



McKenzie Place Condominium News

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Board of Directors

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Sandy Kiniry

Design Committee

**Marilyn Ross
Jamie Tortis
Carey Bird**

**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

Susanne Work
Property Manager

UPCOMING INSPECTIONS:

Furnace and Chimney
inspections are due
by **November 1, 2010**

4th QUARTER ISSUE

FALL-WINTER 2010

Behind the Scenes —

Angela Austin responded to CAI on behalf of McKenzie Place on the FHFA's proposed Private Transfer Fee Covenant — www.fhfa.gov.



"As the president of the board of directors at McKenzie Place Condominium Association located in Pittsburgh, Pennsylvania, I wish to inform you that this type of restriction would hinder the growth of our reserve fund and make it more difficult to comply with the reserve account requirements that are now part of FHA approval. . . . As an older community (>25 years) we have many infrastructure items that need addressed and more up keep than a younger community. The capitalization fee helps defer increasing condo fees. The age of our community means we have mature landscaping which is appealing and we have an excellent location very close to town and also to the airport. Therefore, we have had little trouble selling our units even during this economy. Taking away the capitalization fee would be harmful to our community and not allowing it would be devastating to our sales."

"Ms. Austin, Thank you very much for taking time to write such an AWESOME and personal set of comments to the FHFA. May I use this as an example to share with our other members on how to respond effectively? This is just great." On behalf of CAI, Andrew Fortin, VP of Government Affairs



Susanne M. Work — Profile

Susanne Work started with Elite Management in April 2010 as a Community Manager/ Accounting Specialist with over 14 years of diverse office management experience. Very quickly she became the Community Manager for McKenzie Place and has been working to improve collections and correspondence throughout the community. Susanne is working towards a strong relationship between Management, Association Members and Board of Directors that will provide a well-maintained and beautiful community that prospective homeowners will be encouraged and excited to be a part of. She has a strong tax background and continues to prepare taxes on the weekends as a Tax Expert with H&R Block. Her extensive customer service and management experience will help her to effectively oversee both the operational and accounting responsibilities of all of her communities.

Susanne has been happily married to her husband Dale for nine years and they have three children. A daughter Morgan who is seven, a daughter Kyra who is five, and a son Dale Jr. who is three. She and her husband are both currently active with the Stowe Twp Volunteer Fire Department. Susanne's husband is also an officer with the Fire Dept and a Commissioner for Stowe Township's Fourth Ward. Her family is committed to volunteering and building strong relationships within her own community. Please feel free to contact Susanne directly with questions, comments and concerns at Susanne@elitemgtservices.com.

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Fall-Winter Newsletter — 2010



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.*

FiOS is Here!!

The winner of the Damon's gift card for completing the survey is Joanne Chin (2311). Thank you all for participating. The cost of FiOS will be available once Verizon knows how many people are interested. 25% of residents participated in the survey. The overall results are available at www.mckenzieplace.com.

WE NEED YOUR HELP

In order to keep McKenzie Place looking great, all of us, renters and owners alike, need to take pride in our community. Please remember that we all share the common areas and they are not only your lawn, flowers, and shrubs but OUR lawns, flowers and shrubs.

Please remember to do the following:

- **NO LITTERING OF ANY KIND.** Cigarette butts included. It makes the property look unkept.
- **CLOSE THE DUMPSTER DOORS.** This keeps animals from tearing into the garbage and spreading debris. It also makes the community look better not to see into the garbage containers.
- **AVOID WALKING THROUGH THE MULCH.** This damages the flower beds and looks messy. We have sidewalks to use to get to our cars. Always use the walkways to keep the grassy areas healthy and green. Do not use patio entrances as your front doors whenever possible. We realize some of our residents need to use those entrances but most of us can use the main entrances.
- **CLEAN UP AFTER YOUR PET.** Many of you do this regularly and we thank you! We still have people that don't. It is not only a health hazard but unsightly and disrespectful. Most of these occurrences are at night when people assume the incident is not noticed. Your fellow pet owners still notice.

Libby's Peach Cobbler

- Melt 1 stick butter (or margarine) in bottom of 7x7x3 in (or so) baking pan
- Combine 3/4 cup flour, 2 tsp. baking powder, and about 1 cup milk (to consistency of pancake batter) and pour on top of melted butter.
- Mix together 1 cup sugar, 2 tsp. cinnamon, 1 tsp. vanilla, and 2 cups (about 5 large peaches) of peeled and sliced peaches.
- Put peach mixture on top of flour/milk/baking powder.

