



# McKenzie Place Condominium News

2500 Kenzie Drive  
Pittsburgh, PA 15205  
Phone & FAX  
(412) 787-7104

**Board Of Directors:**

**Angela Austin, President**  
johnnie55@verizon.net

**John Austin, Treasurer**

**Jan Lentini, Secretary**  
jwl7503@juno.com

**Peter Hess, Member-at-Large**  
pjhess@verizon.net

**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

John Mathé  
Property Manager



**DOG WALKER NEEDED:**

If you can help walk a dog between the hours of 11:am and 1:pm, Monday through Friday, please call Pete Hess at 412-809-0441. Sabrina will be happy to run and play with you.

**FIRST QUARTER ISSUE**

**EARLY SPRING 2010**

**HOMEOWNER'S CORNER**

Our neighbor, Kristin Frank is participating in the Pittsburgh Marathon with Leukemia and Lymphoma Society Team in Training, on May 2, 2010 to raise money for lifesaving cancer research. The purpose of doing this race is to raise money for Leukemia, Lymphoma, Hodgkin Lymphoma, Myeloma, and other blood related cancers/diseases.

"Both of my grandfathers have lost their fight against a blood related cancer/disease, so this cause is very close to my heart."

"I am committed to raising at least \$1,500 for the Leukemia and Lymphoma Society and **am still \$1,425 away from my fundraising goal.** Any and all donations are greatly appreciated. Anything you can do to help is appreciated, gets me closer to my goal, and motivates me to train harder."

You can visit my site at <http://pages.teamintraining.org/wpa/pittsbrg10/kfranksnbp> to make a donation or make checks payable to: The Leukemia and Lymphoma Society, and send to: Kristin Franks, 2302 Kenzie Drive, Pittsburgh, PA 15205.



With sincere thanks...and running for the cure, Kristin.

**ICE GUARD MATS ON PORCHES**

A big thank you to one of our neighbors who provided a sample and trial of the new mats on your porches, which the board voted to purchase for the entire community. These mats will provide safer footing, stepping on and off of our porches. Wiping our feet on these mats will remove the majority of the ice, snow, salt and mud from our footwear before tracking it into our halls.

**MCKENZIE PLACE YARD SALE:**

We are in the process of planning a yard sale (Sell and Swap) on May 22<sup>nd</sup> at the clubhouse and if weather permits it will be held at the tennis court to give us more room. This is the time to clean out all those stuffed closets and get rid of anything you haven't used or worn in one year. Odds are you won't use them anyway. If you are interested in helping and or participating, please call Joanne Chin at 412-788-8385 or Jan Lentini at 412-787-3594. We will be placing an ad in the *Pennysaver* so that the community knows it will be taking place. Hours will be determined once we know how many people are interested.

**FOR SALE:** Beautiful and sturdy wooden oak daybed, complete (which means w/ mattress) for \$300. I do not have a picture of it set up, But will offer, interested parties a set up time to view it. Contact me at: 412-901-6093 or [col3759@yahoo.com](mailto:col3759@yahoo.com) Coleen Robinson, 1201

**Important Notice:** The McKenzie Place Newsletter is an official publication of the Association. All information contained within the newsletter is a legal form of communication from the board of directors to the unit owners.

## Spring Newsletter — 2010



Our Club house has hosted a number of holiday events and is a nice amenity that has generated some revenue for the upkeep. Our maintenance people pay special attention to the cleaning and repairs.

There's always room for improvement, but the clubhouse is ready for your next event with family and friends.

The clubhouse holds a maximum of 76 guests and 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](http://www.mckenzieplace.com) and from property management: **Elite Mgmt Services Group, 724-926-3093**

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



### **DESIGN REVIEW COMMITTEE:**

Annuals may be planted in the mulch areas or hung on shepherd hooks (limit 3). No attachments may be made using screws or nails on the posts or siding. Command fasteners or Velcro may be used for small items. It is recommended that you not plant highly scented items along the entrances where people with allergies may be affected. Always be aware of the utility services in the area.

