

Spring 2015

News in Common

Oakmont Commons Homeowner's Association

Spring News and Events

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Dave Daquelente

Vice President –
Kim Butler

Secretary –
Julie Susser

Treasurer –
Kevin O'Leary

Board Member –
Antoinette (Nettie)
Waxter

OCHA VENDOR FAIR

Thinking about getting your house in shape for Spring? Need to talk to an expert? We have just the solution! Come to the **Vendor Fair** on **Saturday, April 11, 2015** at the **OCHA Clubhouse from 9:00 a.m. to 12:00 Noon**. Enjoy a cup of coffee while you talk to the experts, ask questions and find solutions to your home maintenance needs. This casual, complimentary, event is open to all homeowners of Oakmont Commons. A continental breakfast will be provided.

A representative providing services for: Painting, HVAC, Real Estate, Roofing, Driveway/sealing, Landscaping & Grass Cutting and More will be on hand! See you at the Fair!

Vendor Fair

Oakmont Commons Clubhouse

Saturday, April 11, 2015

9:00 a.m. – 12:00 Noon

ANNUAL MEETING: APRIL 28, 2015

The OCHA Annual Meeting will be held on Tuesday, April 28, 2015 at 7:00 p.m. at the Clubhouse. There are 2 Board positions available. Nettie Waxter and Julie Susser are up for re-election. If you are interested in running for a Board position, please contact ACRI Manager, Holly Drylie.

Please refer to OCHA By-Laws, Article VI, Section 1 for nomination criteria.

HULTON BRIDGE UPDATE

Presently, two closures are planned. Barring no unforeseen issues or delays, the first closure is planned for 12 calendar days sometime from Mid-June to Late-June/Early-July. This closure will not occur until after school is out for summer at the Riverview School. The second closure is planned for 15 calendar days sometime from Late-September to Early-October. PENNDOT and Brayman Construction will be issuing official notifications and communications as the closures become closer.

For more info on the bridge construction, go to: www.thehultonbridge.com

New Recycling Bins

On March 13, new recycle bins were delivered and placed in everyone's driveway. This is part of a new recycle program with the Oakmont Borough. If any resident wants to exchange the small bin (32 Gal.) for a larger bin (65 Gal.), they are welcome to do so at no cost. Just contact the Borough Office.

Regarding the current, round containers, you have two options: if you put them out at the curb with your garbage, Republic Services will take them away OR you can keep them around the house and use them. NOTE: They cannot continue to be used for recycling, as Republic will take the old, round containers away if they are put at the curb.

PLEASE SEE INSERT FOR ADDITIONAL INFORMATION REGARDING THE RECYCLING PROGRAM.

REMINDER: OCHA follows the Borough Ordinance of containers placed outside for pick up after 6:00 p.m. the evening before pick-up day and stored back in your unit before 9:00 p.m. the day of pick up.

BLOWIN' IN THE WIND

Perhaps you have noticed that the flag pole near the pool was broken in half in a windstorm that came through this winter? Just in time for Spring, a new telescoping flag pole has been purchased to avoid such damage in the future. Likewise, a solar powered LED light disc will be installed at the top of the pole to illuminate the flag at no cost. The flag pole will be installed this Spring.



ARE YOU SELLING YOUR HOME?

If you are selling your home, a Full Resale Disclosure Package is required. Acri uses an online service, www.condocerts.com, to complete this package. There is a charge for this information. You can log onto the website directly to order this information.

IMPORTANT NUMBERS**OCHA MANAGEMENT-
ACRI REALTY:****412-459-0111**

X 103 - HOLLY DRYLIE

HOLLY_DRYLIE@ACRIRLTY.COM

X 115 - MELISSA THORNTON

MELISSA_THORNTON@ACRIRLTY.COM

OAKMONT POLICE: Dial 911**OAKMONT FIRE DEPARTMENT:**

Emergency: Dial 911

Fire Alarm Calls (Boro Bldg):

412-828-3133

Emergency Management:

412-828-2255

OAKMONT BOROUGH MANAGER:

412-828-3232

AMBULANCE: DIAL 911**POISON CONTROL CENTER:**

Pittsburgh: 412-681-6669

National: 1-800-222-1222

We're on the Web!

