is done annually in conjunction with our contractor, Fresh Coat. If you as a homeowner decide to replace your front door or garage door, you need to do three things:

1. Become familiar with the Approved H.O.G. Door Specification for such a project.
2. Submit an Alteration Request and have it approved by the Architectural Review Committee and the Board of Directors.
3. Order a door that conforms to the specification including the prescribed paint color. NOTE: if you install a door that does not conform to the specified color, you will be responsible for painting it the appropriate color.

**CMP's Community Portal.** CMP's "Community Portal" is a wealth of information for the homeowners in Hickory on the Green.

Want to know how to get in touch with your new neighbor? You can find contact information for everyone in our community on the Portal. Want an online way to pay your monthly assessment? You can make your payments online and check the status of your account via the Portal. Have you received a violation letter and want to check the status of the violation? Everything about your property with respect to violations can be found via the Portal. Also, you can elect to receive CMP/H.O.G. communications via email, text, or snail mail. There is a calendar that our association can use to display events when they are scheduled. Finally, one section contains all our governing documents (the "Covenants") and our alteration specifications. Carl Wilkinson at CMP has been gradually populating this page with downloadable documents that pertain specifically to Hickory on the Green Homeowners Association.

It is the type of website that will only get better with participation; and we hope to utilize it more and more as we pursue the perfect communication device for our homeowners. Contact Carl Wilkinson at CMP at cwilkinson@cmpmgt.com or call him at 412-279-9280, Ext. 260 for information about how you can access this amazing system!

**2022 Roof Loan Retirement/Capital Reserve Study.** The Association will pay off its roof replacement loan in May of 2022. The cessation of the monthly installments to the bank for this loan, which began in 2011 when the roofs were replaced, was the impetus for a

comprehensive review of the current and future capital needs of the Association, much of which has been delayed in recent years. As a result of the review, the Board has updated its plan for addressing the Association's Capital Assets Maintenance and Replacement. This plan will be available for review at the Annual Homeowners Meeting on December 1<sup>st</sup>.

**Welcome/Directory Binders.** In past years, the Association published a directory of homeowners. Please be advised that the cost of producing and distributing this directory has proved to be significant. Given this fact and the recent availability of the CMP Community Portal, consideration has been given recently to discontinuing the printed directory in favor of encouraging homeowners to use the Portal to look up contact information about their neighbors. We will entertain a discussion of this topic at our Annual Homeowners Meeting on December 1<sup>st</sup>.

**Appropriate Pandemic Precautions.** The CDC, alarmed by the vicious spread of the Delta Variant of the COVID-19 virus, has issued new guidance to Americans to get vaccinated, mask up when indoors with others for whom vaccination status is unknown and, generally, use caution when mingling with others indoors and outside. However, the effectiveness of the vaccines is less than 100% and there are still around 30% of Pennsylvania's citizens who are not yet vaccinated. The Board would like to urge homeowners to use caution as you come out of your self-imposed isolation. Masks and social distancing should still be employed to protect those who have not yet or cannot get vaccinated. The Board subscribes to these guidelines regarding the Association events and gatherings.

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

**Classified Ads.** You can place Classified "FOR SALE" ads and "WANT ADS" in the Newsletter and on the website; so, if you have something to sell or want to buy, contact Mary Jo at 412-914-8267 or email: hog-developmentcommittee.com or by going to the website's STUFF page.

**2021 Board of Directors Meeting Dates.** The bi-monthly Wednesday Board meetings normally begin at

6:15PM with the Homeowners Forum, which is an opportunity for homeowners to raise issues before the business meeting starts. However, the forum has been cancelled during the pandemic because the Board is meeting via Zoom/conference calls until further notice. The official business Zoom meeting/conference call starts at 6:30PM. Please contact CMP if you would like the link for the meeting. Resumption of in-person meetings will be posted on our website.

**Remaining Monthly Meeting Dates and times:**  
October 27, 6:30PM  
AOM, December 1, 7:00PM

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

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

Architectural Review - Patty Schaal, retiring  
Community Service - Patty Condre  
Development - Mary Jo Gross  
Communications - Wendy Bell and Micheline Stabile  
Landscaping - Noli Cruz  
Welcome - Donna Luczko  
Rules Review and Community Affairs - Jim Ehrman  
Social - Michelle & Stephanie Wright



### **NEIGHBOR NEWS!!**

**We have a New American Flag.** Jerry Danhires, our faithful Entrance Flag Volunteer, recently informed the Board of Directors that the American Flag proudly flown at our entrance was showing wear, tear and fading. He was authorized to purchase a new flag and raise it on the entrance flagpole. Look at it when you come or go. It's a beautiful sight. Thanks, Jerry.

