

# HICKORY HAPPENINGS

A newsletter for the residents of Hickory on the Green

No. 58: Oct, 2019



## BOARD OF DIRECTORS

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

## MANAGEMENT OFFICE

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

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

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

[www.hickoryonthegreen.com](http://www.hickoryonthegreen.com)

### **H.O.G. Annual Homeowners Meeting**

Wednesday, November 20<sup>th</sup>, 2019

Pre-meeting Pizza and Salad at 6:30PM

Homeowners Meeting at 7:00PM

Senior Center, rear of SFT Municipal Bldg. See page 6.

### **River City Brass Holiday Concert**

Tuesday December 3<sup>rd</sup> at 7:30PM

Upper St Clair HS, Auditorium

NOTE: Reservations required See page 6.

### **Community Light Up Night & Holiday Gathering/Gift Card Drive**

Saturday, December 13<sup>th</sup>

Light up your lights and stroll/drive the neighborhood at  
Neighborhood Holiday Buffet Party begins at 6:00 PM at  
the Alpine Club See page 7.

Between now and the next newsletter (February, 2020), updates to this schedule will be posted on our community's website: [www.hickoryonthegreen.com](http://www.hickoryonthegreen.com).

### **Musings from the President - David Carroll (7074)**

In my last message I asked you to consider volunteering for positions in various committees (see Landscaping Committee article on page 8 and Development Committee article on page 10). I am thrilled to see that several people stepped up to contribute. There are still many opportunities where your volunteer efforts can make our community a better place to live.

On another topic, my Board colleagues and I met with the owner of CMP recently. Much of our time was spent in expressing the need for improved communication and response times to the homeowners. I highly recommend if you have questions for CMP, you put those in an email to **new** Assistant Community Manager, Carl Wilkinson IV at:

[cwilkinson@cmpmgmt.com](mailto:cwilkinson@cmpmgmt.com)

CMP has made a commitment to respond to your emails within (2) business days. I have heard the frustrations from many of you that your phone calls go unanswered

## **Upcoming Events & Announcements**

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

Tuesday, Oct. 22<sup>nd</sup>, 2019

Homeowners Forum begins at 6:15PM

Business Meeting begins at 6:30PM

Senior Center, rear of SFT Municipal Bldg.

### **Animal Shelter Donation Day**

Saturday, October 26<sup>th</sup>, 2019

Drop off at Clubview Entrance Lot at 10:00AM – Noon

Can't do Saturday drop off? Then drop off supplies at 7051

or drop off monetary contributions in the envelope on door of 7049 during week of October 21<sup>st</sup>-26<sup>th</sup> See page 6.

and that there is a lack of any response back. I encourage every homeowner who has concerns to share them with me. If your emails document the timing of your efforts, it will be easier to hold CMP accountable. That being said the board continues to volunteer our time to make Hickory on the Green a great place to live.

I sincerely hope to see everyone at our homeowners meeting in November. Please feel free to reach out to me if I can be of any assistance.

David Carroll (7074; 412-519-3690)

## **Board News**

**Saying Goodbye is Hard To Do:** A number of neighbors who have been extraordinarily active in the 'hood's activities and governance and/or charter members of the community are moving out of the neighborhood. We'd like to bid them a fond farewell and remind them that they have a lifetime membership in the Hickory on the Green community. They are: Nancy and Mark Stern, Peggy and Joe Testa, Bee and Leon Williams, and Pat and Bill Garrity. You'll be missed. You'll be remembered.

**Good News at CMP:** The good news at CMP is that a new person has been assigned to our community to assist Aimee. Our new Assistant Manager, who handles requests from homeowners, is Carl Wilkinson IV. Carl attended Virginia Tech and received a B.S. in Real Estate with minors in property management as well as building construction. He is a Sergeant (Team Leader) in the Virginia Army National Guard for a unit of Horizontal Construction Engineers (fancy name for heavy equipment operators). He has been in the Army National Guard since Nov 2014. We welcome Carl and our opportunity to start off fresh with him. His contact information is:

412-279-9280 ext. 260  
[cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com)

And as David indicated in his President's message, email is the preferred method of contact!

