



Sewickley Heights Manor Messenger

A publication of Sewickley Heights Manor Homes Association
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August 2021

MANOR-WIDE GARAGE SALE SATURDAY, SEPTEMBER 18 9 AM – 2 PM



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How do I join?

Deadline:

What does my \$10 cover?

Refreshments:

Additional signs?

Questions?

Just send or drop off your \$10 check payable to SHMHA.

Firm deadline is Friday, September 10

Inclusion on the map that is given to the shoppers and for advertising in all local newspapers and online

Yes, you can sell them

Yes, you can make additional signs, use balloons, etc. to call attention to your home.

Call the Manor Office.

Envelopes with maps and a garage poster will be distributed to all participants by Friday, September 17.

Bonnie Blackburn is the chairperson for this event.

Board of Directors News:

The next Board of Directors meeting is scheduled for September 21, 2021, 5:00 P.M. at the Association Office. The Board has been having hybrid meetings, virtual and in-person. If you have a matter you wish to have addressed by them, **please submit it in writing for review.**

SHMHA is getting ready to launch a new website and this will be exciting for all residents. Please watch for this important announcement.

There has not been any new information on the prowler that was wandering through the Manor on July 8. There also have been no more sightings reported since that date. The police don't have any pending charges against the individual, only want to talk with him. Pictures of the prowler were posted on the website and on the Ohio Township Police website. Residents are reminded to keep their doors and vehicles locked and if you see any suspicious activity, please don't hesitate to call 911 to report.

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 Four Seasons directly at the discounted group cost of \$129+tax for a townhome and \$159+tax for a duplex or single-family home. Attic bombs are \$40 and 2nd and 3rd treatments available for an added \$99 and \$129+tax. A product, Talstar, is applied in early autumn to the exterior of the homes, around windows, door frames, attic and dryer vents, seams of soffit and fascia and all other areas that a stink bug may enter. **You may wish to delay cleaning your windows until after the treatment.** Although this treatment offers a significant reduction in stink bugs, they cannot guarantee that bugs will be completely eradicated. **If you wish to contract this service, please call 4 Seasons at 412-364-3235.**

Committees

Architectural Control - Tim Miller, Chair: Any exterior changes must be approved in advance. If you wish to complete exterior work on your home, please obtain the architectural request form from the office or on the website. If you are interested in a new awning for your home, the committee has approved a variety of fabric which will expedite your request. The fabric swatches are available from the office. Please complete the form and submit it along with proof that your contractor has liability insurance and worker's comp., drawings, or pictures of what will be installed, including colors and estimated date for completion. The committee will review these items and may have additional questions or require modifications before approval.

Signs are prohibited in your window except for those advertising the property for rent or for sale or an emergency sign and no signs are permitted in the common area. Please remove all signs that you may have posted in the common area and any in your window that are now allowed. If you have questions, please refer to your documents or call the office.

Finance – Norm Diebold, Treasurer: The Finance Committee will be meeting soon to work on the 2022 budget. This has been a difficult year to use as a base for future projections with accelerating costs, shortage of materials and workers. Board members and staff have done some preliminary work.

This report covers the July 2021 financial statements: Balance Sheet is healthy. Weather has improved, road and roofing work is nearly done, and we are awaiting invoices.

Operating Income: YTD actual was \$535,317 vs. YTD budget of \$536,241. YTD fees from housing sales and pool guests exceed budget by \$5,100.

Operating Expense: YTD expenses are below budget principally due to weather related factors and timing. Actual YTD July is \$322,575 vs. YTD budget is \$396,167. The same issues that accounted for June differences caused the July differences.

- Actual contracted landscaping expenses YTD of \$59,585 slightly exceeded budget YTD of \$58,482 as more invoices have been received.
- Ridge landscape expenses were slightly under the YTD budget of \$54,929.
- Actual recreation YTD expenses of \$21,817 exceeded the YTD budget of \$17,882 due to higher cleaning supply and maintenance expenses. Maintenance costs were higher due to chlorine costs and chlorine equipment malfunctions.
- Actual residential YTD expenses of \$36,102 are significantly less than the YTD budget of \$114,203. Painter work and invoices have lagged behind forecasted work. Actual painting invoices paid YTD are \$25,868 and the budget is \$89,500.

Reserve Spending: A major amount of budget reserve spending has been spent YTD.

Road work and roof replacement started in late June and is nearly complete. Reserve spending of \$111,334 for paving Timber Lane and some concrete work have been paid. The remainder of the road work expenses will be paid in August as well as the roofing expense.

The next quarterly fee, and the last for the year, is due October 1.

Manor Landscape – Laura Kennedy, Chair: Bob and the crew rented a lift that was used for tree removal of many diseased trees or trees in areas that are in a dangerous location. BrightView continues to mow the lawn areas on Wednesday and Thursdays. Graham Tree Service will be completing tree removal within the next two weeks. Due to a labor shortage, we have contracted with BrightView to trim our shrubs and we expect that the work will be completed on Saturdays. Manor residents cannot opt out of fertilizing of the lawn areas, but if you keep your beds well maintained, they will not be sprayed for weeds.

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

Ridge Landscape – Tim Miller, Chair.

Sarver continues grass cutting and will be starting leaf removal as leaves fall. The Board of Directors has signed a two-year contract with Sarver Landscape Maintenance for lawn services at The Ridge for the year 2022.

Manor Maintenance – Peter Cady, Chair : Our painter, Roach Brothers, got a late start but continues to paint buildings. The deck stain is still not available. The buildings are being painted and hopefully the decks when the product becomes available. Residents must make water available for the painter to power wash. The power washing only uses a minimum of water. Our siding contractor, Mike Fitzpatrick will be starting his work soon. We are awaiting material so he can complete the work.

All comments or concerns about Manor maintenance contracting should be e-mailed to the SHMHA office.

Recreation - Hope Harris, Chair: The last pool day will be Labor Day, September 6. Expenses this year exceeded our budget and the increase in the guest fees has helped offset the rise in those costs. Thank you everyone for a most enjoyable pool season. Please plan to come to our last event.

Happy Hour at the pool on Saturday

September 4 from 5 – 8 P.M.

Please bring an appetizer, side dish or dessert. Remember no glass is permitted at the pool.

See you then!

FYI

Found: garage door opener around 601 SHD. Please call the office to identify.

Please be safe when walking, face oncoming traffic and especially if you are wearing ear buds.

Staff and Hours of Operation

Robert E. Merriman, Operations Manager	Monday – Friday 7 AM - 3:30 PM.
Cameron Connifey, Maintenance Assistant	Monday - Friday 7:30 AM – 4:00 PM
Susan Moran, Office Manager	Business Hours M, T, Th, F - 7:30 AM - 4:00 PM.