



News In Common

News, Views and Interesting Things for Owners and Residents of Oakmont Commons

Can Johnny come out and play?

Pretty soon, Johnny along with Jackson, Cooper, Lauren and all the other children that live in the Commons will be able to play in a safe, new environment.

Many of you will be thrilled to hear that the Commons playground is being replaced with a beautiful new set. BEAR of PA has been commissioned to remove the old playground and install the new.

The order has been placed and the new playground is slated to be installed by Labor Day 2011.

Over the last 12 months the condition of the current playground equipment has deteriorated to an unsafe condition. The board was approached to investigate and select an upgrade for both safety and a curb appeal for the community. The Board is sure the families will be excited and pleased by this new, very attractive, functional and safe upgrade to our community.



The new playground system will have a similar look.

Trivia Challenge: Do you know in which country playgrounds originated? *See page 4 for the answer.*

Pool News: Heater Update, Lifeguards and Chlorine

The season started a little chilly with some issues with the pool temperature. Our heater, the original unit when the pool was installed over 25 years ago, will need to be replaced. The Board is gathering bids and researching the best possible solution. The good news is that with temperatures in the 90's, the pool is staying warm.

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The Board and ACRI are working with American Pool Management (APM) to ensure that the pool is being run safely and competently. Any issues regarding lifeguards are addressed as they present themselves.

Our lifeguards do not handle the chlorine for the pools unless certified. APM has a supervisor at our pool several times a week to adjust the chlorine and water level and add shock if needed. There is a built-in controller for the chlorine that keeps the chlorine at a safe level at all times. The types of "pucks" that are used are the exact same as shock, just in a compressed state. Shock and the pucks are both made from calcium hypochlorite.

Oakmont Commons... What a great time to be here!

Hello to all neighbors,

I would like to take a minute of your time to address some of the changes that we have experienced in the community over the last year. We have had a change in leadership over the last few months and I would like to sincerely thank those who have served the community in any way over the last few months or years. I would also like to thank those homeowners who have stepped up over the last year to become involved and those who have offered up their suggestions and services.

This is a great community and while the homes are well built and the landscaping continues to be maintained and improved, our true value exists in our neighbors and the people of this community. When I decided to get involved a few years ago there was considerable unrest and dissatisfaction among the community. We have worked over the last few years to address the homeowners concerns and issues as they present themselves.

We currently have a terrific mix of experience and creative new energy on the Board of OCHA and I know that I speak for everyone when I say that we are looking forward to working with everyone to enhance our community's value as both an attractive community and a welcoming neighborhood.

As I mentioned at the Annual Meeting 2011, if you have suggestions on ways we can improve the community please do not hesitate to present those thoughts to the Board in a clear organized way so that we can work together to enhance our community together!

Sincerely,

Dave Daquelente

President

Oakmont Commons Homeowners Association

CURRENT OCHA BOARD MEMBERS:

Dave Daquelente - *President*

Kim Butler - *Vice President*

Dean Hornsby - *Treasurer*

Julie Susser - *Secretary*

Antoinette Waxter - *Board Member*

Board members, Kathleen Ryan and Ralph Marsico have resigned since the Annual Meeting 2011. With their resignations, according to the OCHA By-Laws Article V Section 3, the Board of Directors selected the nominated homeowners who, at the Annual Meeting 2011, received the next highest votes to fulfill the elected terms of Kathleen Ryan and Ralph Marsico. According to Article IX - Section 6 of the OCHA By-Laws a special meeting was held prior to the July Board of Directors meeting in order to elect the new Board of Directors, in full, to their positions. This article in our 2011 Newsletter will serve as notice all homeowners as to the constitution of the Board and its Officers.

A heart-felt thanks to Kathleen Ryan and Ralph Marsico for their contributions to our community.

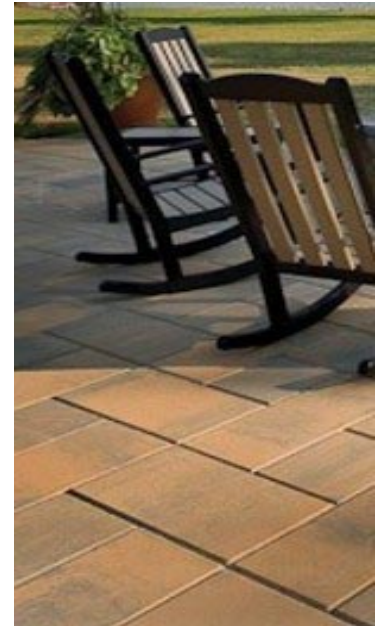
ARCHITECTURAL ENHANCEMENTS AND UPDATES

PATIOS - The board voted that effective June 1, 2011 in addition to the previously accepted 2'x3' concrete slabs for back patios in Phase III homes, there will be an additional brand & style of patio stone available.