**Next Board Meeting:** Our next Board meeting will be held on Tuesday, October 22<sup>nd</sup> at 6:30PM. [Special note: Committee chairs are asked to attend to give reports on your committee's activities.] This meeting will be held in Senior Center, rear of the South Fayette Township Municipal Building. Homeowners are more

than welcome to attend to learn the business end of living at Hickory on the Green.

**Volunteers Needed:** As President Dave Carroll said in his opening to this Newsletter, we need our neighbors to step up and volunteer for Committee and Board work that supports the great way of life we enjoy here in at Hickory on the Green. While we've made some headway in the area of several Committees, we are still looking for a Chairperson for the Community Service Committee. We've had to cancel the fall Alpine Road Cleanup event due to the lack of a coordinator. More litter buildup is not good for any of our property values. Also, we will be looking for new leadership for the Social Committee. The transition is expected to span the next year. The members of the Social Committee are a great group of active neighbors! If you have some time and a willingness to help in either of these areas, please contact our new Assistant Community Manager at [CMP Carl Wilkinson IV at cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com). Thanks for your consideration of this matter.

**Parking Lot Paving:** At this writing CMP and the Board has been notified that the refurbishing of our visitor parking lots will occur on Wednesday, September 25<sup>th</sup>. Let's hope this schedule holds and residents stay out of the lots and don't get towed! And just so folks aren't surprised by the "resurfacing results," the contractor will apply tar and chips (the new kind, similar to the treatment applied to our Clubview Drive) to the visitors lots. The Board solicited estimates for repaving the lots with new asphalt, found the estimates to be much too expensive and decided to go the route of the tar and chips application. So, let's hope that by the time you're reading this our parking lots have been refurbished!

**Fall Gutter cleaning:** Many folks who have trees around their homes wonder when the gutters will be cleaned. The Association contracts for this service to be performed once a year to occur late November or early December after most of the leaves are down. The service is supposed to clean the gutters on the front and rear of the roofs. The cleaning occurs without notice to the homeowners.

**Budget:** The Board of Directors for this Hickory on the Green Association is charged with developing an annual budget for both our Operating fund (annual expenses and revenues) and our Repair/Replacement fund (expenses and fund balances that deal with our long term capital assets and new capital projects as identified by the membership). This effort is supported by

Community Management Professionals (CMP) which develops a draft budget and advises the Board regarding year end projections of revenues, expenses, and fund balances during the budgeting process.

You will recall that we have not had an increase in our monthly assessments charged to each homeowner (\$144) in the past five years. The Board has been attempting to squeeze the most out of our annual revenues in order to cover the expenses of our Association's business in addition to maintaining a constant assessment level. However, the time arrived this year when squeezing and holding the line met a hard rock wall. The combination of snow plowing expenses over budget, planting programs that spent this year's funds for last year's work, and a number of smaller expense categories that have grown over time yielded a budget projection for 2020 that required a hefty increase in homeowner assessed monthly payments.

Nobody, and that includes our homeowner Board members, wants to see a big increase in their monthly assessment. And the Board has been hard at work reviewing the projections and possible scenarios. As the deliberations progress, it looks like there will be a modest increase in assessments, some budget cutbacks and a limited and short term reduction in the balance of our R/R fund to get us over this budget hump. In two years with the payoff of the roof loan, the budgetary picture will begin to normalize, but that is a story for the future.

And a final note about budgeting, the Covenants Declaration document provides the Board with the authority to set annual budgets for the Association. The annual budget is mailed out to homeowners 30 days prior to the Annual Homeowners Meeting so that each homeowner has sufficient time to review it. The Covenants further provide remedy for homeowners in Article V. ASSESSMENTS, Section 3, subsection b. as follows:

- (b) It shall be the duty of the Board at least thirty (30) days prior to the Association's annual meeting to prepare a budget covering the estimated costs of operating the Association during the coming year. The Board shall cause a copy of the budget and assessment to be delivered to each Member at least thirty (30) days prior to the annual Owners' meeting. The budget and the assessment shall become effective unless disapproved at the annual Owners' meeting (or a special meeting called for such purpose within thirty (30) days following delivery of the budget) by vote of at least fifty-one (51%) percent of the total Association Membership.

