



# Sewickley Heights Manor Messenger

A publication of Sewickley Heights Manor Homes Association

April 2019

## Message from the President

While Spring may be off to a slow start, the Manor is preparing for Summer. Our landscaping, siding and painting contractors are all onsite, getting a good start on our seasonal maintenance activities. Grass is growing (whew, all that rain!), trees are budding, pool envelopes are delivered, and architectural control requests are beginning to roll in.

As some of you may know, Susan unexpectedly had to delay her usual January vacation this year. She rescheduled it for May 4-18, and she won't be in the office May 6-10, and May 13-17. Voice mail will be monitored, so please leave a message in the office if you need assistance.

We have a jam-packed newsletter, so I'll be brief.

Best Regards,  
Sally Shipley

## Annual Meeting, March 20, 2019

Thank you to all that attended the Annual Meeting. Because of your attendance we attained a quorum and were able to conduct business.

In addition to the electing a new Board of Directors, the assembled members discussed landscape and pool issues.

The Board of Directors reorganized at the April 10 Board meeting.

### **Board members/Officers for the coming year.**

|                |                |
|----------------|----------------|
| President      | Sally Shipley  |
| Vice President | Tim Miller     |
| Secretary      | Len Kinter     |
| Treasurer      | Judy Haluka    |
| Board Member   | Peter Cady     |
| Board Member   | Norm Diebold   |
| Board Member   | K. C. Hastings |

### **Committee Chairs:**

|                       |  |
|-----------------------|--|
| Finance               | Judy Haluka  |
| Recreation            | K. C. Hastings, Board Liaison<br>Tom Corbett, Chair. |
| Manor Landscape       | Peter Cady   |
| Ridge Landscape       | Tim Miller   |
| Maintenance           | Len Kinter   |
| Contracting           | Norm Diebold   |
| Architectural Control | Tim Miller   |
| Communications        | Sally Shipley  |
| Management            | Sally Shipley  |

### **Interested in serving on a committee? Please contact the Association Office.**

Big thanks to the new Board! Volunteering is not an easy task, and the people you elected care enough about their community to take on this challenge. Remember, they are residents just like you and must also abide by rules and policies.

### **The next Board of Directors meeting is scheduled for May 28, 2019, 6:30 PM, at the Manor Office.**

If you have a matter you wish to discuss with the Board, the first 15 minutes of the meeting are devoted to residents' input, provided the resident has notified the Association Office in writing at least a week in advance of the meeting.

**Second Quarter Assessment Due 4/1:** Homeowners are encouraged to make their quarterly payments on time. SHMHA Assessment Policy allows payments to be received until the last day of the month due without incurring a late fee. If payment is received after April 30, you will be charged a late fee of \$50/month. If the assessed late fee is not included, payment is first applied to late charges, making the assessment short. The \$50 late fee is assessed every month until the account is made current. The Association quickly acts through the courts on unpaid assessments, which could result in the garnishing of your checking account or home foreclosure.

**Bee Spraying 2019:** As a service to the residents and to obtain a group rate, the Board approved a contract with Four Seasons Exterminating for exterior spraying of the homes for nesting of bees and wasps. The rate is dependent on having at least 50 participants and is guaranteed against the nesting of bees and wasps outside the homes through 11/1. If your home is being painted, the spray will be delayed until after the painting is finished. If you are a Minnock tenant, they have paid for the treatment. The spraying is scheduled for **5/8 and 5/9**, weather permitting.

**Architectural Control - Tim Miller, Chair:** All exterior changes (Manor and Ridge), windows, storm/screen doors, awnings, etc. must be approved in advance of any work being started. Architectural Control forms are available from the office or online. Please allow ample time for the committee to meet and review your request. Make sure you fully complete the form, since missing information may delay an approval.

**Manor Landscape - Peter Cady, Chair:** The Board of Directors contracted with Sarver Landscape Maintenance Company for grass cutting, weeding, and spring and fall cleanups. The balance of the landscape work, reseeding, planting, etc. will be completed in-house. Where our staff reseeds or plants shrubs, residents are asked to water throughout the season, as we don't have any way to deliver water to these sites. Thank you.

