



Sewickley Heights Manor Messenger

A publication of Sewickley Heights Manor Homes Association
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October 2019

Message from the President

Hello, Fall! Autumn is here, though you wouldn't know it by the temperatures! It's been wonderful to enjoy these extended summer days. The weather forecast looks as though they may finally be coming to an end, maybe by the weekend, and perhaps the leaves will begin their beautiful change. True Autumn days are indeed glorious, and I hope we have lots of them!

October also means Manor budget time, and some early work is in progress. As always, the budgeting process will be tedious, and there are many considerations for next calendar year. Contractor bids for important maintenance work were solicited, and some of the solicited contractors have returned their details and pricing for committee and Board review. Work on the budget will continue with the Finance committee over the coming weeks. When the budget is put together, the Board will host our annual budget meeting with residents, so be on the lookout for the meeting announcement later in November.

The details of the newly minted **Memorial Tree** program are available on the website and in the Manor Office. The Landscape request form was modified to accommodate the Memorial Tree program, and that new form is also available on the website and in the office. I hope you will consider taking part in the program to honor a loved one and also contribute to the beauty of our neighborhood.

Fall and Winter are beautiful times in Sewickley Heights Manor! Please review the Manor's **Outdoor Decorating Policy**, and please be sure you are in compliance with decorations throughout the fall and winter seasonal holidays. The Policy is available to view on the Manor website.

Thanks for being great neighbors!

Sally Shipley
President

Neighborhood News

If you have a question or concern with one of our contractors, please contact the Manor office for resolution.

The next Board of Directors meeting is scheduled for October 9, 2019, 6:00 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, including subject matter**, at least a week in advance of the meeting. This helps the Board members to adequately prepare for the meeting and the discussion and helps to serve resolution of the issue. Thank you.

Stink Bug Treatment: 4 Seasons Exterminating, Inc. is offering a treatment for the **reduction** of stink bugs. For those interested in the treatment, you may contract with 4 Seasons directly at the discounted group rate of \$129+tax for a townhome and \$159+tax for a duplex or single-family home. Attic bombs are \$20 and 2nd and 3rd treatments available for an added \$99 and \$129+tax. The work involves spraying the exterior of the units in early autumn with a product called Talstar that is applied heavily around windows, door frames, attic & dryer vents, seams of soffit & fascia and all other areas that a stink bug may enter. **You may wish to delay window cleaning until after the treatment.** Although this treatment offers a significant reduction in stink bugs, 4 Seasons cannot guarantee it. **If you wish to contract this service, please call 4 Seasons at 412-364-3235 to make arrangements.**

Gutter Melt Cables: Significant interior damage can result when **ice damming** occurs due to water freezing in and around gutters. Gutter melt cables will help avoid this problem. If you are considering installing gutter melt cables, please call the office so we can measure for requirements and prepare an estimate - the cable is installed by Manor staff, and the cost of the cable and contracting for electrical hook up are the homeowner's responsibility. Remember to turn on the cables when the snow starts falling; remember to turn them off, as well! An additional layer of insulation in the attic area is also helpful.

Large set of keys were found on SHD near Glen Mitchell Road. Please call the office to identify.

Committees

Architectural Control - Tim Miller, Chair: The committee has approved 36 projects this year. Most are window and door replacements, along with a few awnings and deck extensions. Please remember that when you submit a request, you must provide details of the new product to be installed, the contractors and their insurance certification. Replacements must be of similar style and color to keep the look of our neighborhood similar. Exact replacements are sometimes not possible, but please endeavor to match as close as possible.

Communications - Sally Shipley: The newsletter is available on our website, www.sewickleyheightsmanor.com, in the mailbox near the Little Free Library, and in the Manor office. A new issue is available when the sign is displayed at the Manor entrance. If you take a copy from the newsletter mailbox, please be sure to close the lid so that the remaining newsletters will stay dry. Thank you!