Perennials need approval from the Design Review Committee since we are making plans for some new additions. However, we greatly appreciate any Owner getting something of his/her own choosing. We just want to make sure that the size and type of plant are suitable for the location. We recommend, that if at all possible, Deer resistant items are utilized to avoid them being eaten or destroyed.

### **DOG LICENSES:**

Allegheny County Treasurer John Weinstein announced that his office has partnered with a local computer-processing firm EBS to offer county residents the option to renew their 2010 dog licenses online via the Internet.

Features of this new system include: purchasing individual or multiple license applications per transaction; adding new dog(s) to the database; correcting the owner's name, address or phone number; immediately receiving a validated receipt to the address provided via e-mail confirmation.

Go to [www.alleghenycounty.us/treasure](http://www.alleghenycounty.us/treasure) and click on the dog license icon. EBS will charge a one-dollar (\$1.00) processing convenience fee per transaction to provide this service.

### **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. Air conditioner inspections are due by **May 2010**. The main purpose of this inspection is to determine that your air conditioner is electrically sound before you turn it on. Electrical problems may cause arcing and could start a fire.

## Spring Newsletter — 2010

### **FIRE ALARMS PROCEDURE:**

In the event an alarm sounds,

- You must first determine if it is a result of someone burning food, cleaning their oven, or if it is an actual fire
- If it is an actual fire or you are unsure and no one answers a door, call the fire dept. 911
- If it is a maintenance problem with the smoke detector, call the after hours number and the on call maintenance person will come out and silence the alarm. 724-926-3093
- For safety reasons, all the residents in the tower area should look out into the hallway if they are home to determine if it is an emergency and the fire department should be called.

### **CARBON MONOXIDE POISONING OR THE FLU?**

This information was obtained from an article written by Joe Kulik, a firefighter from the Montour area, in the Allegheny West Magazine.

We have all heard about people who have become sick, or have died, due to the effects of carbon monoxide. The problem is that carbon monoxide cannot be seen, nor does it have a distinctive odor. Of particular concern is the signs of carbon monoxide poisoning are very similar to flu symptoms, so people can easily mistake what is happening. Flu-like symptoms, as well as nausea, fatigue, and headaches, are very common with carbon monoxide poisoning.

If you suspect that you may have a problem, you need to act quickly. Many forms of detectors are available, and are a very wise investment. If you know of someone that uses indoor heaters, or has a fireplace a detector is a MUST. If you suspect there may be carbon monoxide poisoning, such as if the detector goes off, do like you would in a fire – get out of the house. You need to get away from the source of the carbon monoxide. You need to get fresh air immediately, and you should go to your local emergency room.

As more people rely on individual heating units, and as our appliances or our fireplaces get older, there is an increased likelihood of risk and harm. Proper maintenance is a must, but detection systems and common sense vigilance is necessary. **DO NOT ALLOW A LOVED ONE, OR YOURSELF, TO BE A VICTIM OF CARBON MONOXIDE.**

As a best practice, the board would ask that all unit owners purchase a carbon monoxide detector for their unit so that each and every family is safe from carbon monoxide poisoning. Our fireplaces and furnaces are old. Cracked heat exchangers and faulty gas logs or even old water heaters can emit carbon monoxide. **KEEP YOURSELF AND YOUR NEIGHBORS SAFE.**

### **DELINQUENCIES:**

- We have 6 properties that will be or are under Foreclosure Proceedings. Approximate Dollar values are as follows: \$21,000 \$8,000 \$32,000 \$11,000 \$10,000
- We have 7 properties that are pending Foreclosure due to a non-response from the owners. Approximate Dollar values are as follows: \$1,500 \$2,700 \$3,800 \$2,500 (4 properties at the \$2,500 level)
- Nine other properties will be or are going to collections due to a non-response from the owners. These owners are behind 4months payments or less. Once they reach a 5-month status, they will be put on the pending Foreclosure list unless they contact the management company and make arrangements for payment.