**Get Well Wishes and Condolences.** News of such occurrences in our lives isn't traveling as fast these days. So, if we have missed wishing you a "congratulations!", or a "get well fast" or offering our deepest sympathies, please know that we share your joys and sorrows even though they are held closely.

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)

We are so thrilled to have been able to have some of our events this year!

The Social Committee participated in the Clean Up event on September 18th. Thanks to everyone who showed up and helped clean up Alpine Road!! A special thanks goes to Patty Condre, Chairperson of the Community Service Committee, for organizing this for us!

Thanks to everyone who donated to our food drive that went to the South Hill Interfaith Ministry (SHIM). The food donations collected during and after the Alpine Cleanup event piled up impressively in the back of Wendy Bell and Micheline Stabile's pickup truck, thanks to the generous hearts living in Hickory on the Green. All of the donated food and supplies as well as the cash donations collected that day were delivered to SHIM (South Hills Interfaith Movement). The folks at SHIM were amazed at our community's generosity and were very grateful to get everything, which weighed in at over 600lbs! Thanks to everyone who participated. There will be some very grateful families here in our South Hills.

We had a Bonfire at the gazebo featuring s'mores! We had a great time, and it was great catching up with old neighbors and meeting new ones! Thanks to Rich Luczko for building and maintaining the fire for us! There should be a photo collage on the website by the time you read this (thanks again, Micheline)!

\*\*\*\*\*

There are a few tidbits of info that you need to know about the H.O.G. social scene as follows:

- Lunch Bunch has been suspended until the spring of 2022 when the weather becomes a bit warmer and more predictable. H.O.G. residents, friends and family who would like to be on the notification email list can call Gerry Gronsky (412-914-8282) even though we aren't gathering until winter's over.

- We've heard from the Upper St. Clair Marching Band Parents, which offers the purchase of luminary kits as part of their annual USC Light up Night, to let us know that the kits will be delivered on December 4 and 5 this year. It's early yet but interested parties can contact Jennifer Pesci-Kelly at jennifer.pesci@gmail.com. If you are not into bagged candles but enjoy the light up decoration during our own light up night and/or Christmas Eve, then you may want to consider battery operated lighted luminaries, which you can reuse season after season. This is an approved option this year. You can buy "Luminaries Bags with Flameless Candles Tea Lights" in a variety of forms on Amazon.

**UPCOMING EVENTS**

**Donation Day for Animal Shelter** - Scheduled for Saturday, October 23rd from 10am-12pm. Through the years Hickory on the Green has collected needed supplies and monetary donations at Halloween Time to "treat" the animals at the Washington Area Humane Society No Kill Shelter. The Shelter's humane philosophy of providing shelter, safety, and food for orphaned and abused animals with the goal of placing them in loving homes is one that our animal loving residents have had a desire to support. We will collect contributions at the entryway on Clean Up day, October 23 between 10AM and noon. Supply wish list is included with this newsletter. Checks may be made out to the Washington Area Humane Society. As always, we will deliver all contributions in the name of Hickory on the Green Community. If you are unable to deliver your donation of supplies on Saturday the 23<sup>rd</sup>, you can drop them off at Karnuta's garage door (7051) during the week of October 18-23. Check donations may be dropped at the envelop on the door of 7051 during the week of October 18-23.

\*\*\*\*\*

Anyone interested in joining the Social Committee please let us know as we would be happy to welcome any new members! Our next meeting is scheduled for Monday, November 8th at 7pm at 7079 Clubview Dr. If you are interested in joining, please contact us at hogsocialcommittee@gmail.com.

\*\*\*\*\*

The Social Committee also sponsors various Interest Groups whose participants meet regularly throughout the year to pursue their passions!



**The Book Club** has been meeting and is currently reading "The Seven Husbands of Evelyn Hugo" by Taylor Jenkins Reid. The next meeting will be on Monday, October 25 at 7pm. If you are interested in joining, please contact us at hogsocialcommittee@gmail.com.

**The Card Club** is currently playing 500 Bid and if you are interested in playing, please let us know. We welcome anyone and are happy to teach new players. If you are interested in joining, please contact us at hogsocialcommittee@gmail.com.

**The Lunch Bunch** has currently paused their meetings until next spring when the weather permits outdoor dining again. 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. There are currently no scheduled outings. Please let us know if you would like to be added to the email notification list if you would like to attend a particular a neighborhood outing in the future by emailing to hogsocialcommittee@gmail.com.

For their own protection participants in group events should be vaccinated and may be asked to mask depending on current restrictions.

**"Where neighbors become friends."**



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

**New to the Neighborhood:**

Bob & Marlene Sickles at 7043  
Ramen & Ryt Kupchenia at 7065  
Christopher Taylor at 7095

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)**

The review and approval activities of ARC have continued throughout the summer as homeowners tend to their homes. You can see evidence of the improvements in all the new doors being installed beautifying our community. It's worth remembering that each homeowner's improvement adds to the curb appeal of our community as a whole.

