

HICKORY HAPPENINGS

A newsletter for the residents of Hickory on the Green

No. 61: Oct, 2020



BOARD OF DIRECTORS

President	Wendy Bell
Vice President	James Ehrman
Secretary	David Carroll
Treasurer	James Glenn
Director	Fred Rapone

MANAGEMENT OFFICE

Community Management Professionals
200 Commerce Drive, Suite 206
Moon Township, PA 15108
Phone (412) 279-9280

Management Personnel:
Carl Wilkinson IV, Assistant - Ext. 260
Aimee Hennemuth, Manager - Ext. 110
Accounting Dept. - Ext. 170
After Hours Emergency:
Ext. 0, Leave a message

HICKORY ON THE GREEN (H.O.G.) WEBSITE

www.hickoryonthegreen.com

Musings from the President - Wendy Bell (7049)

This has been a year, hasn't it? Working from home, or not working at all. Staying at home and when not staying at home, wearing masks and gloves. Worrying over one's own health as well as that of loved ones. Parents learning the true value of schools and teachers! Fretting over politics. Getting food and other necessities in altogether different ways. And isn't it starting to seem commonplace now? Are we getting used to these bizarre circumstances? And all of this against the backdrop of life's normal highs and lows, successes and joys and the heartbreaks of losses.

Well, it is safe to say that we have at least survived the year so far and we deserve a pat on the back, each and every one of us. I smile every time I see a few neighbors walking down Clubview stop and, socially distanced, chat with a few more neighbors. Connection is a hunger of mankind and residents of Hickory on the Green are no different.

In the pages that follow, we will show how this community has continued the business of governing and improving itself despite an unprecedented lockdown and gradual and halting climb back towards normality. I was going to warn you that this newsletter would be spare since "what's to talk about??" But actually, our community always seems to generate enough news to adequately fill these pages. Enjoy!

And, stay safe and remember to see the beauty all around you.

Wendy Bell (7049)
President
Board of Directors
Hickory on the Green Homeowners Association

Upcoming Events & Announcements

H.O.G. Monthly Board of Directors Meeting

These meetings have been held via teleconferencing since March due to the pandemic.

Annual Homeowners Meeting

To Be Determined. Annual Meeting Packets will be mailed by the end of October.



Board News

Annual Homeowners Meeting. In normal times, we would be holding our Annual Meeting in late November in the Senior Center at the rear of the South Fayette Township Municipal Building on Millers Run Road. **This year**, however, in-person gatherings are not recommended by our Township, County and State health officials and could pose a liability for the Association. The Board has been discussing how to satisfy the Covenants requirement for an Annual Meeting this year. Each homeowner will, of course, receive the traditional annual Budget for the coming year which has been approved by the Board of Directors as authorized in the Association's Covenants. Each homeowner will also receive official notice of the Annual Meeting (whether that is a postponement or a Zoom meeting), a Board member nomination form and information about the Annual Audit, the contract scope for which must be voted on by the members of the Association. Currently the Board and CMP are discussing the exact content and voting strategy instructions to be contained in this letter.

For your information, there are two Board members' terms ending this November, Jim Ehrman and David Carroll. David has indicated an intention to submit a nomination form for another three year term. Jim has, as we've reported in a past issue, decided to retire from the Board. As of this writing, Mary Jo Gross has indicated an intention to submit a nomination form for Jim's vacancy on the Board.

The Effects of the Pandemic on Hickory on the Green. We continue our self imposed restriction on Association sponsored, in-person events (for example, Community Service, page 8) with the exception of a few "drop off" charity drives as detailed in the Social Committee's report on page 5. The Development Committee (page 8) and ARC (page 6) have continued their active involvement in the improvement of our community and providing guidance to maintenance-minded homeowners. Meetings have been held outdoors, or in widely spaced seating in living rooms or via email. Our Landscape Committee (page 7) is doing a fine job of managing our JML contract, which has been working to maintain our community's surroundings throughout the pandemic (they're part of the hero brigade, right?). We continue to provide a brisk resale market for the area realtors and each newcomer is welcomed into our community (Welcome Committee, page 6). Our trusty Rules Review Chairperson never lets up in his wry and informative take on the guidance given to residents of our community (maybe

we can convince him to continue his contributions despite his retirement from the Board this November; page 7). And don't forget the Board of Directors who have been conducting the business of the Association all year via teleconferencing hosted by CMP. No grass grows under foot at H.O.G., or rather the grass grows ever greener underfoot here.