**Warning to New Homeowners:** First of all, we are happy that you chose to join our community! Now that you are here, however, you must adapt to your new Association-governed community. We have rules here. The rules were created and have evolved over the life of this community for one basic reason... to maintain a beautiful, safe and harmonious (mostly) living environment.

So, as a new homeowner, please become familiar with the rules. Our website is a great source of this information. And if you have a question, ask Carl at CMP (cwilkinson@cmpmgt.com) or one of the Board members. You should do this especially if you have plans to do ANYTHING to the exterior of your unit or landscaping surrounding it. Our Architectural Review Committee (Patsy Schaal, Chair) and our Landscaping Committee (Noli Cruz, Chair) weigh in on every exterior alteration requested by homeowners.

**Water!** We've been having some spectacular autumn weather (some are saying "summer!"). But with the sun, cloudless days, and no rain comes parched plant life in the 'hood. Our new plantings and trees are especially at risk during this dry period. Please, please, please help to preserve our investment in landscaping by watering your plants and trees regularly during dry periods. It is the biggest, single expenditure item in our Association's budget each year and many of our assessment dollars are wasted by homeowners who don't water and lose plants during dry spells.

**Property maintenance:** If you are a new homeowner in Hickory on the Green community, you may think that the Association is responsible for exterior maintenance of your unit and grounds. This may be true in condominium communities, but not here. Our H.O.G. Association governs the exterior alterations only of our individually owned and maintained homes. We do have contracts for landscaping maintenance, gutter cleaning, snow plowing of the visitor parking lots, and painting of our man and garage doors periodically. But all other maintenance of structures and grounds on your property is your responsibility as a homeowner. The Association has inspections and rules to govern what you do and when you must do it in order to preserve and improve the value of the community as a whole. Homeowner maintenance includes, among other things: deck maintenance, repair and replacement, siding repair, roof leaks, replacement of garage doors, front and rear doors, exterior light fixtures, and windows are all the responsibility of each homeowner.

One inquiry that comes in frequently from homeowners is trimming and removal of overgrown trees in the rear of units, mistakenly assumed to be the Landscaping Committee's job. The trimming and removal of trees in the rear of properties is actually each homeowner's responsibility. This can be problematic if the homeowner arranging for the trimming or removal doesn't understand the critical nature of the task. The current wisdom about tree removal on the steep golf course hillsides is to instruct your contractor to leave a sizable stump (and accompanying root ball) to preserve that home's critical hillside stability. And it should be obvious that hillside stability is each homeowner's fundamental responsibility. Nobody wants to see their building slide down to the golfers!

Another issue that has caused discussion in the neighborhood is driveway maintenance. Most of us recognize when the sealing of the driveway we've been doing every two years just won't cover the cracks anymore and the asphalt needs replaced. It is the homeowners responsibility to take care of this maintenance/replacement task. And if he/she doesn't, then the Association steps in and requires it with a notification letter.

The good thing about all of this maintenance is that your neighbors frequently volunteer to coordinate a "Homeowner Project" which simply means soliciting bids for contracts with discounts for multiple units. We currently have two such projects, one for **tree trimming/removal** and one for **asphalt driveway paving**. These two projects and contact information for their neighbor coordinators are described in Neighbor News on page 5.

**Painting Program:** This is a correction of the July Newsletter's article on this year's painting program. Below are the buildings and units that will be painted over the next two years. As is customary, homeowners will be notified in advance about the scheduled start of the painting. We have been informed that this painting should take place in *mid to end of October*.

