



# Sewickley Heights Manor Messenger

A publication of Sewickley Heights Manor Homes Association  
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July 2019

## Message from the President

It's finally summer! It was slow to arrive this year, and it brought with it a lot of rain, but I know summer is a favorite season for many Manor residents, myself included.

The rain is a mixed blessing. Certainly, it's helped our neighborhood to look as good as I've ever seen it – aren't our common areas beautiful? Even the grassy medians on Sewickley Heights Drive look amazing! At the same time, the grassy areas are very soft. Parking cars on these areas causes significant damage to the soft earth; it's time consuming and costly to repair the ruts. It's a violation of SHMHA policy to park on the grass anywhere in the Manor and the Ridge.

Speaking of parking, we've had some reports of cars parked on our private roads, obstructing traffic. I've seen this, too, and, while it may seem convenient to leave your car for 'just a minute' or to save some steps, it's inconsiderate of our neighbors or visitors who need to use our narrow roads to get in or out of the neighborhood. Please think about where you're parking or leaving your vehicle. I would really appreciate it.

Enjoy the warm temperatures, longer days, walks outside with or without our precious neighborhood dogs, deck or patio time, tennis and pickleball matches, and our beautiful pool. We all know summer is the season that passes by the fastest!

Sally Shipley  
President

## Neighborhood News

**The next Board of Directors meeting is scheduled for August 13, 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 at least a week in advance of the meeting.

*September is Coming...*

**Manor-Wide Garage Sale**  
**Saturday September 14, 9 AM – 2 PM**  
**Entrance Fee \$10**  
**Details to come!**

You may have noticed feral cats in our neighborhood. While it's tempting to feed these cats, it's probably not a good idea. Here are a few reasons why: the food you put out for the cats may well attract coyotes, especially at night, which is obviously not desirable; the food will attract a number of female cats...and males – suddenly there are way more cats; the cats will become dependent upon you for food, they'll bring their friends, and then, you have a full time job; feral cats, left alone to live, are adept at feeding themselves, often with rodents around the neighborhood. Food for thought...

## Committees

**Architectural Control - Tim Miller, Chair:** All exterior changes (Manor and Ridge) must be approved in advance of any work being started. Architectural Control forms are available from the office. 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, and please don't order any items before obtaining approval.

**Any signs displayed on common property will be removed. If you are interested in the rule on how to display a sign, please contact the office or consult your governing documents.**

**Communications – Sally Shipley, Chair:** The newsletter is available on our website, [www.sewickleyheightsmanor.com](http://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:** The third quarter assessment fee was due 7/1. It's so important that we pay our assessments on time, as Manor operations depend on our income. The Association will quickly file with the court to collect past due fees and the homeowner is responsible for all costs--interest, late fees, court costs, legal expenses--and may risk foreclosure if judgements accumulate. Delinquencies also affect the marketability of our homes, as we are often asked to complete mortgage questionnaires for potential buyers; mortgage companies are interested in the number of delinquencies as they consider applications. Remember--if your payment **arrives** after the last day of the month due, the Manor assessment policy stipulates that the first \$50 is applied to late fees, making your assessment payment delinquent and eligible for additional late fees.

The Finance Committee will begin meeting late summer/early fall to begin the 2020 budget process.

**Manor Landscape - Peter Cady, Chair:** The Manor crew is completing the shrubbery trimming in the Manor. Lark Lawn & Landscape applied the second round of fertilizer and grub control. Sarver Landscape mows in the Manor on Wednesday and Thursday; our Manor crew completes items not contracted to Sarver, i.e., reseeding, trimming trees, planting shrubs. All workers, employed or contracted, will not hear cars approaching because they wear ear protection; **please be careful and don't speed.** Please don't leave furniture or other items on the lawns, as it impedes grass cutting.

If you are working on the beds outside your home and accumulate clippings, our crew will not be able to collect them as there is currently no place to store them. **Please bag your yard waste and put it out for the regular trash pickup.**

**Ridge Landscape - Tim Miller, Chair:** Sarver continues the weekly mowing. Lark Lawn & Landscape applied the second application of fertilizer and grub control.

**Manor & Ridge residents are reminded that all landscape changes, including the removal/replacement of shrubbery, trees, etc., need to be approved in advance, before the work begins. Please call the office to obtain the landscape request form; you can also find it on the Manor website and print a copy for completion. Completed forms should be delivered to the Manor office. The area around your home is common property, and any plantings or items not authorized may have to be removed. This rule is part of the original governing documents. Please cooperate!**

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

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

**Driveway sealing** – The Board of Directors approved a contract with **Nether Asphalt Sealing** for sealing of Manor driveways. **This sealing work is not repaving**—it is just preserving the driveways with sealer. Work will begin soon and must be completed by 7/31/19. Detailed information will be given to homes involved. Those to be sealed are:

Timber Lane, 401-415, 404-406, 504-506, 505-507, 701-711, 801-807

Timber Lane Ct. 104-106 Trailside 202-204, 401-411

Sew. Hts. Dr., 401-411, 502-512, 601-611, 602-620, 801-811, 901-911, 902-912

**Deck Refurbishing** – The Board of Directors approved a contract with McCoy Builders for the refurbishing of decks located at 201-207 Wood Crest and 102-108 Little Hollow. The work will take place between now and the end of September. Additional information will be delivered to those homes affected closer to the start date.

**The rain has forced a deviation from the painting schedule. Arena Painting continues to work on buildings and decks and will complete the contract as soon as weather permits.**

**Recreation – Tom Corbett, Chair, K. C. Hastings, Board Liaison:** The Recreation Committee and our pool clerk continue to monitor the sign-in sheet at the pool. Remember--if your assessment fees are not current, or if you haven't submitted your pool registration to the Manor office, you may not be admitted to the pool. **Please be sure to sign in yourself and your guests, using one line for each name.** Guest coupons are available from the Association Office during business hours where 10 passes may be purchased for \$32, or you may pay \$5/person at the gate. **Remember according to the rules you must have advanced written approval from the Recreation committee when bringing more than 10 guests.** If you want to have a pool party, complete the form in your pool envelope and deliver it to the Manor office.

**BROKEN GLASS is a serious safety issue in and around the pool.** If broken glass falls into the pool, it will have to be drained for removal. Please don't bring glass items into the pool area.

Smokers, please use the designated smoking area outside the pool gate.

**If you open one of the umbrellas,** please close it when you leave, as umbrellas left open overnight can be a problem if the weather turns windy or stormy. **Please return all pool toys and floats to the garage** when you are finished with them or when you leave. Since we no longer have lifeguards, we all have to share the load and keep our pool area tidy and safe. Likewise, it's always a good idea to keep a close eye on your children. And, please, be kind and respectful to one another and help to foster a good, safe, and friendly atmosphere.

The tennis courts by the pool were power washed and are ready for play; these courts are lined for pickle ball. The Ridge tennis courts are also ready for play. Guests must play with a resident, and residents may bring three guests. Sign-up sheets are available at the courts; players may sign up one week in advance to reserve a court. Please supervise children at the courts. Skateboards, inline skates, bikes, etc. are not permitted on the courts.

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## ***Did You Know?***

The Center for Disease Control and Prevention (CDC) warns: Diarrhea and swimming don't mix! Diarrhea is the most common recreational water illness (RWI). Swimmers who are sick with diarrhea—or who have been sick in the last two weeks—risk contaminating pool water with germs. Certain germs that cause diarrhea can live from minutes to days in pools, even if the pool is well-maintained. Once the pool has been contaminated, all it takes is for someone to swallow a small amount of pool water to become infected.

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.**