New CMP "Portal" System Being Rolled Out. You may have already received notice of a new portal system being implemented by CMP, our community management contractor. This system will allow community members to establish an online account with CMP which will enable access to a variety of information about members' properties and payment history. Fully implemented, this system should be a great help to all those who are internet savvy and like to conduct their business online.

New Board Article -- Treasurer's Message. The Board of Directors has finalized and formally approved the Hickory on the Green 2021 Annual Budget. This budget will be mailed to you at the end of October.

The Board is made up of homeowners, and, like yourselves, desires to minimize the monthly assessment, while maintaining a fiscally responsible community that we can be both proud of, and one that maintains and hopefully enhances our property values.

The oft asked question is "Where does our assessment money go?" As an attempt to respond, our major individual expenditures on an annual basis, based on the 2020 HOG Budget, and their approximate percentages are:

Landscaping	\$ 57,000	31 %
Roof Loan Debt Service	\$ 49,800	27 %
Management Fees	\$ 21,700	12 %
Insurance ¹	\$ 14,500	8 %
Painting ²	\$ 13,000	7 %
Asset Maint. ³	\$ 6,200	3 %
Snow Removal ⁴	\$ 5,000	3 %
Annual Audit	<u>\$ 3,900</u>	<u>2 %</u>
	\$171,100	93 %

The balance of 7 % is made up of other administrative items and minor facility maintenance.

¹primarily subsidence

²front and garage doors

³replacement / improvement

⁴includes salting

I encourage each homeowner to review the 2021 HOG Budget when you receive it. Since the status of the Annual Homeowners Meeting is still being considered, questions or concerns that you may have with the 2021 HOG Annual Budget, should be directed to Carl at CMP (412-279-9280, ext. 260 or cwilkinson@cmpmgt.com) and the Board will answer your questions promptly.

Jim Glenn, Treasurer

Good News About Our Monthly Assessment. The 2021 Budget developed by CMP and the Board of Directors holds the line on the amount of monthly assessment owed by homeowners. It will stay the same as 2020!

Voting Information: While the deadline for registering to vote or changing of your registered address is likely to have passed before you get this (hope you've seen the postings on our website on this topic), here is some information that is still pertinent. Hope you vote this November 3!

--Last day to apply for a mail-in ballot -- 5pm on October 27

--How to apply -- <https://www.votespa.com/Voting-in-PA/Pages/Mail-and-Absentee-Ballot.aspx>

--Last day/time to submit your ballot -- 8pm on November 3 (if you're mailing your ballot, allow a lot of time for it to get to the Elections Division by the deadline)

--PA's ballot tracker website --

<https://www.pavoterservices.pa.gov/Pages/BallotTracking.aspx>

--Allegheny County's Election Division website (voting specific) --

<https://www.alleghenycounty.us/elections/voting.aspx>

--Alternative Ballot Drop Off Locations --

<https://www.alleghenycounty.us/elections/additional-election-offices.aspx>

--Contact information for AC Elections Division --

412.350.4500 or email your name and voting address to electionscontact@alleghenycounty.us

NOTE: According to the AC Elections Website, our normal polling place will be operational for the November election at the Fairview Fire Station, 3326 WASHINGTON PIKE BRIDGEVILLE 15017 - Accessible

Info for new homeowners [reprinted from last issue because new members arrive regularly]. As you settle into your new community here at Hickory on the Green, you need to understand that you have moved into an Association-governed community. Our Association has promulgated many rules and regulations, as

permitted by our Covenants, that govern the way that homeowners manage their outside properties. The purpose of these rules is to promote the safety and aesthetics of our properties and to minimize dissension among neighbors. One basic rule of our community is that all homeowners must submit an Alteration Request (signed by neighbors and accompanied by plans, literature and time frames) and receive written approval for **any** work done to the outside of their unit or property (includes anything that can be seen from the outside as well, such as front doors and storm doors and windows). Our Architectural Review Committee (ARC) accepts, reviews and recommends to the Board on all Alteration Requests. If you've come from a home for which you needed nobody's approval for exterior maintenance or alterations, you really need to familiarize yourself with our Covenants, Rules, Policies and Specifications, all of which can be found on our website (www.hickoryonthegreen.com). You can also contact Carl Wilkinson at CMP (412-279-9280, ext. 260 or cwilkinson@cmpmgt.com). More about ARC can be found in Patsy Schaal's article on page 6.

