



McKenzie Place Condominium News

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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:

Dryer vent cleaning and inspections are due by **August 2010**. Mike and Rick will clean your dryer vent after normal working hours. Please contact them or hire any company of your choosing. The cost will be \$50.00 for Mike and Rick to clean your dryer vent.

2nd QUARTER ISSUE

SUMMER 2010

NEW FOR ALL ROBINSON TOWNSHIP RESIDENTS: SINGLE STREAM RECYCLING:

McKenzie Place residents no longer have to worry about how to dispose of their newspapers, magazines, catalogs and white office paper. The following are now being accepted for recycling:

- Plastic (Types 1 through 7)
- Metal Food Cans
- Empty Aerosol Cans
- Beer & Soft Drink Cans
- White Office Paper
- Computer Paper
- Magazines (bundled and tied separately)
- Newspapers (bundled and tied separately)
- Catalogs (bundled and tied separately)
- Telephone Books (bundled if multiples)
- Corrugated (bundled and tied separately) - no longer than 14"x14"
- Glass - Beverage bottles and food jars (clear, brown, amber and green)



All items can be co-mingled in the recycling containers without being separated (please note the exceptions above). Be sure all the items are secure in the recycling containers.

Want to opt-out of receiving "paper" white & yellow pages directories? Follow the link — www.yellowpagesgoesgreen.com/ — learn about more "go-green" projects

Welcome to Susanne M. Work, our new property manager who recently joined EMSG as a Community Manager/ Accounting Specialist with over 14 years of diverse office management experience. She has a strong tax background and teaches the basics of tax preparation as a New Tax Professional Administrator with H&R Block. Her extensive customer service and management experience will help her to effectively oversee both the operational and accounting responsibilities of her communities. She is currently active with the Stowe Twp Volunteer Fire Department.

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Summer 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.*

SUMMER PARTY: Nicole and Sandy are planning a summer party. If anyone is interested in helping, contact Nicole at nicolepsu@gmail.com or drop a note in Sandy's mailbox 2406 or Nicole's mailbox 1904.

POOL INFO: Our swimming pool is open daily 12:noon to 8 p.m. Weekends/Holidays 10:am to 8:pm.

- Must have pool passes, lifeguards are recording pool pass numbers
- During inclement weather, lifeguard determines if and when the pool may re-open
- No diapered persons of any age
- No alcohol

All pool info is in the Rules and Regulations — pages 13-14.

NOTICE: Pit Bulls are not permitted on McKenzie Place Property.

REMINDER: Help keep our grounds in great shape by using walkways where available. Creating pathways with too much foot traffic through new grass and grassy areas kills the grass and creates labor intensive and much "spot" lawn treatment. Many thanks!

FOR SALE: Mint condition, 3G iPhone. 8 gig, with accessories — chargers, USB cable, gel cover, and new SIM card. Compatible with AT&T Nationwide voice and iPhone data plans. Includes AT&T coupon for 13% discount on your voice plan. \$100.00. Email Yvonne (2312) anytime at y.hervol@verizon.net or call (412) 787-6721 during daylight hours.



Spanish Chicken

by Betty Crocker

- 3 medium unpeeled baking potatoes, cut into 1/2-inch cubes (4 cups)
- 2 medium green or red bell peppers, chopped (2 cups)
- 1 large onion, coarsely chopped (1 cup)
- 12 large pimiento-stuffed olives, coarsely chopped
- 1 can (14 1/2 ounces) diced tomatoes with roasted garlic, undrained
- 1 tablespoon Gold Medal® all-purpose flour
- 3 teaspoons chili powder
- 1 teaspoon salt
- 1 1/2 pounds chicken breast tenders (not breaded)

Heat coals or gas grill for direct heat. In large bowl, mix potatoes, bell peppers, onion, olives and tomatoes. Stir in flour, 2 teaspoons of the chili powder and 1/2 teaspoon of the salt. Spoon mixture into large heavy-duty aluminum foil bag.

Sprinkle remaining 1 teaspoon chili powder and 1/2 teaspoon salt over chicken. Arrange chicken on top of vegetables. Double-fold open end of bag. Slide foil bag onto cookie sheet to carry to grill.