ARC would like to remind everyone that driveway sealing both preserves your driveway and beautifies the neighborhood AND doesn't require an AR. And it is also much more satisfying to seal that driveway because it's your idea.

I would also like to say that it has been wonderful to offer my time and energies to chairing the Architectural Review Committee these past years. However, to every service there comes a sunset. I would like, again in this newsletter, to say that I intend to hand off my duties as Chair to another willing homeowner who cares as much as I do about the curb appeal of our community. The duties involve receiving from CMP all Alteration Requests (ARs) submitted for exterior maintenance and changes and routing those ARs to the ARC members for review. Review can entail site visits and discussions with requesting homeowners with an emphasis on educating homeowners about the specifications that have been established by the Board of Directors. Once the ARC members have achieved a consensus about the AR, it is referred by the Chair to the President of the Board with the ARC recommendation for approval or denial. If the Board approves the AR, the Chair is responsible for follow-up to verify adherence to the specifications of the project once completed. This job is volunteer, of course, as are all committee assignments in H.O.G. It is especially meaningful work as it is always focused on improving the aesthetics of our community and helping our homeowners to achieve their desired changes. If you are interested in assuming the chairmanship of the ARC, please contact Carl Wilkinson at CMP (cwilkinson@cmpmgt.com, 412-279-9280, Ext. 260). Patsy

\*\*\*

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)

The continuous execution of our landscaping contract with JML has resulted in the following recent accomplishments. The grass repair (aeration and seeding) was completed in June 2021. Damaged grass areas were restored. Some spotty areas were reseeded but didn't take. They will be retouched for complete restoration. Expired plants under warranty were also replaced.

The fall walkthrough was completed a little early this year in mid-September. Some trimming this fall will be performed, and new plantings will be installed before the end of 2021.

We are currently in the process of having arborists from several firms check the condition of all our community trees and submit bids for the services we require to maintain our tree inventory properly.

Thanks to all of you for making your greeneries and flowers look wonderful this year. I also would like to thank everyone who have reached out to me about their landscaping needs. If you have any concerns or questions about our landscaping, please don't hesitate to call Noli Cruz at (609) 413-5161.

### Rules Review Committee - Chairpersons - James Ehrman (7025)

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

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

The recent Community Clean Up Day was a great success. Lots of folks showed up to pick up the litter that had accumulated on Alpine Road for the last year of COVID-cancelled events. Check out the photo collage on the website ([hickoryonthegreen.com](http://hickoryonthegreen.com)) compliments of Micheline Stabile. Thanks to all who volunteered and especially to

Patty Condre, Chairperson of our H.O.G. Community Service Committee (who is looking for committee members!) and the Co-chairs of our H.O.G. Social Committee, Stephanie and Michelle Wright. Alpine is all tidy for another season, volunteers were generously rewarded with great coffee and goodies, and the bags of collected garbage, piled high at the entrance were collected that evening by South Fayette Township's Public Works. Big thanks to the SFT Police Department for supplying a patrol officer who was instrumental in regulating traffic on Alpine Road during the time that our volunteers were out there. And the neighborly gathering afterward to enjoy the refreshments, especially after such a long COVID hiatus, felt just as fulfilling as cleaning up our road. Thanks to all!

We always need volunteers for these events, so if you have a spare hour or two, please get in touch with Carl at CMP (412-279-9280, ext. 260 or via email at: [cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com), and he will forward the info to me. Thanks. Patty

### *Development Committee - Chairperson Mary Jo Gross (7089)*

The Committee recently recommended a staining standard for front porches which the Board approved. At our last meeting we discussed and agreed on color consistency for rear decks being the same as the front porch color, granite. This decision was forwarded to the Board with a positive recommendation. The Board of Directors voted to approve this new specification. Now all homeowners maintaining the wood structures attached to their units will be required to apply the more modern **granite** color.

Our renewed initiative to advance the Street Lighting Improvement Program, which hit a major snag with the Township during the Covid shutdown, has finally paid off. A meeting was attended by our committee member and Board member, Tracey Valko; our Board member and resident contract expert, Fred Rapone; the person at the Township responsible for interfacing with the electric company, John Kanaskie; and one of the Township Commissioners, Keith Dernosek. As a result, the Township forwarded our \$800 to the electric company for their engineering assessment of the project. Finally, we were given the go ahead to have our own contractor proceed with the trenching and conduit laying that comprise our part of the project. Having surmounted all these hurdles, we have discovered another barrier to progress... getting a new contractor to do our part since the lapse in time caused by the Township and the electric company resulted in losing the contractor which bid on our part of the job. If it's not one thing, it's another!

CMP is working hard to secure another contractor so that we can advance the project.

