



ISLES News - Summer 2013

VOLUME 1, ISSUE 1

JULY 2013

HOA Newsletter

Welcome to the first newsletter of the Isles at the Highlands HOA. Carol Johnson and Don Greb have decided to publish a newsletter to attempt to keep everyone in the HOA informed as to what activity is occurring and other information pertinent to the community.

If the idea is supported we will try to publish at least every four to six months.

HOA Board

Carol and I are the two residents currently on the HOA board along with Meritage members Paul Witkovitz, Debbie Uselman and Jim Rumbaugh (President). Ryan Lynch the property manager attends the board meetings as a nonvoting member but provides the financial reports and valuable information and advice. Ryan also is a big help getting things done for the HOA. The board meets periodically during the year in addition to the all members meeting usually in March/April of each year. The last all member meeting was April 30 at the Clubhouse

Board Results and Actions

- The board met June 20,2013 at the Isles clubhouse.
- There is 1 delinquent unit (this is not unusual and is due to payment timing).
- Privacy fence screen. Board approved the purchase and installation of a privacy screen along the pool fence to provide more privacy at a low cost.
- Management recommended pea gravel or mulch along the areas of the buildings where the siding is up against the lawns. The board asked to price Pea gravel for longevity. This is to address the problem of landscapers damaging the vinyl siding.
- The board approved an expenditure to purchase a small table with locking storage to be placed in the clubhouse bathroom access hall. This will allow pool testing supplies and documentation to be locked and kept out of the main area.

- There is a new vacuum for the clubhouse. The old one was not working, but management reported they fixed it when delivering the new one (we now have two in the clubhouse closet).
- The board asked for keys to the storage room to be able to access the circuit breaker panel.
- Don reported the outlet outside the rear door was not working. Management was asked to have it repaired.
- Management was asked to price installing a light at the clubhouse house parking area. We will be certain it is needed before approving purchase and installation.
- Management reported that after returning from vacation, they would assess the community and begin a 'reserve' (funds) plan for future maintenance, and will assess all dead/dying shrubs for fall replacement
- Meritage reported on the current status of sales. They indicated that by Spring 2014, the turnover meeting probably should be scheduled.
- Management was asked to price landscaping around all the utility boxes in the plan.
- The board approved permitting retractable awnings of a tan/brown color only for patios.
- Don asked if owners could change photo cells and various small items to save money. Management stated the more volunteers the better.

Community Involvement

As a community we have two options to maintaining the Isles; we either pay someone to take care of things or we can volunteer to take some of the responsibility. Obviously large or specialized tasks will be best done by professionals, but there are some tasks such as minor landscaping and minor repairs/maintenance that could be done by dedicated volunteers. By doing some of the work ourselves, we save the community money and will be able to do more than if we are spending funds on professionals.

We would like to propose the following support structure for the Isles pending community support and volunteers:

Clubhouse/Pool management and support.—Responsible to check on the clubhouse periodically and after social events, keep supplies inventory, create the yearly pool testing schedule

Buildings and grounds—Keep check on the landscaping and exterior of the buildings and maintain an inventory of issues that need to be addresses (broken post lamps, dead scrubs, lawn care issues, common area safety or repair concerns).

Social committee—Lead the scheduling, set-up and teardown of all community social events. Be sure clubhouse is in good order after community events. Linda Kinsel is currently leading this but we need some additional volunteers to help out..

Please let Carol Johnson or Don Greb know if you are interested in these community support activities.

Community Reminders:

Please leave power on to your units post-light all the time (dusk to dawn, they have electric eyes), we believe it makes the neighborhood more pleasant and safe. Some units do not have on/off switches so you're ok.

Please always be sure Clubhouse is secure when you leave. Lights out, HVAC set appropriate to the season (HVAC should be 55 degrees for winter and 80 degrees in the summer when no one is using the clubhouse), and all doors locked.

Please be sure pool gates are locked if you are last to leave.

Please be sure to return your trash/recycle cans to your home as soon as possible after pick-up.



The Isles at the Highlands Home Owners Association

ISLES COMMUNITY SUPPORT STRUCTURE:

Isles webmaster:

Judy Sadowski

Resident board members:

Carol Johnson cjohnson@ccac.edu

Don Greb dcginpgh@verizon.net

Social Chair:

Linda Kinsel

Buildings/Grounds:

Clubhouse/Pool:

Maintenance:

Property Manager:

Ryan M Lynch

Property Manager

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[The Isles is on the web.](#)