Also, homeowners must submit Alteration Requests to our Landscaping Committee (signed by neighbors with plans, lists, etc.) for any additions, deletions or changes to their outside plantings which includes perennials, trees, shrubs and flowering bushes. This requirement for an Alteration Request applies to the removal of unwanted ground cover as well as any enlargement or decrease in existing planting beds or the addition or elimination of planting beds. Read about the Landscaping Committee's activities in Noli Cruz' article on page 7.

Clubview Street Lighting Improvement Project.

The improvement of the lighting along Clubview Drive has taken a laborious and lengthy trip through the bureaucracy of West Penn Power and South Fayette Township. For several years, the Development Committee struggled to make progress on a project that many in the community have wanted to see addressed... illuminating the dark areas along our street at night. The pandemic delayed the project again this year. For a current status, see Development Committee Chairperson Mary Jo Gross' article on page 8.

Garbage in bags - a helpful TIP. Just wanted to say thanks to all of those who have worked to secure their garbage on collection days. One tip might help with those critters who love to break into your garbage bags that just don't fit in your trash bin. Try spraying it with a cleaning solution. It might mask the odor that critters find attractive.

Welcome/Directory Binders. If you need a Welcome/Directory Binder, let Carl at CMP know and we'll get one out to you. We do have plans to update the directory in the binder soon. Plans are to send out an email copy of the directory that you can print out and stick in the pocket of your binder to replace the old, outdated directory.

INSPECTIONS! Improvement Focus in 2020: Thanks to all who responded to the inspection letters sent out this summer.

Don't forget to contribute to our Resource Guide. The Resource Guide that is available on our website is only as good as the recommendations of our homeowners. Don't forget to let your neighbors know when you've had a great experience with a contractor/service provider. You can do this by sending the name, contact information and service description of your referral to wenbellz@gmail.com or by contacting CMP at 412-279-9280, ext. 260 or emailing: cwilkinson@cmpmgt.com (Carl Wilkinson IV).

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

2020 Board of Directors Meeting Dates. Board meetings normally begin at 6:15PM with the Homeowners Forum, which is an opportunity for homeowners to raise issues before the business meeting starts. However, the forum has been cancelled during the pandemic because the Board is meeting via conference calls. The official business meeting conference call has been starting at noon, but will revert to our normal 6:30PM start time when we resume in person, public meetings.

H.O.G. BOARD MEETING DATES AND TIMES:
Tuesday, July 21 - Conference Call
Annual Meeting - TBD

All future bi-monthly meetings of the Board of Directors will be announced via email and the website as they are confirmed.

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

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

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



NEIGHBOR NEWS!!

Thanks to Cindy Cooney who is keeping us informed about the Glass Recycling Event in South Fayette Township...

Many communities have lost access to glass collection services in their curbside recycling programs, **but glass is still a highly valuable and recyclable commodity.** PA communities and businesses can ensure that glass is recycled by **supporting expansion of glass drop-off collection sites in our region.** In 2020, Pennsylvania Resources Council (PRC) continued to pursue this goal with the support of PA residents who utilize these sites and collection events for their recycling needs. Starting in June 2020, PRC rolled out a **new Traveling Glass Bin program** – a week-long, rotating self-serve collection model! This bin is coming to South Fayette Township for the week of **Saturday, November 28 – Thursday, December 3, 6AM to sundown** at the South Fayette Township Municipal Building 515 Millers Run Rd, Morgan, PA 15064.

Little Free Library

Looks like our Little Free Library has really taken hold. We have a few new families that have moved into the neighborhood. So we could use some children's books in our book box. Thank You and Happy Reading! [Our Little Free Library is monitored and maintained by Donna Luczko. Thanks, Donna!]

Condolences.

Our hearts go out to Pat Karnuta at the loss of her husband of many years, Joe.

Our sympathies go out to Rich Luczko at the passing of his sister.

PLEASE HELP US SHARE YOUR NEWS!!!! **Notify Gerry Gronsky** with your Neighbor News (condolences, etc.) at 412-914-8282.



