



Sewickley Heights Manor Messenger

A publication of Sewickley Heights Manor Homes Association
101 Greenwood Drive, Sewickley PA 15143
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shmha@verizon.net

November/December 2020

Message from the President

Dear Neighbors,

In addition to the holiday rush, it's a busy time for our SHMHA Finance Committee, the Board of Directors, and the staff, as we work together on our proposed Manor and Ridge budgets for 2021. I'm very grateful to all of these folks for the work they do for our Association. The budget will not be final until the Board votes to adopt it on December 8. As with everything else in the year 2020, our approval process for next year's budget will be a little different. With virus cases spiking again, we'll post the proposed budget on the SHMHA website for your review, and questions may be emailed by December 4 to the Manor office, shmha@verizon.net. You may also pick up a hard copy in the office. Susan will forward all the emails to the Board, and we'll respond to your questions. When the budget is posted, we'll place the sign at the entrance – corner of SHD and SRD.

Soon all owners will receive a letter concerning assessment rates for the year 2021. Please watch for this important correspondence. Following the budget adoption, the coupon payment booklet will be mailed to owners, allowing adequate time for the first payment, due January 1, 2021. Payments must be **received** in full on the last day of the month assessments are due (for example, assessment payments due January 1 must be received not later than January 31) to avoid a \$50/month penalty. If you use online payment, please allow enough time for processing.

It is also the time of year when we have the opportunity to show appreciation to our staff, Susan Moran, Bob Merriman, and Cam Connifey, via the 32nd Annual Employee Holiday Fund. Many homeowners/residents donate to the annual collection. The flyer/envelope will be distributed to your door, and the deadline for turning in your envelope is December 21. Thank you for your participation in this annual event for our staff.

Take a minute to review the important winter season policies – decorating and snow removal, which will accompany the hard copies of the newsletter and will be posted to the SHMHA website.

Please remember that 114 Sewickley Heights Drive, located at the corner of SHD and Trailside, is private property and not Manor common property. Please don't park on the grass or otherwise trespass. Please don't park on Manor common area grass either, by the way.

I wish you all a Blessed and Happy Thanksgiving.

Thanks for being great neighbors!

Sally Shipley
President

Neighborhood News

The Nominating Committee Chairperson is Peter Cady, 206 Rolling Hills and committee members are Laura Kennedy, 1008 SHD and Sally Shipley, 102 WC.

Here is a message from Peter:

As we enter the Holliday season starting with Thanksgiving let us all be thankful for the homeowner's association, we all live in. One way to express your thankfulness is to volunteer and be active in running and managing the association. You can do this in several ways first you can volunteer to be on one of the several committees that report to the board (Landscape, Maintenance, Recreation, Finance, & Management) or you can run for a position on the board. This year we will be electing 3 members to the board of directors for 2-year terms. I am the chairman of the nomination committee and would be happy to discuss this opportunity with you please e-mail your contact information to me at pacady@comcast.net in order to start a conversation with myself and the nominating committee.

March 15, 2021 is the date for the Annual Homeowners Meeting. It is not known at this time if the meeting will be able to be held in person or if we will have to have a virtual meeting.

Current Directors and their term expiration dates are:

Peter Cady, March 2021	Laura Kennedy, March 2022
Norm Diebold, March 2021	Hope Harris, March 2022
Len Kinter, March 2022	Tim Miller, March 2022
Sally Shipley, March 2021	

Going away? If you are leaving for an extended period, please be sure to winterize your home. Set your thermostat at 55 degrees, shut off the water at the meter and drain your indoor plumbing. Please give an emergency contact number to the SMHA office and leave a key or garage code with a neighbor. You may want to let the office know who has access to your home. All residents please remember to turn off and drain the outdoor faucet and store your garden hose indoor for the winter.

Aleppo Township News

Christmas Tree Recycling will be available to Aleppo Township residents again this year. Discarded trees will be taken to North Park and recycled into mulch. Details about the date for tree pickup will be available soon. We'll put it on our website as soon as we know, it will be in the December newsletter, and it will be on the Township website.

