



July 2011 Newsletter

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Debbie Brisky
Property Manager

Next Upcoming Inspection

**Furnaces are to be
inspected and/or cleaned
by November 1st,**

POOL SAFETY

Swimming is one of the many joys of summer, and we hope you're able to make good use of the association's pool. While we want to make sure all our residents and guests have fun in and around the water, our top priority is safety. Please take note of the association pool rules, and follow them to help keep everyone safe.

Pool rules promote safety, but safety is largely up to you: it's important to take precautions and be prepared for emergencies.

- Make sure you, your family and your guests know how to swim properly. If you don't, there are plenty of swimming classes for people of all ages.
- Always supervise children while they're around the pool, no matter how well they can swim. It only takes one misstep for someone to get hurt.
- Take note where the reach pole, emergency phone and life preservers are located in the pool area.
- Most importantly, consider learning CPR if you haven't already. This simple life-saving technique could save a life should an accident occur.
- There's plenty of fun to be had at the pool, and knowing how to stay safe in the water will help make this a great summer. For more safety tips, go to www.poolsafely.gov.



Have a safe and thoughtful holiday – Happy 4th of July 2011!

SHORT POINTS OF INTEREST

- Pool hours are from 12:00pm until 8:00pm daily and 10:00am until 8:00pm on weekends and holidays. The pool will be closed in inclement weather, i.e. rainstorms, lightning and temperatures under 70 degrees.
- The Audit should be available by mid-July. All homeowners will get notification as soon as it is available on the website. Please contact the management company if you have forgotten your password and username.
- FiOS is part of the community now and for the right of running the lines in our community, we have received compensation of \$17,600 from FiOS which has been deposited in our Renovation Account.

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SHORT POINTS OF INTEREST (continued)

- The 5 roofs completed this year are 1300, 2100, 2300, 2400 and 1800. Next year we will begin replacement on 2000, 2200 and 1700. This will complete all the roof replacements at McKenzie until the year 2018 when we will begin checking the condition of 1600, 1500, 1400 and 1000.
- HAVE SOME THINGS YOU WANT TO GET RID OF??? Angela DeMary will be happy to collect any donations of small or large items. You can contact her at 412-480-3797. Small items will be picked up by Angela, but if you have items that need muscle to remove them, you will need to arrange for a helper!

A MESSAGE FROM DEBBIE BRISKY

I would like to take a moment to ask your help in streamlining your requests. The management company is here to help make things easier for residents. Residents needing to have maintenance done to their unit, or just have a general question or problem are asked to contact the management company. This way we can make sure that our request gets to the channels as well as give follow-up to ensure satisfaction. Please feel free to contact us via email at Debbie@elitemgtservices.com, or you can call (724) 926-3093. I also welcome anyone's suggestion on how to improve things or just fresh ideas. I look forward to speaking with you.

Debbie Brisky, McKenzie Place Property Manager
Elite Management Services

BBQ-ing?

Keep that grill at least 2 ft. from your vinyl siding — while heating, grilling, and cooling. Be sure your grill is clean and in good repair.

Replacing melted pieces of siding can be expensive and is such a nuisance. Keep pets and children clear of your grilling area, and never leave your grill unattended. Be safe!



DIY STINK BUG TRAP

Spring is here and the stinkbugs are back in full effect! Most of us have tried to get rid of them in a multitude of ways to no avail. Recently, a segment on the news demonstrated how to make your own stinkbug trap and it works! It's so easy to make and cheap too! If you missed the segment I've outlined what you need and how you can make your own for less than \$10.

A 2-liter bottle — a razor blade — electrical tape — 1 LED light (Sylvania dotted silver LED is best, find them at Home Depot) — masking tape

1. Clean bottle to make sure soda residue is gone
2. cut horizontally along the top of the pepsi/coke label with the razorblade, use the label as your straight guide, make sure the edges aren't jagged, scissors will create a jagged edge.
3. Take the label off of the bottle
4. Place the LED light inside of the bottle base, light side up
5. Use the top of the bottle that was cut off as a funnel and place it upside down into the bottle
6. Wrap the electrical tape around the bottle to black the bottle out — take the tape to about 2 inches from the base of the bottle.
7. Use the masking tape, make a stinkbug ladder up the side of the bottle, do this on 4 sides of the bottle, basically just lay the tape up the sides of the bottle. This provides some traction for the bugs to climb up the bottle, once they get to the top they fall down the funnel and into the bottom of the bottom.
8. Place this in either your attic or a dark place in your condo. The bugs are attracted to light so if this is the only source of light they will go right to it. The trap works because once the bugs are in the bottle, when they try to climb out they get stuck between the upside down part of the bottle and the sides. They are unable to turn around and climb back down the neck of the bottle to the opening and escape.
9. Once you have trapped bugs, you can either place the entire trap in a plastic bag for a day or so and suffocate them or if you're not squeamish about the bugs you can un-tape the masking tape 'ladders' and pull the trap apart to dump them down the toilet.