**2019:**  
7082-7090 and 7092-7098 – Even Numbers  
7075-7087 and 7089-7105- Odd Numbers  
7001-7007 Odd Numbers  
5 Buildings

**2020:**  
7011-7021 and 7023-7033 Odd Numbers  
7006-7020 and 7022-7034 Even Numbers  
4 Buildings

**Flag:** We are very happy to report that Jerry Danhires has taken over the maintenance of the American flag at the entrance. Jerry is a veteran and has a special regard for our nation's banner. Thanks, Jerry, for your service as well as your volunteerism in our community!

**Reminder to NOT Park on Clubview:** Please do not park on Clubview Drive!!! We've noticed an uptick in the incidence of folks parking in front of units instead of in driveways or our visitor parking lots. Remember, it is dangerous, especially at night and during the winter months, and can interfere with the progress of emergency vehicles. Please resist the temptation.

**Wear Reflective or Bright Colors When Walking After Dark on Clubview:** One of our Board members reported recently that he, as he was driving down Clubview, almost didn't see a person in dark clothing walking on the street after dark. It scared him and the pedestrian. If you walk your dog or exercise by walking on Clubview after sundown, please remember to wear clothing that will show up in the headlights... in other words, wear brightly colored or reflective clothing!

**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.

**2019 Board of Directors Meeting Dates.** Board meetings begin at 6:15PM with the Homeowners Forum, which is an opportunity for homeowners to raise issues before the business meeting starts. The official business meeting starts at 6:30PM. *All H.O.G. Homeowners are welcome* to attend the business meeting (participating, however, is by consent of Board President only). The Next meeting on October 22<sup>nd</sup> and the end of the year Annual Homeowners Meeting will be held in the Senior Center at the rear of the SFT Municipal Building.

Tuesday, Oct. 22 - SFT Senior Center  
Annual Meeting - Tuesday, Nov. 20 - SFT Senior

**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 - TBD  
Development - Mary Jo Gross  
Communications - Wendy Bell and Micheline Stabile  
Landscaping - Noli Cruz  
Welcome - Donna Luczko  
Rules Review and Community Affairs - Jim Ehrman  
Social - Micheline Stabile & TBD



## **NEIGHBOR NEWS!!**

**Christmas Child book from one of our own:** Children's book author Patsy Schaal of 7033 Clubview has just published her second children's book which is entitled "Christmas Child." The story begins in a woodland stone cottage where a contemporary mother is rocking her infant child, moves to Bethlehem and returns to the cottage. Illustrations are by Paul Johnson of the North Hills. The illustrations are soft and lovely... full of woodland and desert animals. Children love them! Contact Patsy if you'd like to take a peek (paschaal@comcast.net).

**Driveway Paving Homeowner Project:** In an attempt to secure asphalt contractor services and possibly a group job price, one of our homeowners has volunteered to coordinate the contractor search and price negotiation assuming a number of homeowners are interested in "going in" on this effort. If you have received a notice to repair your driveway and would like to be part of a discount pricing arrangement, call Michelle Wright at 304-488-1669 ASAP. [NOTE: Even if you want to be part of the Michelle's discount pricing group, you should also contact CMP to request an extension on your deadline.]

**Back Yard Tree Trimming Homeowner Project:** At a recent Board meeting, Patsy Schaal (7033)

requested approval and received it to offer a tree trimming program for interested homeowners who have overgrown trees in the rear of their properties, especially for folks who have weed trees crowding them out. These weed trees grow very quickly and in many cases are encroaching upon the siding and roofs of some of the units. Patsy will contact a number of contractors and try to work out discounted pricing for trimming and removal services. Each homeowner would be responsible for directing the activities of the commonly arranged contractor on their property (which trees, cut or trim, leaving stumps for stabilization, etc.) and for paying the resulting fees directly to the contractor. Interested homeowners should contact Patsy ASAP at: paschaal@comcast.net or 412-257-2240.

**Little Free Library:** "Give a Book - Take a Book" Since our Grand Opening on July 30th at the Ice Cream Social, the Little Free Library has had a lot of activity, especially in the Children's book section. I am glad to see that it has been so well received. You will find a nice selection of books for all interests and even a few Compact Disc books to listen to while you are driving in the car. Please stop by and see for yourself. Thanks to Donna Luczko for organizing and maintaining our library!