Techo-Bloc is the manufacturer & Royale is the style of blocks that will be available for use utilizing the 2011 colors of Sandalwood, Tan, Grey, Shale Grey & Charcoal as the only approved colors.

Homeowners in Phase III must use both 12"x12" & 12"x24" blocks in their construction to create an aesthetically acceptable pattern.

For edging around the patio and if the patio abutts a garden/plant bed, the approved Techno-bloc material will be the Edge Pietra blocks in 2011 colors of Sandalwood, Earth Brown, Shale grey, Mojave Beige, Champlain grey. Edge blocks must be flush w/ patio blocks & may not be higher creating a border or tripping hazard.



IMPORTANT NUMBERS:

OCHA MANAGEMENT- ACRI REALTY:
412-459-0111
X 103 - HOLLY SANTILLI
HOLLY_SANTILLI@ACRIRLTY.COM
X 115 - MELISSA CLAFIN
MELISSA_CLAFIN@ACRIRLTY.COM

OCHA WEBSITE:
www.oakmontcommons.org

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

These additions to approved materials will currently only apply to back patios in Phase III homes and may not extend around to side of units if used on an end unit.

EDGING - The Board has approved Belgian Block as an additional edging choice around beds and patios. We understand that there are some places in which natural edging does not work because the bed is higher than the patio or walkway. Homeowners may still use the natural edging if they prefer.

PLEASE REMEMBER - to submit a request (the form is on the OCHA website) before making any changes or doing any work on the outside of your home. All work must be reviewed and approved before being completed to avoid non-compliance issues and fines.

Spring Inspections

Due to weather and schedules, the Board suspended the 2011 spring inspections. Spring inspections will resume in 2012. Homes that were slated for maintenance with due dates this summer, are still obligated to make improvements on time.

Driveway Sealing

For a consistent look throughout the community, the Board will be requiring all homeowners to have their driveways sealed each even year, beginning with 2012, and completed by July 1, 2012.

Community Garage Sale Scheduled

STOP - Don't throw that out, it could mean \$\$\$!

The OCHA Community Garage Sale is scheduled for Saturday, August 13, rain or shine. Advertisements were placed in the local Pennysaver and Craig's List. Plan to use your garage and driveway for this annual event. Hours of the sale will be 8:00 a.m. to Noon. This is a great time to clean house, meet neighbors and buy new treasures.

Selling your home?

The Pennsylvania Uniform Planned community Act, (Section 5407. Resale of Units) requires the unit owner to furnish to a purchaser, prior to the sale of the unit, a copy of the declaration, the bylaws, the rules and regulations of the association along with a certificate containing information about the finances of the association.

Acri uses an online service, www.condocerts.com, to complete the resales. There is a charge of \$220.00 for this information. You may log onto the website directly to order this information.

Where Playgrounds Originated

If you guessed Germany - you are correct!



Playgrounds originated in Germany. They were created as organized and instructional play areas for the use of teaching children the proper ways to play. Over time, organized playing areas have been adopted by other countries of the world and have become commonplace.

Source: Wikipedia

Architectural Committee

The Board is looking for at least 3 and up to 6 community members interested in being on the Architectural Committee.

The Architectural Committee is appointed by the Board in accordance with the By Laws. The committee would be required to meet monthly and provide a report at each monthly Board meeting. The Architectural Committee will be asked to do research and make recommendations to the Board. The Board will still make the final decision on Architectural changes but we are excited to have new perspectives and get more involvement from homeowners!

The goal of the OCHA Board and the Architectural Committee is to ensure that the value of everyone's home is at their optimal level. The community should always look "sale ready" every day!



CLUBHOUSE RENTALS CONTINUE TO GROW

Clubhouse rentals continue to be popular. Homeowners have taken advantage of the climate controlled amenities



offered at the Clubhouse. The rental fee on Friday, Saturday and Sunday is \$75. The fee during the week is \$35 (except holidays). There is a \$100 cleaning and damage deposit which will be refunded if the clubhouse is clean and undamaged after a rental.

To book your event contact Acri Assistant, Melissa Claflin, at: 412-459-0111 x 115 or melissa_claflin@Acrirly.com