



McKenzie Place Condominium News

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www.mckenzieplace.com

**Property Management at
McKenzie Place:**

Elite Mgmt Services Group
138 McDonald Street, Suite 200
McDonald, PA 15057
(724) 926-3093
FAX (724) 926-3090
JakElite@aol.com

Erin Williams
Property Manager

March 2011 Newsletter

ANNUAL HOMEOWNER'S MEETING

The annual homeowner's meeting will be held at the clubhouse on May 2, 2011 at 7:00pm. Announcements and information will follow to remind everyone. If you would like to run for the board, please contact the management company by April 10th so that your resume may be included in the packet distributed to the owners for review. All owners are welcome at the meeting.



Please familiarize yourself with the information on meetings and voting in the rules and regulations. Pages 32 – 38.

New Property Manager, Erin Williams, started with Elite Management Services in November 2010 as a Community Manager with over 17 years of diverse office management experience. Her extensive customer service and management experience will help her to effectively oversee the operational responsibilities of her communities. Erin has been happily married to her husband Jason for eleven years and they have two boys. Jorin, who is four and Sennett, who is eighteen months. Erin and her family recently relocated to Pittsburgh from Sacramento, California. Contact Erin at erin@elitemgtservices.com or (724) 926-3093.

Important Notes

Robinson Water Authority (MATR) generally conducts their annual "flush" beginning in March. Just a reminder if you temporarily experience some discolored water from your taps.

Next Upcoming Inspection

**Air conditioners are to be
inspected by May 1st,**

Ehrlich Pest Control will be spraying for stinging insects on Friday, April 29th, and the alternate date is Tuesday, May 17th.



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2011 INSPECTION SCHEDULE

The inspection schedule for 2011 is as follows:

- **Air conditioners are to be inspected by May 1st.** Electrical connections must be checked so that no arcing occurs when the unit is turned on. Please make sure your tech knows that this is the most important reason for the inspection and he should note its condition on the invoice.
- Furnaces are to be inspected by November 1st. This is to ensure that your furnace does not have any probability of leaking carbon monoxide. If your furnace fails the inspection, you must get it replaced for the safety of the people that live in your building.

This is the third year for inspections and by now, all homeowners should be familiar with the process. You should make a copy of the inspection and either fax it to Elite (724-926-3090) and mark it attention Erin Williams, or mail it to Elite to her attention, or fax it to McKenzie Place (412-787-7104) or place the copy in the locked mailbox in front of the clubhouse. If you have an agreement with a company who does your inspections every year and they do not fall into the time frame allotted, make sure you let Erin know so she has record of any date changes.

We will be adopting a zero tolerance on inspections this year, all fines and late fees will be assessed, so please make sure you get them done in a timely fashion. Call Erin if you have any questions about the inspections and /or the schedule.

Please remember if you have a furnace and/or air conditioner that is less than 3 years old, you DO NOT need to get it inspected until it is 3 years old. Mail proof-of-purchase to the management company.

BASELINE STUDY 2011

Each homeowner is responsible to notify management of any and all changes that have occurred in their baseline information. You will need to update vehicle changes, changes in the occupants (whether you've had an addition or someone has moved out), all current pet licenses and inoculations must be on file with the management company. This information is required per our governing documents. If you would also like to give someone your emergency contact for safety reasons, that would be great. Let your neighbor or Elite know who we should call in case it is necessary.

All tenants must also fill out the information required on the baseline study and each landlord is responsible for getting a change of occupancy to the management company with the name and contact information of your tenant within 5 days of the change.

STOP SIGNS

Please obey all traffic signs in the community. The stop signs are in place for the safety of the community. As the weather gets warmer there are many people who live here who will be out and about on our roads on foot — please be safe.