**Condolences:**  
Witt Lobdell on the loss of his wife Robin who has been a valued member of our community and the Social Committee.  
To the family of J. Kaye Cupples who's valuable contributions to our community cannot be overstated.

**Best wishes for Speedy recoveries to:**  
Marilyn Hamilton  
Joan Massella  
George Wilmot

**Best wishes to ongoing recoveries to**  
Joe Testa  
Joe Karnuta  
Patsy Schaal

And any other neighbors who are convalescing about whom we haven't heard!

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)**

**GREAT TIMES WERE HAD BY ALL**

**PAST EVENTS**

**Neighbor Night Supper Friday, September 20<sup>th</sup> at the Alpine Club:** Everyone had a great time at our goodbye dinner at the Alpine Club. It was a grand send off to neighbors who are moving on complete with colorful parting gifts that will remind our departing folks to stop back and check in often. It is hard to imagine life at Hickory on the Green without such active members of our community. We will miss the daily presence of the Testas, the Sterns, Garritys and the Williams. While we say goodbye as neighbors our friendships will remain.



**UPCOMING EVENTS!!**

**\*\*\*H.O.G. Alpine Fall Clean up \*\*\***  
**CANCELLED**

Unfortunately, this clean up event has been cancelled due to the lack of a coordinator. If you are willing to help out and serve as a co-coordinator for the Community Service Committee for future events, please contact Community Assistant Manager at CMP Carl Wilkinson IV at cwilkinson@cmpmgt.com. We need you.

**\*\*\*Animal Shelter Donation Drive\*\*\***  
**Saturday, October 26th**  
**Drop off at Clubview Entrance Parking Lot**  
**10:00AM – Noon**

Again, this year we will be conducting a Donation Drive to benefit the animals of our local Washington Humane Society “No Kill” shelter. The Clubview Entrance parking lot will be designated as our donation center. Items from the Humane Society's Shelter wish list may be dropped there between 10:00AM and Noon on Saturday, October 26<sup>st</sup> (News Alert enclosed at the end of this newsletter includes the Wish list).

If you are not available on the donation day (Saturday, October 26<sup>th</sup>) then, pet supplies may be dropped at 7051 Clubview (Karnuta home) and monetary

donations may be dropped in the envelop on the door of 7049 (Bell/Stabile home) during the week of October 21-26. All donations will be delivered to the shelter in the name of our community.

**\*\*\*Annual Homeowner Meeting\*\*\***  
**Wednesday, November 20<sup>th</sup>**  
**Pizza and Salad 6:30PM**  
**Meeting 7:00PM**  
**South Fayette Township Senior Center**  
**Municipal Building, Behind the Library**

Plan to attend our 2019 Annual Homeowner's Meeting on Wednesday, November 20<sup>st</sup> at the South Fayette Senior Center in the Municipal Building on Millers Run Road (rear of the building, around the corner from the Library). After complementary pizza and salad, provided by our H.O.G. Social Committee at 6:30PM, there will be a business meeting and a special year end review presentation beginning at 7:00PM. It's a great chance to meet the Board of Directors and Committee Chairs in person and ask questions about the Association's activities. See enclosed News Alert.

**\*\*\*River City Brass Band Holiday Concert\*\*\***  
**Tuesday, December 3<sup>rd</sup>**  
**7:30 PM**  
**Upper Saint Clair H.S. Auditorium**  
**(Note: Reservations Required)**

Our group outing to Pittsburgh River City Brass Band Holiday concert over the years has been such a favorite holiday event that it is back this year by popular demand. Residents and guests are invited to reserve tickets at a group rate of \$18.75 per ticket. Call Micheline Stabile at 412-257-8322 or email mstabileone@gmail.com by November 9<sup>th</sup> to reserve a seat. Checks made payable to Micheline Stabile can be given to her whenever you see her, or left in the envelope on her door at 7049 during first week of November. See enclosed NewsAlert for details or check the website. *Our block of seats will sell out fast* so plan to get your reservation in soon. Those who wish may gather for dinner at 5:30PM before the concert at the Porch on Siena Drive.