Social Committee News - Chairperson
Micheline Stabile (7049)

Usually by this time of year our Social Committee is revving up in full gear for what is typically our busiest social schedule. Unfortunately, we are still on hiatus until we get the go ahead that the risks of social gatherings are finally over. When that happens, Social Committee meetings will reconvene and new committee chairs Michele Wright and Stephanie Wright will gradually take over their co-chair duties. And so, for now, the Annual Steelers Party, Annual Homeowners Meeting Pizza Party, River City Brass Band Outing, Holiday party, Interest Groups and Neighbor Night Suppers are on hold. We sure will appreciate our busy neighborhood social life when it resumes.

Meanwhile, the skeleton of a few things are still in place....

*****Animal Shelter Donation Drive*****
October 25-31

One thing that hasn't changed is the need for contributions to the Washington Area Humane No Kill Shelter. Every year for the last 15 years our neighborhood has conducted a donation drive for the Animals at the 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 always had a desire to support.

The Washington Area Humane Society is a no-kill Shelter, meaning **they do not euthanize animals to make room for other animals**. WAHS prides itself "on giving every animal a chance at a loving permanent home regardless of age or medical condition." WAHS is funded solely by private contributions and donations. It takes in more than 1,000 animals and investigates over 1000 abuse cases annually.

The donation drive this year will look a little different than years past. In lieu of collecting shelter wish list supplies this year, we will be collecting monetary contributions **during the week of October 25-31**. Cash or

checks made out to the Washington Area Humane Society can be placed in the envelop on the door of 7049. As always, we will deliver all contributions to the shelter in the name of Hickory on the Green Community. Our generosity has always been greatly appreciated by the shelter as winter approaches.

*****Hickory on the Green Light Up Night*****
Friday, December 12th
6:00PM
Clubview Drive

Regardless of what holiday we celebrate, there are two things that we find in common: our hope for a more peaceful world and light to show us the way.

Traditionally our neighbors light up their luminaries on our neighborhood Light Up Night as a gesture of warmth, peace and friendliness. This year the tradition seems more important than ever. Our Neighborhood Light Up Night will be on December 12th. Light up your holiday decorative lights and luminaries at 5:30PM. Many homeowners save their luminaries and relight them on Christmas Eve.

Currently we are making arrangements with the Upper Saint Clair Band Association for our neighborhood to order luminary kits. We will post order information on the website when order information becomes available: www.hickoryonthegreen.com.

*****Washington Women's and Children Shelter Gift Card Drive*****
December 13-20

Each year at holiday time, Hickory on the Green conducts a holiday gift card drive to benefit the women and children at the Washington Women and Children Shelter. We usually collect the cards at our annual Holiday Dinner Party. This year we will hang an envelope on the door at 7049. Cards may be dropped in the envelop during the week of December 13-20. As always, we will deliver all contributions to the shelter in the name of Hickory on the Green Community.

Our Social Committee is such a great group. In a normal year, with everyone pitching in, the work load is very manageable. Please consider joining the committee. Contact Micheline Stabile at mstabileone@gmail.com or 412-257-8322.

INTEREST GROUPS

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

Card Club

The H.O.G. "Big Deal Card Club" is currently playing 500 Bid. Partnerships are formed every six weeks. Foursomes play weekly and the whole group gets together every six weeks for a grand play off. Call Micheline Stabile at 412-257-8322 if you are interested in joining.

Book Club

The H.O.G. Book Club" is named "Bobbie's Bookworms" in memory of Bobbie Rapone. It continues to meet monthly. The club welcomes new members. Contact Micheline Stabile, 412-257-8322, for the current book selection and next meeting date, time and place.

Lunch Bunch

The H.O.G. "Lunch Bunch" meets periodically at various restaurants in the area for lunch. The group has sampled the fare at some great local places. Call Micheline Stabile at 412-257-8322 if you are interested in adding your name to the email notification list.

Hickory on the Go

The Hickory on the Go group schedules various outings throughout the year. Keep watch for News Alert mailings.

"Where neighbors become friends."



Welcome Committee - Chairperson
Donna Luczko (7060)

New to the Neighborhood:

7048 - Bill & Phyllis Buettner
7085 - Terry & Edna Ensign
7087 - Amber Mincey & Michael Garbutt

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)

There remains a great deal of update and upgrade activity by homeowners in the neighborhood since spring as measured by the consistent flow of Alteration Requests (AR). Things have been moving along pretty quickly thanks to my friends on the Architectural Committee and the Board of Directors. A reminder — it takes time to process an AR so please factor that in when planning your project. Delays are usually due to failure to provide necessary information on your AR.