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REMINDERS:

- Please pick up after your pets. No one likes to see, smell or accidentally step in pet poop on the property. Being courteous is part of living in a condo complex. If you see a dog that does not belong on the property, please let management know. We have found an exorbitant amount of dog excrement at the cul de sac after the winter.
- **Please close the doors to the dumpster and let management know if the dumpsters are damaged, if you can't close the doors, if garbage is outside of the dumpster or placed around the dumpster. If you have to dispose of large items, don't throw them into the dumpster yourself, notify management/Mike and further instructions will be given. If you are disposing of large boxes, please collapse the box before throwing it into the dumpster.**

FROM THE MAINTENANCE DESK:

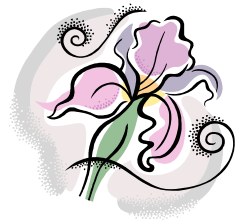


Spring is just around the corner and that means we will begin turning on hose bibs. Weather permitting, we will start in early April. If you would like to schedule a time to have your hose bib turned on, please call the maintenance office. Please do not attempt to do this yourself. If pipes have cracked over the winter, you could cause flooding in yours or your neighbors home. Once the weather breaks, maintenance will continue repairing and painting entrance doors and building sign posts.

SPRING IS FINALLY HERE!

We are all ready for the outdoors and all the enjoyment of being in the sunshine and finally freeing ourselves of cabin fever. The pool will soon be open, picnics will be planned, golfing, basketball, boating, and most of all SUNSHINE!!!

- Pool pass requests will be delivered at the end of April and need to be picked up BEFORE Memorial Day Weekend.
- Annuals may be planted in the mulch areas or hung on shepherd hooks (limit 3). Perennials can be planted in the common area with prior approval by the Design Review Committee. Do not plant any climbing florals or climbing greens anywhere in the common area. Plant your annuals after JML has done the spring cleanup and mulching to prevent damaged to your plants. Mulching will begin next week.
- Planters are permitted on the deck and the railings — please be courteous of your downstairs neighbor. Be sure that your planters are well-mounted so as not to blow off and hurt someone or damage someone's property.
- Deck cleaning may be done after you notify your neighbor of your intent to clean your deck. If you do not know your neighbor, then notify management and /or Mike and they will notify your downstairs neighbor. Be courteous.
- Any upgrades to your deck area that require construction must be done after an alteration request form has been approved by the Design Review Committee. Do not begin a project until they have approved your request.
- Keep your grill at least 4 ft. from your vinyl siding —while heating, grilling and cooling. Replacing melted pieces of siding can be expensive and is such a nuisance. Keep pets and children clear of your grilling area, too. Make sure grease is not dripping onto your neighbor. Be safe!
- **Washing your car is permitted, maintenance/repairs of motor vehicles in the common area is not.**



March 2011 Newsletter



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.*

PARKING

The design of our community allows for 1.5 parking spaces per unit. Some buildings have more parking spaces available than others. Recently, it has been noted that there have been cars parked alongside curbs and in the cul-de-sac for extended periods of time. As there are empty guest spaces available there is no excuse for this. No parking in the cul-de-sac and on the street is to permit emergency vehicles to move freely to the location of any emergency. The roads are narrow, fire trucks and ambulances are wide. Please tell your guests to utilize guest spots when they come to visit.



If a car is parked in your reserved space or is blocking your parking spot please call Ron Flora Towing. He is providing towing service to our community at no cost to the association. The owner of the towed car will be charged a \$150 flat towing fee (no matter the size of the vehicle) and a \$45 per day fee for storage.

Unit Number Signs & Fire Extinguishers

The new unit number signs that have recently been installed on the property are the result of cooperating with Robinson Township emergency response personnel. These signs will allow police, fire and ambulance personnel to easily find your unit in case of an emergency.



We have also moved all the fire extinguishers to a more central location. After having all the extinguishers checked and serviced, the safety inspectors suggested the change of location so that all the extinguishers are within the distance required for safety reasons.

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IMPROVEMENTS AT McKENZIE PLACE

Since 2007, the board has diligently put their efforts towards making lots of changes to the appearance and infrastructure at McKenzie Place. Lots of things are behind the scenes but many of them are immediately noticeable as soon as you turn into the community. Since the economics of the world today is setting a negative in our lives, let's look at the positive things that have happened at McKenzie Place.