**\*\*\*H.O.G. Holiday Decoration Day\*\*\***  
**Volunteers Needed!!!**

Please help to dress up our community common areas for the Holidays. We need a group of holiday spirited individuals to help light up the Gazebo area and the Entryway.



We have wreaths for the entryway and lights to hang for the for the Gazebo. It should take no more than an hour. If you're willing to help, please meet at the Gazebo at noon on Saturday November 23<sup>rd</sup>.

**\*\*\*Hickory on the Green Light Up Night\*\*\*  
*Friday, December 13<sup>th</sup>*  
**6:00PM**  
**Clubview Drive****

On Friday, December 13<sup>th</sup>, put on your warm clothes, grab a neighbor, stroll or drive down Clubview Drive to check out your neighbors' holiday lights; and gather at 6:00PM at the **Alpine Club** for the Hickory Holiday Get-together/Dinner.

Dinner will be \$15 per person, cash only, which includes tax and tip. Each person will be responsible for paying the waitress at the end of their meal. Meal includes: salad, pasta, entree, vegetable, rolls, butter, and dessert. Appetizer will also be provided compliments of the H.O.G. Social Committee. There is a cash bar. Please RSVP as early as possible no later than November 14<sup>th</sup> by leaving a message at:

**412-564-5063** (Donna Luczko)

Traditionally our neighbors also light luminaries on Clubview Drive as a gesture of warmth, peace and friendliness. This year on December 13<sup>th</sup>, light up your holiday displays and **luminaries** at 5:30PM. Many homeowners save their luminaries and relight them on Christmas Eve.

In the past, our Holiday Luminaries were made and sold by our Social Committee. This year you are asked to purchase luminary kits privately. We will be distributing a list of organizations that will be selling luminaries as fund raisers. Please keep on the lookout for news alert mailings and web alerts for this information.

**\*\*\*Community Gift Card Drive for Washington Women's Shelter\*\*\***

In conjunction with our Holiday Light Up Night and Dinner, we sponsor a charitable activity that collects gift cards for the Washington Women's Shelter. So, if you are feeling in a generous holiday spirit, bring a gift card donation to our Holiday Dinner at the Alpine Club on December 13<sup>th</sup>. The cards will be distributed to women and children in need at this Holiday time.

We will deliver the donations on behalf of our Hickory on the Green Community.

If you would like to make a contribution in the name of our community and can't make the dinner, you can drop off a gift card in the envelope at the Stabile/Bell home at 7049 **during the week of December 8-13<sup>th</sup>**. Be on the lookout for our News Alert mailing for details or check the H.O.G. website:

[www.hickoryonthegreen.com](http://www.hickoryonthegreen.com).

## **INTEREST GROUPS**

Hickory on the Green neighbors continue to enjoy a variety of ongoing neighborhood activities. Discover the joys of socializing with your neighbors in one of the H.O.G. Interest Groups, most of which meet within walking distance of your own home!

### **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 Devra Bastiaens at 412-334-1526 for the current book selection and next meeting date, time and place.

### **Lunch Bunch**

The H.O.G. "Lunch Bunch" meets monthly at various restaurants in the area. 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 monthly notification list.

### **Hickory on the Go**

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

**Please remember you don't have to know anyone to attend any of our great social events. Everyone of all ages is welcome and we won't let anyone sit alone if**

you don't want to. Please come to future H.O.G. social events -- singles, couples and children are welcome.

“Where neighbors become friends.”



Welcome Committee - Chairperson  
Donna Luczko (7060)

New to the Neighborhood:  
Residents at 7071, Katie Rogers & Ryan Brown

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)

Summer brought a flurry of AR activity as neighbors and newcomers replaced and up-graded doors, decks, and privacy fencing. And have you noticed the recovered and in some cases replaced driveways which are still unfolding as we head into colder weather and want to tuck in safely. Such attention to your property contributes significantly to making Hickory on the Green a beautiful place to live for all of us and we thank you. If you have worn and unsightly things to attend to, please jump on board and do your part too---smile!