Finance - Judy Haluka, Treasurer: Board members and staff are doing some preliminary work on the budget, including soliciting bids for maintenance scheduled, according to our engineering study, for next year. Those bids were reviewed by the committees and the Board. The Finance committee will continue the process and meet in the coming weeks.

The last quarterly fee for the year was due October 1. Late fees will apply to payments received in the Manor Office after October 31

Manor Landscape - Peter Cady, Chair: Modifications to the Landscape Request form have been made, so if you have an old form, please go to the web site or the Office to obtain a new one. Sarver will continue with grass cutting and will also make two passes of leaf cleanup when the leaves begin to fall more consistently. Tree Masters recently removed stumps from previous tree removals.

Ridge Landscape - Tim Miller, Chair: We are working on the Budget for 2020 for Landscaping and negotiating a new contract with Sarver. We expect there will be a price increase from Sarver for higher costs since our last contract two years ago. With this new contract, we are adding funding to repair the lawns in our neighborhood - specifically between homes where deer routes and mowers cause damage and lack of sunlight make it hard to grow new grass. Each year, we plan to work on a number of the side yards focusing on the ones with the most damage first. We will either replant grass or, if deemed a location that will not grow grass effectively, another approach will be used. In a few test areas this year we planted different species that will thrive and in some locations we just made the space mulch beds if access the rear was not needed in that space. Additionally, we have spent over \$6000 this year removing trees that endanger homes on the Ridge. Each year we survey the trees to identify dead or diseased trees that could fall on homes and remove them. This is becoming a bigger task as the forest around us is maturing. We fell the trees to remove the danger but leave them in the forest to recycle themselves because the cost to haul away the trees would be excessive. So, we are increasing our budget for tree removal and this will also add to an increase in our quarterly dues. All said, please expect an INCREASE in your quarterly dues for landscaping in 2020.

All comments or concerns about landscaping in the Ridge or Manor should be e-mailed to the SHMHA office.

Manor Maintenance - Len Kinter, Chair: Fall gutter cleaning for Manor homes will start once the leaves have finished falling. If you have a gutter-related problem prior to your building's gutters being cleaned, or any maintenance issue, please call the Manor Office to initiate a Work Order. Within the next two months, Zeke & Son Contracting will be replacing the roof at 201-211 Forest Edge. This building will be the first to have Leaf Filter installed on the gutters. Residents will be notified prior to the work starting. Concrete replacement at various locations in the Manor is being completed by John A. Langell.

Recreation - Sandra Crapis, Chair: The pool closed on Labor Day. The season was slow to start with the cooler temperatures and rain at the beginning of the season, making way for a spectacular end of season. The pool motors that were replaced after the fire were sent back to the manufacturer for replacement after the pool closed. If you still owe guest fees, please pay asap or if you have left items at the pool, please pick them up before October 15. If anyone is interested in serving on the Recreation Committee, please contact the office.

Did You Know?

From SHMHA Assessment Policy & Collection Procedures: Payment of each Assessment will be in four (4) quarterly installments due on the first day of January, April, July, and October of each year. Assessments not paid and received by the last day of the month in which due will be considered delinquent. The Policy in its entirety is on the Manor website, www.sewickleyheightsmanor.com, and a hard copy can be obtained in the Manor Office.

It is a violation of SHMHA policy to park on the grass anywhere in the Manor or the Ridge. Owners in Sewickley Heights Manor will be held responsible for any damage to the common area from vehicles deriving or parking on the lawns and subsequently will be billed for damages after repairs are made.

It is also **a violation of SHMHA policy for residents to park in areas designated as Guest Parking.** Please park in your garage or driveway, leaving guest parking areas free for guests.

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. Use the dog waste containers for dog waste ONLY; please do not place household or other kinds of trash in the dog waste containers.

Staff and Hours of Operation

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

Monday – Friday 7 AM - 3:30 PM.
Monday - Friday 7:30 AM – 4:00 PM
Business Hours M, T, Th, F 8 AM - 4:30 PM.