**ALL OF THESE ACCOUNTS COULD HAVE AVOIDED ACTION BY CONTACTING THE MANAGEMENT COMPANY AND MAKING ARRANGEMENTS FOR PAYMENT AND FOLLOWING THROUGH WITH THEIR AGREEMENT TO PAY.**

The board has had to take a hard line with the people not paying their condo fees. It is not fair or just that the remaining homeowner's absorb the cost of the water, sewage, garbage collection and general common area maintenance that is unpaid by those that do not pay their assessments in a timely or current fashion. As well as the large legal fees we absorb because of their neglect.

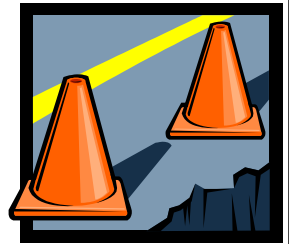
### FROM THE DESK OF:

#### McKenzie Place Maintenance

We are in the last leg of winter and spring is just around the corner. I would like to remind everyone not to turn on your hose bib. The maintenance dept. will perform this task. It is very important for maintenance to do this so we can inspect the lines and make sure there was no winter damage.

Other projects about to start are as follows:

- Painting of all hallways
- Resurface the road in front of 1900, 2000, 2100, 1800, 2200, 2300, 2400
- Make repairs from snow and ice damage
- Hallway carpets will be cleaned May 3, 4 and 5
- Prep and fill the pool for Memorial Day
- As weather permits, the balance of the community will have the licensed parking spaces stenciled (Once your space is labeled, please begin using it)



### FROM THE DESK OF:

#### John Mathé

#### DO YOU SPEAK CONDO?

I began managing Common Interest Ownership communities back in 1977, in Pennsylvania. Since then I have managed condominiums, cooperatives and homeowners associations from the east coast to the west coast. During that time, I have learned to understand and "Speak Condo."

But, no matter in what community or in what state I was managing, I always spent a disproportionate amount of time dealing with angry and frustrated owners, who did not understand or "speak condo." In Western Pennsylvania, it is no different - and perhaps more so. And it is so within McKenzie Place Condominium Association.

The condominium concept is still a fairly new concept in this region, though existing for thousands of years globally. It's a way of living and a lifestyle that forces people to reside together. It demands that the residents follow the rules of their community -- whether they agree with them or not. Many owners of a condo community are former homeowners, who are used to the freedom of doing what they want, when they want and how they want. Perhaps this is even more so in western PA. Consequently, many issues arise as a result of the owners' not knowing their responsibilities in a community association. It is the board of directors and the community managers and the maintenance staff, to some degree, who have to work through the many and varied problems arising because the owners "just didn't know" about certain policies.

On the other hand, other owners are former renters who are used to a maintenance-free form of living that eliminates all responsibility for any maintenance on their part. They enter the condo concept of living with this same mentality. It is not easy to get a group of owners to develop a working understanding of the condo concept and lifestyle. This can only come about by educating the owners. But, who is responsible to educate the owners? Should this be the responsibility of the closing agent or an attorney or the board of directors' responsibility?

The directors are elected by the owners and given the responsibility to handle the day-to-day operations of the condominium corporation with assistance from a managing agent or an on-site manager and the condo attorney. They are owners who are volunteers. They are not there to ensure that owners have read the condominium documents. They are charged with their enforcement. The community manager, on the other hand, is a contractual agent whose duties do not include educating the owners.

There is a professional organization, the Community Associations Institute, whereby an owner can go online or attend classes in person to get the necessary information and understanding of the Condo Concept.

The bottom line is - self-education. YOU are responsible for knowing and understanding what it is that you purchased and the legal obligations that are required of you to function successfully within your Condo community. You wanted to know and understand what the rules and regulations of your mortgage would be, so that you would not make a mistake and be penalized. So, it is with the concept of condominium living. So, as a condo owner, you should want to live up to your responsibilities. You can do this by becoming bi-lingual. Learn to understand and - "SPEAK CONDO!"

John Mathé