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 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).

Landscaping Committee - Noli Cruz  
(7072)

Big news from Landscaping!! Welcome to Noli Cruz who is our new chairperson for the Landscaping Committee. In a few short weeks Noli has been working diligently with the help of his new landscaping committee comprised of Tracey Valko and Mary Jo Gross. They have done and completed the fall walk-thru and already have a planting list in action. I (Diane)



have agreed to consult when needed; however, these three are well on their way to taking over the landscaping activities completely. They have been reviewing the contract and guidelines in regard to H.O.G. and familiarizing themselves with regulations and policy.

This is a huge relief to me (Diane) to leave my position in the hands of people (Noli, Mary Jo, and Tracey) who appreciate the importance of a beautiful property, and are willing to step forward and make it happen. Some of these folks are already on other HOG committees and have jobs. It's been said, "If you want something done, go to a busy person." It certainly stands true for the new Landscaping Committee.

At present, please contact Carl at CMP with landscaping concerns until Noli and I have completed the transfer of duties and information. Again and as always, please go through the correct channels in requesting service. Homeowners who call or stop landscapers directly may be invoiced personally for items requested separately, mostly due to lack of communication.

Thank you for your patience, your confidence and your many kind words over the past few years!  
Diane Gallagher

### *Rules Review Committee - Chairperson* *Jim Ehrman (7025)*

FOR THIS ISSUE, A LITTLE OF THIS AND A LITTLE OF THAT:

What's hot right now. I know that we recently advised a group of unit owners that their driveways are requiring re-asphalting. I know this can be an inconvenience but we have been through this on several occasions in the past. There are several contractors who have been completing this work and any owners who need a suggestion can check our Resources Guide on our webpage at [hickoryonthegreen.com](http://hickoryonthegreen.com) and stay tuned to the news of the day about any homeowner initiated asphaltting project.

Another issue has been the submitting to CMP of the declaration sheets of homeowners' insurance policies proving they have purchased insurance for their units. This is the first year for such an Association effort and CMP and the Board has devoted quite a bit of time

toward setting up the means of recording the receipt of these declaration sheets and keeping them current. We are making a strenuous effort to make certain all owners maintain insurance. Please have your insurance agents send us your insurance information. Further it is important that the declaration page sent by your insurer show that your insurance covers the replacement cost of your unit. We have gotten some declaration pages from homeowners who have purchased a certain amount of insurance which is insufficient for replacement. Any cooperation is very helpful.

Another item written about in the past has been the responsibility of notifying the Board if you plan to leave the premises for more than 30 days. We need a contact for your unit in case of fire or other emergency. Giving the Board a name of someone who has a key for the unit or a means to gain entry is important in case such emergency arises. A simple email to CMP for the purposes of notification is all you have to do. Email our new Assistant Community Manager, Carl Wilkinson at: [cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com).

The Board has the responsibility of providing the unit owners with at least 30 days notice of the budget and common charge anticipated for the annual meeting. This meeting will be held in November and you will receive this information to review. It is important that you understand what we are collecting in income and spending on upkeep. I ask each of you to study this.

Finally, we have a number of positions available on committees as well as the Board. We need individuals to help us fill in positions to be vacated or replacing members who sit on these committees. Any homeowner can step up to fill these positions and at the Annual Meeting extra effort will be stressed on this important purpose. Jim



### *Community Service Committee* *Chairpersons - Vacant*

The Association still looking for a person to volunteer for the Chairperson job in this committee. The Chair organizes the annual spring (sometimes semi-annual if in the fall) litter pickup on Alpine Road as well as the placement and filling of the winter-time salt boxes placed at all of the mailbox pods. As we continue to

look for a replacement for Nancy Stern as Chair of the Committee, we are pleased to announce that Jerry Schmier will continue his volunteerism with the salt boxes. Thanks, Jerry. [And a double thanks to Carol Schartner for volunteering to coordinate the salt box program before we learned that Jerry was still interested!]