Bake at 350 degrees for 1 hour — Serve warm with vanilla ice cream

To prepare peaches — place the peaches in boiling water for about 60 seconds, remove and plunge into cold water. The skins should slip right off.



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Fall-Winter Newsletter — 2010

From the Maintenance Desk . . .

We hope everyone has enjoyed their summer and had a chance to enjoy the pool.

- We will begin winterizing hose bibs in late October
- As a reminder, furnaces are due for inspection by November 1st. You may use any licensed contractor. If you need a referral, contact the maintenance office. **Once the inspection is complete, please drop a copy of the inspection report/receipt into the mailbox in front of the clubhouse.**
Please note, if the contractor that you use is not licensed, you will be financially responsible for obtaining another inspection by a licensed contractor to complete the inspection
- Dryer vents should be cleaned by now. Please forward furnace and dryer vent inspections to the maintenance office. If you still need your dryer vent cleaned and inspected, We can perform that service for a \$50.00 charge. You may call the maintenance office and leave a message. 412-787-7104
- We will begin painting building exit doors and wood windows soon, and finish in the Spring.
- As a courtesy to all residents please do not throw construction materials in or 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 break down 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.
- Please do not park in the cul-de-sac. This is a fire lane and you will be subject to towing.



Are You a Good Neighbor?

Porches

If you live in an upstairs unit, it costs very little money to put down Indoor/Outdoor carpeting on your porch. Home Depot and Lowe's are currently running end of season sales. Carpeting keeps debris from falling on the porch below and provides a little privacy while using your porch.

We have had several complaints from downstairs neighbors having potting soil, dog excrement, BBQ grease, plant watering coming down on the heads of downstairs residents and their guests. This is disgusting and disrespectful.

Quiet Hours

Please observe the quiet hours between 11 PM – 7 AM

Dishwashers, washers, dryers, sweepers, loud TV/stereo/radios should not be used after 11 PM at night.

Speeding/Stop Signs

McKenzie Place is a community filled with dog owners who walk their dogs, people who walk to be healthy and a few children. The speed limit is and will continue to be 15 MPH and the stop signs are here for the safety of our community. We will be enforcing the speed limit and stop signs, fines do apply to those who violate these rules.



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SALES, SALES, SALES

This is a listing of the most current sales in the past year.

Our property values are growing.

Three-Bedroom Units:

\$112,000
\$115,000
\$120,000
\$123,700
\$125,000
\$130,000

Two-Bedroom Units:

\$ 83,900
\$ 98,000
\$103,000
\$110,000

One-Bedroom Units:

\$55,000
\$72,990
\$77,000



Watch the bulletin board for the ***Christmas Tree Decorating Party in early December***. We will need you to R.S.V.P. in order to plan for refreshments.

ANYONE interested in a holiday party around the middle of December, please contact Nichole Gardner by e-mail (nicolepsu@gmail.com) or leave a note in her inter-community mailbox at 1904 Kenzie Drive. This is a survey to see if there is enough interest to continue the plans for a holiday party. You need to contact her if you are at all interested in attending or helping. We did not have a block party because there were not enough people who responded (only 15 people responded).

PARKING — Please remember to tell your guests to park in a parking space that is marked for guest parking in the FRONT of your building. If there are not any guest spots available, they need to park down by the clubhouse and walk to your unit. If you are having more than one guest, they need to park at the clubhouse and walk to your unit unless you are in a building that does not have parking problems. People living in 1500, 1600, 1800, 1900, 2000, 2100, 2200, 2300, and 2400 have VERY LIMITED spaces available for guests. Be courteous.

NOT KNOWING IS NOT AN EXCUSE.

As owners and renters, it is our responsibility to read and keep ourselves informed. The following items are considered Official Communications:

- Web Site Information
- Notices on bulletin boards in our hallways or at the entrance
- Newsletter articles
- Rules and Regulations
- By-Laws
- Declaration

If you have questions concerning any of the above, write down the question, put it in the mailbox at the clubhouse or e-mail it to the management company and copy the board. The management company and the board are here to answer your questions but not to personally inform you of each communication because you haven't taken the time to read it for yourself.

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