See us at:

www.oakmontcommons.org

SPRING INSPECTIONS

Spring inspections will begin in early April as soon as weather permits. Please be sure to take a moment and look around your home to see what items will need repaired or spruced up. There will be a few changes to the architectural guidelines to take effect in April 2015. One new guideline will affect the use of fire pits, as Allegheny County has new *Open Burn Regulations* that took effect on January 1, 2015. As mentioned in the Fall newsletter, property values are lower than in past years and that should be a concern for every homeowner. Having prior approval before working on your home, is a way OCHA can maintain consistency and property values to avoid costly errors. Remember – while we may own our homes, we are still part of a larger development with documents that govern our community.

Before starting any painting, planting, digging or repair work that affects the outside appearance of your unit, you **MUST** submit to our ACRI management team, a ***Request for Approval Form***, found on the OCHA website. The ***Request for Approval Form*** and other governing documents are posted on the OCHA website at: www.oakmontcommons.org

If you have any questions regarding exterior alterations, please contact: Manager, Holly Drylie at: 412-459-0111 x 103
HOLLY_DRYLIE@ACRIRLTY.COM

Assistant, Melissa Thornton at: 412-459-0111 x 115
MELISSA_THORNTON@ACRIRLTY.COM

CALL 811 – KNOW WHAT'S BELOW

Call 811 directly, approximately one week or more before any digging in your yard is to occur. Underground utility lines are marked for FREE.

SENDING EMAIL BLASTS

oakmontcommons@gmail.com

If you have not done so, please send your email address to the OCHA gmail account to stay current of news sent from the mailbox.

SLOW DOWN - YOU'RE MOVIN' TOO FAST!

You may not realize it, but often homeowners are driving too fast through our own community. There are more people walking and children playing to be aware of on our streets. A **SAFE SPEED**, and the legal speed limit for the Commons, is **15 miles an hour**. For everyone's safety, **PLEASE SLOW DOWN!**

**POOL OPENING DETAILS**

The pool is scheduled to open Saturday, May 23, 2015, weather permitting. Aquatic Watch will be providing maintenance on the pool this year. Several homeowners have already signed up to volunteer to be on the Pool Committee. By serving on the Committee, pool costs are kept low. If you are interested in serving on the Pool Committee, please contact ACRI Manager, Holly Drylie, or Assistant Manager, Melissa Thornton.

Likewise, if you need a replacement or additional access card, the fees are: \$25 for an additional card and \$40 for a replacement card. Please contact ACRI Management. Times and dates will be set up prior to the pool opening to schedule pool card pick-up at the clubhouse.

COMMUNITY LANDSCAPE UPDATE

For those homeowners who have mulch in their front, side or back yards, JML Landscaping is offering OCHA residents the opportunity to buy directly from JML and have the mulch delivered to your home (this is not an offer to spread the mulch, simply to purchase and deliver!) This will be the same mulch used in all of the community beds and will be delivered around the same time as the community mulch is delivered. The goal with this offer from JML is to keep a consistent, fresh look throughout the entire community.

Dyed Brown Mulch
2 cubic foot bags (13 bags equal 1 cubic yard)
\$6.50/per bag delivered
ORDER BY: April 10, 2015
DELIVERY: Last week of April or First week of May

**PLEASE EMAIL HOLLY IN WRITING TO SCHEDULE THIS PURCHASE FOLLOWED BY PAYMENT.
NO PHONE REQUESTS WILL BE HONORED.**

PAYMENT: Advanced payment is required to secure your order. Checks should be made out to **JML**, with the quantity of mulch noted. Send check to:

Holly C. Drylie, Property Manager
Acri Commercial Realty, Inc.
290 Perry Highway
Pittsburgh, PA 15229