



Sewickley Heights Manor Messenger

A publication of Sewickley Heights Manor Homes Association
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May 2021

ALL RESIDENTS SHOULD HAVE RECEIVED THEIR POOL ENVELOPE WHICH CONTAINS RULES GOVERNING THE USE OF THE POOL AND TENNIS COURTS. PLEASE RETURN THE POOL REGISTRATION SHEET PROMPTLY. ONCE THE REGISTRATION SHEET IS RETURNED, YOU ONLY NEED TO SIGN IN WHEN ENTERING THE POOL. Please note: Rules have been revised to comply with CDC swimming pool guidelines, so review thoroughly. The following is a summary of some of the significant changes:

- ✓ Guests, only one per household weekdays only, must be pre-registered, accompanied by the resident, submit a guest pass and sign a waiver.
- ✓ Limited pool furniture will be available, it is best to bring your own chair. If you use any of the SHMHA furniture, you must put down a towel before using.
- ✓ ONLY those who permanently reside in the home are to be registered.
- ✓ Proof of residency may be required and will be reviewed by the Recreation Committee.
- ✓ Guest passes are on sale at the office during business hours. \$80.00 for a book of 10 or \$10 each.
- ✓ There will not be a place for disposing of your trash, take it home.
- ✓ The pool area is monitored by cameras.
- ✓ Residents are encouraged to walk to the pool since parking is limited. If you drive, please use the parking area in front of the office. Do not park in the turnaround by the pool, or block the road, as it is for emergency vehicle access.
- ✓ The rule of no glass in the pool area will be strictly enforced.
- ✓ Non-swimmers must be accompanied in the water by a responsible adult swimmer.
- ✓ Please remember that only homeowners in good assessment standing will be admitted to the pool.
- ✓ Each person entering the pool must sign in.

Hot dog anyone? Pool opening day will find Jason Herman selling hot dogs in the turn around by the pool. If successful, more events may be scheduled.

The Recreation Committee will continue to monitor the CDC website to see if there are any changes to their guidelines for swimming pools. If there are changes, the Committee will review and adjust SHMHA rules for compliance.

Board of Directors News. The Board of Directors will be holding their next monthly meeting June 15 at 5:00 PM. It is not known at this time if the meeting will be held virtual. If you have a matter you wish to discuss with the Board, the first 15 minutes are devoted to residents' input, provided you have notified the Association Office in writing at least a week in advance of the meeting.

Board member, Logan Hammerschmitt is working on a new webpage for SHMHA, and we expect it will be ready around mid-July.

Treasurer's Report - Norm Diebold. This report covers the April 2021 financial statements.

Balance Sheet is healthy since second quarter dues are being received. Due to inclement weather cash outflow has been reduced because contractors have not been able to work.

Operating Income: Year-to-date is essentially on budget for April YTD: actual was \$362,622 vs. YTD budget of \$354,970. Income from resale fees continues to exceed budget (YTD actual is \$6,300 vs. budget of \$3,333).

Operating Expense: YTD expenses are below budget principally due to weather-related factors and timing. Actual YTD April is \$130,396 and YTD budget is \$156,296.

Principal differences:

- Actual bee spraying is minus \$6,081 due to the collection spraying costs from residents ahead of actual spraying.
- Actual YTD painting expenses are zero versus a budget of \$8,000; drier weather will generate painting activity.
- Actual YTD Ridge landscaping is less than budget due to timing of invoice payments. YTD expense is \$7,737 vs. the YTD budget of \$17,187.

Investment Activity: As predicted in our 2021 budget, interest rates on our investments have fallen. Investments purchased in late 2019 and early 2020 yielded 1.8% and 1.7%. Current yields are .09% to .30%. All SHMHA investments are FDIC insured.

As a reminder, the next quarterly assessment is due July 1 and must be received by the last day of the month, July 31. Homeowners are encouraged to make their quarterly payments on time during the month they are due. If your payment is received after July 31, you will be charged a late fee of \$50 for each month it is not paid. A late payment is first applied to late charges, thus making the assessment short. The Association quickly acts through the courts on unpaid assessments, which could result in garnishing of your checking account or home foreclosure.

Architectural Control – Tim Miller, Chair. All exterior changes (Manor and Ridge), windows, garage doors, front doors, 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, including a certificate of insurance, since missing information may delay an approval. The Committee has selected an array of fabric that will be approved for awning replacement.