New and updated Specs should be available on the website by November 1st. I believe you will find them easier to read since a similar format is used for each, and unnecessary wording omitted. A special thank you goes out to Karen Billingham who volunteered to type and format the specs and place them in a computer file to be made available to all of us on the website and to CMP.

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 Associ-

ation'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) 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).

Landscaping Committee - Noli Cruz (7072)

Some tree removals and plant installations were performed in the spring. Thanks to all homeowners who took the time in taking care of their baby greeneries and thanks to those who have consistently tended their flower beds and front lawns making our community look incredibly nice.

Although we've had a pretty good summer, the heat and dryness took a toll on some of our lawn areas creating spotty areas of dead grass. These areas will be repaired starting this fall in two phases. The first phase is aerating the turf areas (at this writing, this was recently completed); and the second phase, to be done in the spring of 2021, will be over-seeding and top dressing.

The Fall season is a beautiful thing. Incredible colors and the weather are just how you want it to be. To help us celebrate the season, we've installed some mums by the community entrance area to add some

contrast to some of the shrubberies. Hats off to Tracey Valko and Mary Jo Gross for helping out in watering the newly installed plants.

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



Rules Review Committee - Chairperson Jim Ehrman (7025)

In pulling together our Rules governing Hickory on the Green, I suggest a few reminders. We recognize that several of our units have renters. Please remember that owners who rent have an obligation to provide CMP and Board a copy of the lease. The lease must contain an addendum signed by the tenant which addendum appears on page 21 of our Rules and Specifications. The pages 19 and 23 further should be checked when renting for leasing purposes. If you lease your unit please, contact Carl at CMP (412-279-9280, ext. 260 or via email at cwilkinson@cmpmgt.com) and let him know that your unit is rented. Be advised that homeowners are responsible for their tenants' adherence to the rules of the community. Violations by renters will result in violation letters and fines sent to the homeowner, not the renter.

Our largest financial investment every year is for landscape, lawns, and plant growth. We have a homeowner volunteer, Noli Cruz who executes the Board's landscape plan in his capacity of the Landscape Committee Chairperson. Mr. Cruz is in constant contact with JML, our landscaping contractor, which ensures that the contract with JML is met. Every month the Board reviews this work noting any changes taking place in our community. We hold Noli in high regard for having the commitment to carrying out this complicated work.

Lastly a word on the trash. The trash rules are on the Hickory on the Green website. As everyone knows what is recyclable has changed in the last several years. The materials considered recyclable include plastic bottles labeled as 1 or 2. You have to closely look for these marking otherwise the plastic bottle is not recyclable. Cans for food and beverage, paper, and flattened cardboard are recyclable. This means that plastic bags,

foam, needles, and glass are not recyclable. Please check the Township's website (<https://southfayettepa.com/>) for these recyclables' instructions and be careful in putting your garbage at the street.

Finally if anyone is interested, there is a website which reviews the law in Pennsylvania and the forms used for organizing and maintaining Homeowners Associations. It is located at hopb.co/hoa-document-request. Your help as a homeowner is much appreciated. Jim



Community Service Committee -
Chairpersons - Patty Condre (7083)

The Fall Cleanup has been postponed due to Covid-19. Hopefully we can have a productive Spring Session because there's an awful lot of litter that has built up on Alpine during this pandemic!

Unfortunately, winter is going to arrive. Be on the lookout for our salt containers located at the mailboxes. Homeowner volunteer Jerry Schmier will be bringing them out for the season.

If you'd like to volunteer for the Community Service Committee, get in touch with Carl at CMP and he'll forward the info to me. Thanks. Patty

Development Committee -Chairperson
Mary Jo Gross (7089)

As we head towards the end of 2020, it's been a busy year for the Development Committee. Our latest project, **Home Exterior Lighting** (for front, rear and garage lighting fixtures) has been approved by the Board and is already installed in a few homes. This new homeowner option really ties in beautifully with the black doors and new house number signs and give a fresh and bright new update. They can currently be seen at 7089 and 7091. The spec for the lighting can be found on our website and it does require an "Alteration Form" to be submitted and the process be followed prior to any installation.