Since "Curb appeal" is what helps keep our property values up, we are striving for beautification of our community. We welcome your ideas and thoughts, and they can be sent to: [hogdevelopmentcommittee.com](mailto:hogdevelopmentcommittee.com) for the Development Committee to discuss.

A huge Thank You to the members of the Committee for all the time they have spent on the projects and their opinions and ideas. Thanks. Mary Jo Gross

### *Communications & Our Website -Wendy Bell & Micheline Stabile (7049)*

Everything continues as it has with postings on the website and in the three times a year newsletter (February, June, October) 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 all our excellent South Fayette Township website: <http://southfayettepa.com/>. The Township website has links to our local governmental officials, elected or appointed/hired.

**For New Homeowners of Hickory on the Green:** Keeping everyone at Hickory on the Green well informed is definitely an ongoing effort. If you would like to contribute an article, or notice, or story for the web or three-times-a-year newsletter, just drop your "copy" via email to [wenbellz@gmail.com](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

**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, included with 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. Just pick up, and don't let it accumulate!!!! Please become familiar with this policy so that all neighbor and Association owned property remain dog waste free!

\*\*\*

**Damage to yards by snow shoveling or errant driving.** Remember that repair of lawns caused by inadvertent tire damage and snow removal is each homeowner's responsibility to repair. Contact Noli Cruz, our volunteer homeowner Landscaping Committee Chairperson, for information regarding the proper grass seed to use in your repairs.

## Helpful Hints

If you are new to the neighborhood, you might want to know that the Township plows our roads in the winter, but each resident is responsible for snow removal from his/her own driveway and sidewalk.

\*\*\*

Wild animals, especially deer, in our vicinity love to graze on our plant life, especially during the winter months when food for them is scarce and in the spring when the new spring buds are just too tempting. Feeding wild animals draws them to us... which is not good for our plant life. **Please do not feed the wildlife!!**

\*\*\*

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).

\*\*\*

**Problem with garbage/recycling collection:** Remember that the contract for collection of garbage and recycling materials is between our Township and Waste Management. If you have a complaint, call Peggy Patterson, Executive Assistant, at the Township (412-221-8700, ext. 10). And be nice because she's been very good to our community over the years! If you do call Waste Management directly, make certain to tell them that YOU do NOT have a contract with them, that the contract is with your township.



## Our Larger Community

**Allegheny County Needs Voting Help.** Poll workers needed for Nov. 2 election. Allegheny County needs poll workers in South Fayette Township for the Tues. Nov. 2, 2021, municipal election. Poll workers, also referred to as election officers, earn between \$150 and \$175 for the day. New poll workers also receive paid training. Get details and apply on the Allegheny County Elections Division website (<https://www.alleghenycounty.us/elections/poll-workers.aspx>) or call 412-350-4500.

\*\*\*

**Road Construction News.** The Township announced lane restrictions will occur at Route 50 and Chartiers Street through November. From Sept. 13 through late November 2021, single-lane restrictions will occur on Route 50 (Washington Pike/Washington Ave.) and on Chartiers Street, near the bridge over Chartiers Creek between South Fayette and Bridgeville, the Pennsylvania Department of Transportation (PennDOT) has announced. Crews from M. O'Herron Company is relocating gas utility lines weekdays from 9 a.m. to 4 p.m. Motorists are advised to use caution, allow extra time, and expect changing traffic patterns when traveling through the area. Please note that South Fayette Township is not involved in this work but is providing this information as a courtesy.

And this should interest every H.O.G. resident!!

The Boyce-Mayview intersection, including the Mayview Road closure, is expected to reopen to traffic by the end of October 2021, staying open during the late fall and winter. However, flaggers will direct alternating, one-lane traffic as needed to complete utility work. The Pennsylvania Department of Transportation (PennDOT) District 11 expects to resume major road work sometime in Spring 2022, with complete closures of Boyce Road and Mayview Road, in order to replace a culvert, add turning lanes and make other improvements. Due to unforeseen issues with utility line relocations, PennDOT is not able to complete the Boyce-Mayview intersection improvement project this year as originally planned. PennDOT is working with the project contractor to restore the impacted portions of Mayview and Boyce to a safe condition and reopen the roads to their previous configuration. Flaggers will direct alternating, single-lane traffic while utility work is completed. More info about this construction project is available on the SFT website.

\*\*\*

**This from South Fayette Township:** One more mention of this item from the last issue of the newsletter... download the new mobile app, South Fayette CitizenLink, to connect on the go with South Fayette Township using your smartphone or tablet. It's free at the App Store (iPhone) and Google Play (Android). Instantly connect with your most important local government services using the official app of South Fayette Township.

Attachment to this Newsletter:

H.O.G. Pet Policy  
Washington Shelter Wish List