Need mulch? Orders can be placed and paid in advance and will include delivery to driveways/front planting beds by Manor staff. Mulch needs to be purchased in even pallet quantities (65 bags per skid), and orders will be taken at the Manor office until the end of May. Price per bag is \$4.25.

**Ridge Landscape - Tim Miller, Chair:** Sarver Landscape has started his work in the Ridge by completing the spring cleanup, beginning the edging and mulching and mowing.

Sarver plans to cut grass in the Manor on Tuesday/Wednesday and the Ridge on Thursday.

Lawn fertilizing for the Manor and Ridge will be completed by Lark Lawn & Landscape throughout the season.

**Manor Maintenance - Len Kinter, Chair:**

**Stucco Siding:** McCoy Builders began siding replacement, starting with those buildings to be entirely painted.

**Painting:** Arena Painting has started work and will continue as weather permits. They will work first on the homes having only decks refinished. Power washing is usually done 2-3 days before the painting begins. The work is listed in the order in which it will be completed.

**Decks Only** (no awning delay required):

101-111 SHD, 102-104 TS, 202-204 TS, 802-808, 812 SHD, 801-811 SHD, 101-103 TL, 201-207 TL, 901-911 SHD

**Entire Building, including decks** (awning delay required):

101-111 FE, 602-620 SHD, 601-611 SHD, 102-116 LH, 202-208 LH, 202-212 TL, 702-712 TL, 304-306 TL, 302-304 RH

*Residents must make water available for power washing decks/homes or the work cannot be completed.*

**Deck Refurbishment:** The following decks will be refurbished during the late summer:  
102, 104, 106, 108 Little Hollow; 201, 203, 205, 207 Wood Crest.

**Recreation - K. C. Hastings, Board Liaison; Tom Corbett, Chair:**

The pool opens for the season 5/25 at 10:00 A.M.!

Pool hours are 10 A.M.- 8 P.M. seven days a week.

Pool envelope with the revised pool rules, the pool registration sheet and the tennis court rules were delivered.

Please review the revised pool rules, as there are changes for 2019.

**Looking for a summer job?**

**Pool Attendant:** We plan to hire 3-4 pool attendants. Pay is \$10/hour and hours are from 4-8 P.M. on weekdays and 9:30 A.M. to 8:00 P.M. on weekends and holidays. Employment candidates should be adults who are able to monitor behavior at the pool, check registrations, put the pool vacuum in and out, and sit outside. If interested, please contact the Association Office.

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## *Did You Know?*

**Please remember** that all pets must be leashed when outside, and you must clean up after them. Both failing to clean up after your pet and letting pets run loose are violations of the Aleppo Township Ordinance #123 and subject to fines of up to \$100, plus court costs. Please use the dog waste containers for dog waste ONLY; please do not place household or other kinds of trash in the dog waste containers.

**This reminder** appears in the newsletter frequently – we see it so often we may not think about what it really means. Yes, not cleaning up after your dog is a violation of an Aleppo Township ordinance, and it is subject to fines, but we still have a problem. We just don't have staff available to clean up after your dog. During the warmer weather we'll have lots of contractors onsite working around our homes, and it's unpleasant for all of us and them to encounter lurking dog waste. Please clean up; it's simply good manners.

**If you're a responsible dog owner**, and you clean up, you know that it's common to find the dog waste containers filled with all kinds of stuff that isn't dog waste. That's discouraging, and also hazardous. The containers are emptied once a week, and some kinds of household waste attract unwanted pests, so, please, don't use the containers as garbage cans.

**Thank you.**

## *Staff and Hours of Operation*

**Robert E. Merriman, Operations Manager**  
**Susan Moran, Office Manager**

**Monday – Friday 7 AM - 3:30 PM.**  
**Business Hours M, T, Th, F 8 AM - 4:30 PM.**