NOTE: Home Depot carries a bright LED bulb (sells for \$7.50) that has a built-in dusk to dawn light sensor. It illuminates brightly and eliminates the need to manually switch your lights on and off.

We also worked on the selection of a **new updated color for the wooden front steps and porches** for those Units that have them. It turned out to be a much harder project than was initially thought, but we endured and came up with a final selection that will provide a modern fresh look. We can't wait to see the results when this specification has been initiated and completed by those units. This specification should be available soon.

The **Community Light Improvement Project** is still in the process phase. We are awaiting the Engineering study from West Penn Power to be done so we can then move forward with actual installation of the lighting in the future. Again, there was a delay caused by the pandemic staff work scheduling in the Township accounting office.

The **renovation of the Gazebo area** is also a project that we are envisioning as we near the end of the Gazebo structure's useful life. Currently we are considering the removal of the Gazebo structure in favor of a more accessible park like area in the next few years.

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: H.O.G.classifiedAds@gmail.com for the Development Committee to discuss.

A huge Thank You to the members of the Committee, Tracey Valko, Joy Short, Jennifer Brubaker and Wendy Bell 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)

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 all our excellent South Fayette Township website: <http://southfayettepa.com/>. The Township website has links to our local governmental officials, elected or appointed/hired.

Newspaper Hickory Happenings Issues: The publication of the newsletter is three issues per year (February, July, and October) in 2020. The same will be true in 2021.

For New Homeowners of Hickory on the Green: Keeping everyone at Hickory on the Green well informed is definitely an ongoing effort. If you would like to contribute an article, or notice, or story for the web or quarterly newsletter, just drop your “copy” via email to wenbellz@gmail.com 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.

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

Rules Refresher

In winterizing your yard this fall, please remember that all of your outside yard decorations and hanging pots must be removed and stored inside your unit as of November 1st.

You may want to tell your **snow shoveling** person (hired or live-in) to be **careful of the edges of your lawn** areas when driving into your driveway or shoveling and treating surfaces for snow and ice this winter. Damage done to grass is the homeowner's responsibility to repair in the spring.

The **holidays** are coming up quickly. **If you like to decorate, don't forget there is a decoration policy** that governs such activities in this community (excerpted from the Decorations Policy):

"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"

This excerpt is only part of the larger Decoration Policy that is enforced here. We urge you to visit the website and scroll down to get to the link called: "H.O.G. Policy and Specifications Document" to see the rest of the policy as well as a **WHOLE** lot of other stuff you should know.

Please don't **drive on the grass!!!**

The **only common areas acceptable for pet curbing** are the Gazebo area and the cul de sac area. All other property is owned by your neighbors. Please be considerate and keep your dog from walking through other people's yards. Also, please keep your dog on a leash at all times when outside. And for heaven's sake, pick up after your pooch, especially at the Gazebo and even if it snows!!!!

Please **don't set out your garbage before 6:00PM** on the night before garbage pickup by the Township. There's a \$25 fine for violating this rule. And collection on weeks in which a Waste Management observed holiday occurs is delayed by a day. That means set your garbage out Thursday night for a Friday collection. Got it?

Helpful Hints

It's probably a good time to get that furnace checked out and your drier vents cleaned before winter sets in.



Our Larger Community

Larger Community. Millers Run Road Closure
Millers Run Road in South Fayette will be closed between Sygan Road and Presto-Sygan Road from 8AM Thurs. Oct. 1 to 5PM Sun. Nov. 1.

The posted detour uses Route 50. Sygan Road and Pres-

to-Sygan Road will remain accessible to and from Millers Run Road.

Trick-or-treat set in South Fayette



Halloween trick-or-treat will be held from 6 PM to 8 PM, Saturday, Oct. 31 in South Fayette Township.

Please follow county, state and federal COVID-19 safety guidelines for social distancing, face coverings, gathering sizes, and hand washing/sanitizing.

Other recommendations include:

- Trick-or-treat only with household members
- Wear cloth face mask in addition to any costume mask
- Carry hand sanitizer
- Distribute candy by leaving it outside rather than meeting visitors at the door
- Avoid face-to-face interactions at the door
- Do not attend indoor costume parties
- Maintain 6 feet of social distance on sidewalks, porches, etc.

Please note that the township does not organize or sponsor trick-or-treat, and residents are responsible for deciding whether to participate. If you're not feeling well, please stay home and do not participate.

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