Manor Landscape – Laura Kennedy, Chair. The Board of Directors has contracted the cutting of the grass with BrightView Landscape Services. All other services reseeding, planting, etc. will be completed in-house. The Landscape Committee tagged various trees and bushes for removal.

Need mulch? Manor residents can participate in a program to help keep our bedding areas looking more uniform by ordering mulch that's available for purchase from SHMHA. The price includes delivery to your driveway/front planting bed by the Manor staff. Residents are responsible to spread the mulch. SHMHA needs to buy in quantity, 65 bags per skid. Orders will be taken by the Manor office until the end of May. Price per bag is \$4.00. Orders must be paid in advance.

Need a job? Landscape workers needed for SHMHA, Monday through Friday 7:30 AM-4:00 PM. The job can extend into the early part of December, weather dependent. The rate of pay is \$16/hour. Call the Manor office if interested.

Ridge Landscape – Tim Miller, Chair. Sarver Landscape Maintenance is the contractor for The Ridge landscape.

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

All comments or concerns about landscape from Ridge or Manor residents should be e-mailed to the SHMHA office.

PLEASE DO NOT DRIVE OR PARK ON THE GRASS!!!

Manor Maintenance/Contracting – Peter Cady, Chair. A recap of scheduled maintenance work follows:

Stucco Replacement: Buildings that are on the building painting schedule for 2021 have been inspected for rotted stucco and work will begin soon.

Driveways: Nether Asphalt Sealing will be sealing 51 driveways this summer. Stay tuned for more details.

Roof Replacement: The buildings 402-412 and 601-611 SHD will be having roof replacement by Penn-Ohio Roofing. Residents will be notified when the work will begin.

Painting: The Manor homes contracted with Roach Brothers to complete the 2021 paint schedule. Residents will have to be more vigilant in removing items from their deck before the painter starts and providing water for power washing. (If your entire building is being painted, you must delay awning installation). We have encountered a problem with deck stain supplies, so stay tuned for details. **We will relay information when it becomes available.**

Entire Building, including deck (Awning delay required). Listed by building addresses:

Sew. Hts. Dr.	Rolling Hills	Little Glen	Shady Lake	Trailside
201-211	202-208	101-111	102-116	101-107
301-311				201-207
				301-311

Deck Only:

Sew. Hts. Dr.	Wood Crest	Timber Lane	Timber Lane Ct.	Trailside
802-812, 902-912	101-111	505-507,	104-106	302-304
1002-1012		601-603		
1202-1216		401-415		

Road Paving: This summer all of Timber Lane, Timber Lane Court and the service drive behind 505-507, 601-603 and 901-911 will be paved by Ellis Asphalt Paving. Some driveways will also be completed. We expect the work to be completed in June.

Recreation – Hope Harris, Chair. Pickle Ball anyone? The one tennis court by the pool is lined for pickle ball. Pickle ball is played using a ball like a whiffle ball and paddle rackets; it's quickly becoming a very popular sport. Please remember the court are locked and the combination is available for adults at the Association Office. Sign-up sheets are available for players to sign up a week in advance to reserve a court. If you have children, please unlock the courts and supervise their play. Skateboards, inline skates, bikes, etc. are not permitted on the courts. Please lock the courts following play.

Looking for a summer job? We are planning to hire 3-4 **pool attendants**. The rate of pay is \$10/hour. Employment candidates should be adults 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.

Manor-Wide Garage Sale

Tentative date is September 18. Watch for upcoming details.

This & That

Please be sure to place your trash, in cans with tightly fitted lids, out early on the morning of Waste Management pickup day, which is Tuesday. Trash left out overnight invites disruption by the many critters living in our area. If you are not able to put it out on trash day, perhaps a neighbor or relative can help you. If your trash is strewn along driveways and roads, please clean it up as soon as possible.

Please remember to use your garage and driveway so that our visitors may use the Guest Parking spaces. Please be a good neighbor!

Please do NOT put household trash or garbage in the pet waste cans!

Staff and Hours of Operation

Monday - Friday

Robert E. Merriman, Operations Manager
Cameron Connifey, Maintenance Assistant
Susan Moran, Office Manager

7:00 AM - 3:30 PM
7:00 AM - 3:30 PM
7:30 AM - 4:00 PM