



Sewickley Heights Manor Messenger

A publication of Sewickley Heights Manor Homes Association
101 Greenwood Drive, Sewickley PA 15143
412 741 8563
shmha@verizon.net

Message from the President

Dear Neighbors,

The following is a summary of some of the insert detailing issues that SHMHA has encountered this year.

Landscaping Issues:

- New landscape contractor, BrightView was highly recommended and saved us substantially in the budget.
- Manpower issues and excessive rain has caused us many delays in accomplishing the work in the Manor this year.
- H-1 visas for workers were delayed this year, but more workers should be here this month.
- We tried to hire 2 summer people to help with landscape issues, but we have only one worker that works 16 hours per week and cannot find any other workers even with our higher wages.
- We have contacted several other landscape companies to see if we could contract the shrubbery trimming, but no bids were received. We have sent it back out for bid and hopefully will be able to contract this work.
- The Ridge uses Sarver but they could not help with our needs.

Building Maintenance:

- Painting contractor was higher than forecast but partially offset by landscape savings.
- Manpower and material availability caused delay of scheduled start from April to June.
- Siding maintenance has been delayed due to a lack of bid response and the two that we did receive are well over our budget. We are hoping to let a contract soon.
- Road and driveway replacement was contracted, although it was \$58,000 over projected costs; work is currently in progress.
- Sidewalk/patio repairs/replacements are within budget due to deferral of less important work being moved to next year; however, much of the work is delayed due to contractor's medical issues.
- Recreational facilities have no major projects this year, although the pool lining is beyond the expected life.

Peter Cady, President

Residents are reminded to keep their doors locked due to recent reports of a prowler. If you see anything suspicious, call 911.

Committees

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 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. The suggested fabric for awning replacements is available on the web site or at the office.

Applause to all our recent graduates. Please remember that signs are not permitted on the common area. Please remove all signs.

Communications – Logan Hammerschmitt and Sally Shipley: The newsletter is available on our website, www.sewickleyheightsmanor.com. A new issue is available when the sign is displayed at the Manor entrance and will also be available at the Manor Office and the mailbox located by the Little Free Library. SHMHA is developing a new website, please stay tuned for more information.

Finance - Norm Diebold, Treasurer:

Third Quarter Assessment Due 7/1: Homeowners are encouraged to make their quarterly payments on time. If your payment is received after July 31, you will be charged a late fee of \$50/month. Payment is first applied to late charges, 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.

This report covers the June 2021 financial statements:

- **Balance Sheet** is healthy since the receipt of second quarter due. Look at cash flow on our Sewickley Savings checking account: SHMHA spent roughly \$65,000 and received \$68,000 in due. Again, due to the inclement weather cash outflow has been reduced since contractors have not been able to work or submitted invoices for work done.
- **Operating Income:** Year To Date YTD actual was \$437,560 vs. YTD budget of \$358,437. The principle difference in Income from Operating Assessments is early payments of \$60,400.
- **Operating Expense:** YTD expenses are below budget principally due to **weather related factors** and timing. Actual YTD June is \$224,963 and YTD budget is \$295,969. The same issues that accounted for May differences caused the June differences.
 - Actual contracted landscaping expenses YTD of \$19,388 did exceed budget YTD of \$12,981 as more invoices have been received.

- Actual YTD painting expenses are zero versus a budget of \$44,500; drier weather did generate painting activity in mid-June. The painter has not submitted today.
- Actual YTD Ridge landscaping is less than budget due to the timing of invoice payments. YTD expense is \$25,175 vs. the YTD budget of \$43,899.
- **Reserve Spending:** Only a minor amount of budget reserve spending has been spent YTD. Road work and roof replacement started in late June. Reserve spending of \$265,320, is anticipated, requiring a transfer from Merrill Lynch, subject to the approval of the Board.

Manor Landscape – Laura Kennedy, Chair:

BrightView is now on track for Wednesday and Thursday mowing. After a slow start due to manpower shortages and adverse weather they are now on schedule.

When areas are reseeded, or shrubs are planted, residents are asked to water throughout the season.

Ridge Landscape - Tim Miller, Chair: Sarver Landscape Maintenance Company is the company completing the work at the Ridge.

Lawn fertilizing for the Manor and Ridge is completed by Lark Lawn & Landscape. Homes may not opt out of fertilizer treatments.

Manor Maintenance - Peter Cady, Chair:

Driveways: Nether Asphalt Sealing will be sealing 51 driveways this summer. Those on the list are:

101-111 LG, 202-208, 302-304 RH, 201-211, 301-311, 501-511 SHD, 101-103, 202-212, 304-306, 601-603, 709, 711, 702, 704, 706, 710, 712 TL, 103-105 TLC.

©2021 Sewickley Heights Manor Homes Association
May not be reproduced or reprinted in whole or in part without written permission

Painting, 2021: Roach Brothers has started their painting contract. Work was delayed due to material shortages and weather conditions. **Homeowners must make water available for the painter to power wash 2-3 days prior to painting. If water is not available, the work cannot be done.** More information will be relayed when 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		

Siding, 2021: The Manor is still working on bids for siding work. We expect that this work will begin soon. More details will be available soon.

Recreation – Hope Harris, Chair.

The Recreation Committee met and were happy to modify the pool rules which were approved by the Board of Directors, effective July 1. Residents may now bring four guests to the pool. No reservation is required for guests on weekdays with no guest cap but are required on weekends with a cap of 30 allowed each day. A guest waiver must be submitted for each guest once during the season.

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 is 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.

This & That:

Garage space for rent. Call 412-741-6334 if interested.

Need a ride to the airport? Cannot get an Uber at 5:30 AM? Call Rosemary. 412-741-5167(H), 412-396-9128 (C).

Michael’s Pet Sitting Services available for Manor residents. 925-997-4418 or email at Jerryhans15@gmail.com.

For rent: 2 Bedroom, 1.5 bath, fireplace, deck, 2 car garage townhome ready for immediate occupancy. \$1,800/month plus utilities. Call 412-849-0387 or email rstarr0210@gmail.com.

We all live in a planned community, so please be kind to your neighbors and park all your vehicles in your garage or driveway. Guest parking is for “Guests”. Thank you!

Please remember that the SHMHA does not insure your home. You must have homeowner’s insurance and each homeowner is responsible to submit annually a certificate of insurance showing full replacement cost listing the Manor as additional insured.

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 7:30 AM - 4:00 PM.