Aleppo's **Santa on the Truck** event will be December 21 this year. This is a really fun time for kids of all ages when Santa visits our neighborhood on the Township fire truck to spread Christmas cheer...and goodies!

Trash collection is contracted by Aleppo Township, and your Township property tax pays for it. If the collector misses you, please contact Aleppo Township, not the Manor Office. Per the 2020 schedule, Christmas week trash and recycling collections will be on the regular Tuesday. Chances are pickup will be early that day, so WM workers can celebrate with their loved ones. Watch for the 2021 recycling schedule in the mail.

Committees

Recreation – Hope Harris, Chair.

The tennis courts by the pool were recently refinished and the one court is lined for pickleball. These courts and the court at The Ridge are ready for play until the weather deteriorates and the nets are removed. The court at The Ridge will have a new combination lock installed to ensure that only residents are using the court. We ask that residents do not share the code with guests. Please abide with all Covid-19 restrictions when playing.

The basketball court at The Ridge has had the nets removed due to Covid-19 regulations. The nets will not be installed until Covid-19 restrictions are lifted.

Communications – Sally Shipley, Chair: The Manor Messenger is available on the SHMHA website, sewickleyheightsmanor.com and in the Manor office. A new issue is available when the sign is posted at the Manor entrance.

Manor Landscape - Laura Kennedy, Chair: Our contract with Sarver includes two leaf pickups and in between those, the Manor staff will be helping with this chore.

Ridge Landscape - Tim Miller, Chair: Sarver Landscape continues to remove leaves in the Ridge.

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

Manor Maintenance - Len Kinter, Chair: Gutter cleaning has begun on all the Manor buildings. Please be patient, as we have a lot of gutters and it does take time to complete. If you are having gutter related issues prior to your gutter being cleaned, please call the Manor office with details. If you have an electric gutter melt cable to prevent ice damming, remember to plug it in/turn it on when the snow starts falling. Also remember to turn it off when the snow melts, as the cables draw significant electricity. If you live in the townhouse side and would like to have cables installed, please call the Manor Office for pricing. The price does not include electrical hookup, which you will need to arrange with a contractor.

The Board contracted with Penn-Ohio Roofing to install a new roof at 201-211 Sewickley Heights Drive. The work was recently completed. This building had Leaf Filter installed, which is expected to eliminate clogged gutters.

Did You Know?

SHMHA does not insure your home. Now is a good time to check that you have appropriate homeowners' insurance, both interior and exterior, on your townhome or your home in the Ridge. Condo insurance is not adequate, as SHMHA carries liability insurance on only the common areas within the Manor. The SHMHA Declarations require homeowners to list the Association as "additional insured" on their policy and to provide a certificate to the office upon renewal. A review of the certificates on file showed many certificates are expired and many are missing altogether. Your insurance agent can help you with the certificate and may even send it for you if you provide the Manor office address: 101 Greenwood Drive, Sewickley, PA, 15143. If you have questions, please call the office. Thank you for attending to this important matter.

If you own a home in the Manor, you are a member of the Association. When you purchase a home in Sewickley Heights Manor you become a member of Sewickley Heights Manor Homes Association. This happens at closing; membership is appurtenant to and may not be separated from ownership of any lot. When the deed transfers, the SHMHA membership does, too. The governing documents (Declarations, First Amendment to the Declarations, Bylaws, and General Regulations) are delivered to the buyer at closing. Accordingly, association members are governed by the Declaration of Covenants, Conditions, and Regulations (recorded October 17, 1974, in the Records' Office, Allegheny County), and its First Amendment (executed and acknowledged January 31, 1996, by not less than 75% of the owners of the plan), the Bylaws, and the General Regulations.

Staff and Hours of Operation

Robert E. Merriman, Operations Manager
Cameron Connify, 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 7:30 AM - 4:00 PM.