If you want to see the instructional video on how to put this together go to www.youtube.com and search for JRProductionsPGH.

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FROM THE MAINTENANCE DESK . . .

- Most hose bibs are turned on now, If your hose bibb needs turned on or repaired, contact the maintenance office to schedule. 412-787-7104.
- As a courtesy to all residents please do not leave garbage around the dumpsters. We are charged a \$50.00 fee per item if it is left outside the dumpster. This, in turn, will be assessed to you. Also please try to breakdown any cardboard boxes before disposing of them in the dumpsters. If a dumpster is full, do not leave your garbage on the ground as this attracts animals.
- Parking is an issue here at McKenzie Place. Please notify the maintenance office if you are going on vacation and your car will remain in your parking spot for a period of time. Cars that are not moved over a long period of time cause us concern for the safety of the unit owner. If a car is parked in a guest spot and stays there for an extended period of time, it will be tagged with a parking violation unless you notify the maintenance office. If you have a second car that isn't used much, please park it in the overflow area across from the clubhouse, and on the right side of the hillside as you go down the road toward 1400. (And notify the maintenance office) This is also the area Guests should park. **Do not park your vehicle in front of anyone else's building.**
- **Since no construction may begin on your unit without notifying maintenance, Please have your contractors check in with maintenance when they arrive on the property. This will ensure that everyone is on the same page.**
- Now that it is summer, there will be more activity outside. Make sure you obey speed limits and stop signs to avoid any accidents and penalties.

Have a Great and Safe Summer!

BLOCK PARTY!

Summer is here, the pool is open and we're ready to PARTY!
Block party time is coming soon. Within the next few weeks you will receive a notification in your condo mail slot with the tentative date and time of our block party. This is just going to be a "preliminary count" of who is interested in coming so that we can see if there is enough interest to have a block party this year. Please make sure that you fill the bottom portion out and drop it in the mailbox by the date listed on the bottom. Again, this will not be an RSVP for the party, just trying to get a head-count for how many are interested in having a block party. Once we get that info we will send out more formal invites.



EMERGENCY LIGHTING

On Sunday, June 5, a portion of our community lost power at 2:30 PM. It was necessary for Duquesne Light to take the remainder of the community down at 6 PM while they were tracing the problem. The power did not come back on until 10 PM. We should be prepared, patient and considerate when these things happen.

TIP: Purchase a battery-operated lantern for use during an emergency, opposed to candles that could start a fire if left unattended, is a good idea. Taylor Gifts catalog has an Emergency Lamp with Krypton bulb that shines 200% brighter than ordinary bulbs. It requires four "D" batteries and they are currently running a special, buy one get one free for \$11.98. It is item # 31935 and the phone number to order is 800-829-1133. The catalog key code number is XAL109.



Need to retire a tattered American Flag? Send it through the mail to: Boy Scouts of America Laurel Highlands Council, 1275 Bedford Avenue, Pittsburgh, PA 15219

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For Our New Home Owners

McKenzie Place offers a spacious clubhouse that holds a maximum of 75 guests. At \$150, plus a \$150 (refundable*) deposit, it just may be a good solution for you. Monday through Thursday it's only a \$75 rental fee — or \$100 to include our HDTV!

- Holiday Party
- Baby/Wedding Shower
- Birthday Party
- Reunion
- Retirement Party
- Reception

Rules and rental agreement are available at www.mckenzieplace.com and from property management: **Elite Mgmt Services Group, 724-926-3093.**



**refund subject to terms of the rental agreement.*

FINANCE/INSURANCE

Of the many things your association assessment pays for, insurance is one of the most important. Association governing documents and state law require the association board to purchase adequate insurance as part of a comprehensive risk-management program.

Our association has two types of commercial insurance coverage—property and liability.

Property insurance covers loss of or damage to any common structures or physical property caused by fire, flood, storms or other natural events. For instance, if high winds uproot a tree that damages a common roof, the association's property insurance would cover the cost of repairs. Property insurance may also cover what we call "human perils" (such as theft) and "economic perils" (such as stock market fluctuations) that might impact our association's investments.

Liability insurance covers losses that would result if someone took legal action against the association for an injury, financial loss or other type of damage. For example, one important type of liability insurance, called Directors' and Officers' insurance, covers volunteers like board and committee members so they're not jeopardizing their personal assets to serve the association.

The association's insurance does not cover owners or residents, their homes or belongings. Each member should have his or her own insurance policy. If you need information about homeowners insurance, talk to a licensed insurance agent who specializes in homeowners associations. Or you may want to talk to the association's insurance provider; this person will know exactly where the association's master policy coverage ends and where yours should begin. This prevents you from over or under insuring yourself.

The association's agent can be reached at Rodgers Insurance — (412) 922-1651

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