- The landscaping has brought lots of curb appeal to our community. The grassy areas are healthier and greener since JML has been taking care of our property. Our entrance will be in full bloom this year. Last year, the hydrangeas didn't get a chance to bloom so we are all looking forward to the visual effect that it will bring.
- Since the hiring of a professional tree service, we have not lost trees in the winter storm last February, nor did we lose any trees in the high wind storms this year — and no damage to our buildings from trees falling.
- Since the renovation of the clubhouse in 2007, it has brought in more revenue in the last 4 years than ever before. This allowed us to purchase the HD TV in 2008. Homeowners have donated their time to decorate at Christmas time and to enjoy time with their neighbors.
- Our hallways and tower entries are clean, repaired and painted. The regular cleaning each month, the new mats outside, the painting and wall repair, and the professional carpet cleaning have helped to improve first impressions to guests.
- Our new entry sign and address post signs make it easier to spot the location we are looking for. This means we are more in compliance with the standards the fire department would like to see. We are not quite there yet as they would like our buildings marked as well. (working on that)
- The finished repairs to 1000 building in 2007, are working to keep the building's basement clean and dry. We are even using the area for storage for the extra siding that was purchased when our last building was sided in 2009.
- FiOS has been installed throughout the community, offering us additional choices we didn't have before.
- We have repaired/replaced sidewalks, the pool, fencing around the dumpsters, lighting fixtures, roofs, asphalt, water main lines(2 breaks last year), and countless other small projects. Of course, all the above still need some more work and that is something we are also looking at for 2011 and 2012.

All of this was accomplished without raising condo fees or assessing any homeowner with an additional financial burden and with the cooperation of our neighbors. All of these improvements have increased our property values approximately 30% in the last 4 years.

At \$215 per mo., McKenzie Place has the lowest condo fees in our region which includes: water, sewage, garbage, lawn maintenance and snow removal, clubhouse and pool maintenance, as well as maintenance of limited common areas and common areas.

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FUN ADVENTURES OF AN OLD GAL — Yvonne Hervol, from 2312 is a competitor in English Dressage with her trusty steed, Eddy — a well-trained Thoroughbred! Eddy loves to be in the Show Ring to bring home the “Ribbons,” and loves to jump, and go on the trails. He’s been retired from “racing” years ago, and is kind — and very smart. Eddy is stabled at a private barn in McDonald, PA, and gets much love and attention from his “girlfriends.” Some of our neighbors already know Eddy.



He has a super personality and can be silly, too. Neighbors are welcome to come out and visit with us on a nice Saturday or Sunday, and learn more about these very majestic creatures, and even give Eddy some brushing and a carrot or an apple. You can visit Eddy’s web site at www.eddy.pittsburghpointswest.com. It’s not regularly updated, but it has some fun pics.

SPECTATOR EVENT: All Day (9:00a-7:00p) Sunday, June 12 — Montour Valley Trail Riders Show at the Baker Farm just below Fort Cherry High School — there are direction signs all along the way. It’s free and features English & Western riding, barrel racing, pole bending, trail class and much more — **bring a lawn chair!** Lunch is available and is very inexpensive and supports the Montour Valley Trail Riders Club activities. It’s family fun for all ages!

CUCUMBER AND TOMATO SALAD

- 2 medium Cucumbers, thinly sliced
- 4 Green Onions, thinly sliced
- 2 Tablespoons minced fresh Parsley
- 1/4 cup sour cream
- 2 Tablespoons snipped fresh Dill
- 1 Tablespoon Cider Vinegar
- 1/2 tsp. Salt
- 1/4 tsp. Mustard (I use Grey Poupon)
- 1/8 tsp. Pepper
- 3 small Tomatoes, sliced



In a bowl, combine cukes, onions, parsley. In another bowl combine, sour cream, dill, vinegar, salt, mustard and pepper. Pour over cucumber mixture and toss to coat. Chill for about an hour (optional). Place the salad on a plate and top with tomato slices.

Digital Camera for Sale: Olympus Stylus-550WP. 10 megapixels. 3X optical zoom. 2.5 LCD monitor. Waterproof up to 10 feet. Best Offer. Email Bev at bahkenzie@verizon.net



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