



# Annual Meeting

On Thursday December 5, 2024 at 6:00 pm our Annual Meeting will be held. At that time we will elect new officers to the Board, review the accomplishments of the year, get reports from our committees, review the 2025 budget and discuss any issues brought up by the community. This is your chance to get all your questions answered. Hope to see you all there.



## Social Committee

Valerie Ciccone

Your Social Committee is trying out a new recipe. Our Tuesday, November 12<sup>th</sup> social will be Chicken and Biscuits. Hope to see you all there. Please see the signup sheet at the mail house. Signup deadline is Saturday, November 9<sup>th</sup>. We will have a 50/50.



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### Special points of interest:

- Ladies Luncheon & Cards.....1st
- Building & Roads .....11th
- Social Committee.....13th
- Tree Trimming.....18th
- Finance Committee.....18th
- Board Planning.....21st

# Snow Season—Getting Prepared

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It is that time of year again. As winter approaches, after the last mowing, Mow, Mulch & More (MMM), also our snow removal service provider, will be placing markers on the perimeter of all driveways. These are intended to minimize damage to our landscape during snow plowing.

**Please remove any items you may have on your driveway or sidewalk that would impede the snow removal process. MMM has been instructed not to attempt to remove snow near any vehicle that may be parked in your driveway.**

George Silvestros and his MMM crew are poised to provide service, when needed. They monitor the radar weather maps and initiate action when there is a threat. The earliest they will begin snow removal is 5:00 a.m. The latest they will be on site is midnight. This year they will be using 2 bobcats and a small truck with salt spreader and plow. The bobcats are kept on the property during the snow season. They start on the roads first, followed by driveways. At times a dump truck may be used on the roads.

The sidewalks are cleared after all roads and driveways. The melting agent used on the sidewalks is calcium chloride ONLY, which is friendly to cement. **Salt is not cement sidewalk friendly and is not used by MMM on your sidewalk and should not be used by any resident.** Should there be an extended snow period, they will continue to do the asphalt surfaces repeatedly, if necessary, and then finally do the sidewalks.

The contract includes the removal of hanging icicles from gutters. During the sidewalk snow removal, MMM will knock down any icicles that are present at the time. This will not prevent icicles from forming after they leave, which they will only remove the next time they are on site for snow removal. Any interim icicles should be removed by able residents to reduce the weight hanging from the gutters and to help avoid ice buildup on the driveway directly under the icicles. Help your neighbor if you are able and they are not.

The Association has continued the driveway plowing practice developed during the last few years. MMM uses the bobcat to pull the snow away from your garage door. They will also plow the driveway up to 18 inches in from the edges. During salting, this will reduce the amount of salt used and minimize the amount of salt spread onto the landscape, shrubbery, and parallel sidewalks.

Please use your CMA Portal to create a Service Request to report any issues associated to snow removal. Issues may also be emailed or called into CMA, Derrick Rovira, during CMA normal working hours. Derrick will contact the appropriate person to remedy your issue. Off hour calls are to be reported to the CMA emergency number (412-269-7800). Contact information for Derrick is listed at the top of the Community Directory and is listed here for your convenience: [derrick@cmamgt.com](mailto:derrick@cmamgt.com) (412-269-7800 Ext 260). **Please do not discuss your issue with MMM workers.**

Our Community is a big one by snow removal standards. Your Buildings & Roads Committee monitors the work performance and will initiate any necessary adjustments. We are always guided by your Service Requests to CMA.

A word of caution: As you travel our streets during a snowfall, please drive carefully, especially when exiting the Community. Several residents have had a white-knuckle experience while sliding toward Main Street.

# Building & Roads Report

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**2024 Building Inspections** – This year our inspections covered Buildings 34 through 43. All painting was finally completed. Our Committee will be performing an inspection of the painting in the next few days. Following any touchup required from this inspection, if any, we will finally call the painting complete for this year. We still have an issue to correct with some window trim boards, which may have to wait until next year. Our Committee is working on a better way to rectify this issue. All vinyl siding cleaning has been completed. Garage door seals will be replaced soon. Wise Garage Doors had to order them. The faux stone & brick repairs are being worked on by Rick Hergert and will be completed shortly. Our objective each year is to complete building inspection items by the end of October.

Next year, we will be inspecting Buildings 1 through 19 and the Clubhouse. It is the first year of our tri-annual inspection process.

**2024 Asphalt Activity** – All driveway & street work was completed at a cost of \$324,947.18. This was a Reserve Fund expenditure. Mow, Mulch & More completed the backfill with topsoil and seeded. We now have grass. They also installed a much-needed drain around Building 25. No charge for all of that. George Silvestros said we had a mild winter, and he didn't incur as much expense, so he is giving back to our Community. This is the 2nd year he has done this. The driveway and street hot tar crack repair is scheduled for November.

## Gutter/Roof Cleaning –

**This annual activity will be scheduled after the leaves are down from the trees. This activity is mainly in Phase II on the left side along the tree line.**

**Committee Project** - Determine coating material and plan to overlay cracked stoops. We planned to offer residents with cracked stoops an opportunity to have this unsightly condition corrected at their expense, on a voluntary basis. We have had numerous requests for a solution to this cracking. We have been trying this entire year to find the right weather conditions to begin this Project. We had to cancel in spring because it was too wet. We had to cancel in early summer when it turned too hot. We were scheduled to get it done this fall, and the contractor is dealing with a health issue. So, we are again asking for your patience and hope that we can get it done in April 2025.

**Notice:** Several of our residents have rust on the bottom of their garage door. Ron Belensky has successfully used rust remover and now has the paint specification to match your garage door. Email contact for Ron: [ncunko@comcast.net](mailto:ncunko@comcast.net)

**The Building & Roads Report and Snow Season Getting Prepared were prepared by Ron Richards**

# Theater Outing

Karen Neubauer



THEATER OUTING on Sunday, Dec. 8 at 2:00 Performance for "The Christmas Schooner" at the Old Schoolhouse Players in Hickory, PA. Based on the historic Great Lakes voyages of Christmas tree ships during the late 1800's and early 1900's, The Christmas Schooner tells the true story of a Michigan shipping captain who braves the deadly winter weather to bring Christmas trees to homesick German-American families in turn-of-the-century Chicago. His voyages become a yearly tradition, despite his wife's misgivings - until a fateful voyage makes her realize the true importance of his mission. Tickets are \$15.00 each and we will be carpooling, so I would need to know if you would be available to drive some folks from the clubhouse, meeting at 1:00 . If you are interested in attending, please contact Karen at 537 Fair Meadow Dr., or [Karenneubauer@msn.com](mailto:Karenneubauer@msn.com) or (724)229-6977. Again, your check to Karen will be your "ticket" to the play. Hope you can spare a little time to celebrate the Christmas season with us! **DEADLINE for The Christmas Schooner for signing up is Nov. 10th.**

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## Bible Study

Karen Neubauer

Bible study is first and third Wednesday every month from 1:00-3:00 at clubhouse. You can join in at any time. We will be covering Revelation chapter 13 on Nov 6 and Revelation chapter 14 on Nov 20. Never too late to hear from God about what is happening in our world today! Contact Karen at [karenneubauer@msn.com](mailto:karenneubauer@msn.com) or (724)229-6977 for more information or class notes to be sent to you. Looking forward to seeing you there!!