Slide foil bag onto grill. Grill uncovered 4 to 5 inches from medium-high heat about 20 minutes or until potatoes are tender and chicken is no longer pink in center.

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ALTERATIONS:

Alterations fall into 2 categories. They are either something done to the inside of your condo or something you want to change or add to on the outside of your condo.

Fill out an Alteration Request Form:

- When you are doing a major repair such as installing a new furnace or air conditioner, when you replace your windows, if you want to add a screen door to your patio slider or when you want to change from a gas stove to an electric stove.
- When you want to change the outside of your unit by enclosing your deck/patio area
- When you want to plant flowers and or shrubs in the common area around your unit. (Declaration p. 24 Responsibilities of Unit Owners 5.3 c,d)

The Design Review Committee must approve these changes so that we do not disrupt the Architectural Design or Structural Integrity of the property. (Declaration p. 23 Maintenance and Repair of Units 5.2)

Let the property manager know:

- When you are remodeling a kitchen, bathroom
- When you are replacing flooring
- When you convert a fireplace to gas or electric burning logs
- When you want to convert to a Satellite dish instead of cable. There are restrictions on the dish placement.

These things do not need approval but the management company needs to know that there is construction going on in your unit.

GO JOAN!



Happy 80th Birthday to our neighbor Joan Trautman — yay! You go girl! A birthday celebration just doesn't get any better than this with family and friends! Woohoo! Skydiving! What a treat.



Looking for a new, fun adventure this summer? Check out www.kayakpittsburgh.org. Even if you never done it before, you can look forward to learning and enjoying being on the water and the outdoors, and it's very reasonable — \$15 per hour. Located under the 6th Street Bridge, you can paddle around the point and head out on any of the three rivers. Whether you're a beginner or a expert paddler, it will be a great experience. If you want to get a workout or just relax and enjoy the scenery — it's great fun.

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CONDOMINIUM PROJECTS TAKE STEPS TO WIN FHA APPROVAL

By: J.David Ramsey Esq. & Jennifer A Loheac, Esq. (An article from CAI)

We always knew that buying a unit in a condominium project meant that the value of our property depended in good part on the likeminded conscientiousness of our neighbors. But the interdependency between homeowners became a more serious relationship in 2010. No longer can we individually secure an FHA-backed loan to purchase or refinance a unit in a Condominium. Those loans are now extinct, with one exception: where the Condominium project as a whole receives the nod from FHA, FHA will allow lenders to make loans to individual homeowners living in the Community. So how do we get the Federal Housing Authority to smile upon our particular community? By proving that most residents live there, pay their fees, and save money. FHA eligibility is, in certain regards, still less stringent than Fannie Mae's but there are certain minimum requirements, as referenced below:

The Community must meet standards for property, liability and fidelity insurance and, when applicable, flood insurance too.

- Not more than 25% of project's floor space may be devoted to commercial use.
- With the exception of developer-owned units that are not rented, any one owner may own not more than 10% of units.
- No more than 15% of the units may be more than 30 days delinquent.
- A majority of units must be owner-occupied, though units owned by a lender following a foreclosure will be deleted from both the denominator and numerator in calculating that fraction.
- Budgets must be "adequate" and include sufficient revenues to provide for the proper operation of the property and all amenities, an allocation for reserves of not less than 10% of the full budget and reserves to cover insurance deductibles.

HUD must review and approve any pending litigation. This applies to all litigation other than routine collection lawsuits. Even lawsuits being defended by insurance defense attorneys fall in this category.

Even after the above-mentioned criteria are met, FHA will not insure more than 50 % of the loans in any one community this year and not more than 30% of the loans in any one community for future years, though there remains the possibility that this may change before 2011.

DELINQUENCY UPDATE:

We have reduced our delinquencies and have more people contacting the management company to repay their assessments to current.

We have avoided all but 2 foreclosures: One for \$14,000.00 and One for \$7,350.00 — these two owners have not contacted the management company to make payment arrangements or sign forbearance agreements.

Eleven property owners have contacted the management company and have either paid their accounts in full or have entered into payment agreements with the Association to get current. Since the last newsletter, we have recovered approximately \$24,000.00 from lump sum payments and the remaining balances will be collected monthly.



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!

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