Alpine Clean Ups have been suspended until we have a chair who would be willing to help coordinate the Alpine Clean up events in the spring and fall. Please contact Assistant Community Manager, Carl Wilkinson IV at: [cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com) if you are willing to lead this important community service.



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

The Development Committee's current focus is the improvement of street lighting along Clubview Drive. Work this year has been to make inquiries of South Fayette Township regarding safety and responsibility in this arena. The results have been promising if not a bit frustrating. For example, a great step forward was provided by the SFT Police Department who dispatched an officer to evaluate the lighting along Clubview. The officer identified a number of areas where extra or relocated lighting was needed. This assessment formed the basis of our next step in the project (the frustrating part)... contacting the power company and figuring out what it would do for us and what it would require of us in adding/relocating lighting along our street.

The Committee worked hard to finalize the budget to move forward with the relocation of at least two street lights next year; however, we were forced to work through SFT staff on the project and were unable to ask our questions directly of the power company. The result was a delay that prevented sufficient information to include the changes in the 2020 capital budget. As it stands today, it looks like 2020 will be a year of chasing down the financial and responsibility information so that the funds can be committed and work done in 2021. Capital projects make big differences, but they do take time.

I am very happy to announce that we have several new members of the Development Committee; Jennifer

Brubaker(7094), Joy Short (7091)and Nancy Erhman (7025). And as always, we are looking forward to entertaining both from our new members and the homeowners at large any new and exciting ideas that will maintain, beautify and/or add value to our Community. If you have ideas or questions or would like to join the committee or just attend a meeting, please get in touch with Carl at CMP (412-279-9280, ext. 260). Mary Jo

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

**The Website:** It's [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, all our governmental officials, elected or appointed/hired, can be found from links on our excellent South Fayette Township website: <http://southfayettepa.com/>.

**Newspaper Hickory Happenings Issues:** The publication of the newsletter is three issues per year (February, June, and October) in 2020. **If you are interested in soliciting for and managing paid advertising for the newsletter**, please get in touch with Micheline Stabile at 412-257-8322.

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

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

If **you've lost something** in the neighborhood and you think someone might find it, remember that we have a "Lost and Found" announcement on our website at [www.hickoryonthegreen.com](http://www.hickoryonthegreen.com). If you would like to have a posting placed on the website, contact [wenbellz@gmail.com](mailto:wenbellz@gmail.com).

## Rules Refresher

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 1<sup>st</sup>.

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.

## Helpful Hints

**Dryer vent hazard:** Now might be a good time to have that dryer vent cleaned out. Dryer dust one of the

leading causes of home fires. Better safe than sorry, especially when we all live so close to one another!



## Our Larger Community

Remember... the contractor that South Fayette uses to collect its trash and recyclables, **Waste Management, is NO LONGER collecting glass containers**, or things in plastic bags, or any plastic containers with 3-7 designations (in other words, only 1 & 2) will be collected as recyclables. Here is a link for an alternative to tossing your glass in the trash can: <https://prc.org/programs/collection-events/glassrecycling/>.

**South Fayette Township Police Chief John Phoennik makes the rounds** to SFT communities to share comments and ask questions. For example, he is visiting Hunting Ridge in the near future. If anyone is interested in inviting the Police Chief to our community, it can be arranged. Contact Carl at CMP if you'd like to see this happen. If we have enough people express an interest, we will contact the Township.

It's a well known fact that election day poses a great challenge to the County's Election Bureau **because there are just not enough Election Officers to man the polling places**. Demonstrate your civic participation by serving on Election Day as a Judge, Inspector or Clerk of Election. Election Officers earn from \$115 to \$140 for the day. New Election Officers receive paid training. If you're interested, go to this website for more information:

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

## Included with This Issue

**Three News Alerts:**  
Donation Day with Wish List  
Annual Meeting  
River City Brass Band Concert