



EVERY'S FIELDS FOCUS

www.afhoa.org



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WELCOME TO AVERY'S FIELDS

My wife and I moved to Avery's Fields less than a year ago, and we have already been so impressed and grateful for so many aspects of this great neighborhood. Visitors and homeowners alike notice the beautiful landscaping at the entries to both phases. As you drive down the tree lined streets, you see the thoughtful care our neighbors have taken in maintaining their homes and landscaping throughout the years. We realize how lucky we are to have such a rare find in Pittsburgh, flat sidewalks to take a walk on and beautiful common area spaces to enjoy. The neighbors on our street have been so kind and welcoming bringing cookies when we moved in, helping with the driveway on this most brutal of winters, and chatting outside when we take our dog for a walk. As spring arrives, we look forward to coming back out of the house and getting to know more of the neighbors in Avery's Fields. Thank you for keeping up the traditions of warm neighborly kindness! Maintaining the area around your home so that it's neat and attractive, being conscientious about noise that may disturb your neighbors, and welcoming new neighbors with a friendly chat or some fresh baked cookies are all things you can do to help maintain the sense of the fantastic welcoming neighborhood that we've come to love. Thank you for welcoming us - we look forward to seeing you on the sidewalks of Avery's Fields this summer!

The Umpleby Family

COMMON GROUNDS UPDATE

It won't be long and we will be back at mowing and trimming the common ground areas. The same company will be maintaining the common grounds as we used last season. There will be no learning curve and we expect the same good service.

Once again we will be doing the fertilizer treatments with volunteers Mike and Bruce. This is a huge savings and helps keep our dues flat.

AFHOA ANNUAL MEETING

The Avery's Field Homeowners Association annual meeting will be held at 7:00 p.m. on Wednesday, April 29th. The meeting will be held at the Cranberry Municipal Building on Rochester Road. We will be meeting in Room #4 near the sports desk. All homeowners are invited to participate. If you wish to place an item on the agenda, please contact President, Mike Sherry. Items currently on the agenda are:

- 2008 Financial Report
- 2009 Budget
- Clean-Up Day Agenda
- Avery's Fields Community Activities

I would also like to welcome our new board members Patty Murphy and Michael Umpleby and welcome back to the board Tim Kopaniasz and Bruce Grinager.

AVERY'S FIELD'S HOMEOWNERS ASSOCIATION WEBSITE

Just a reminder to check the Avery's Field Homeowner's Association website for information concerning our community. Just go to the website at www.afhoa.org. You can log onto the private section by using **afhoa** as the user name and **afhoa16066** as the password.

The website includes among other things a directory of Avery's Fields residents, minutes of the AFHOA Board meetings, financial reports, newsletters and the covenants. Your comments regarding the website are welcome.

Updates or changes to the website should be forwarded to afhoawebmaster@afhoa.org.



Rj DEVELOPMENT CO. -
MANAGEMENT COMPANY
NOTES

Over the past two years, we have worked with the board to complete many community projects, and we are very excited to continue our relationship with the Avery's Fields community. If at any time you have a question or need help with an issue, please do not hesitate to call us at 412-527-8557. You can also email me directly at Bob@RjDevelopmentCo.com with any suggestions you might have to improve our service or with concerns regarding the community.

Please remember that if you sell your home, you will need to visit our website at www.RjDevelopmentCo.com to complete a resale request form. This form will help speed up the process of getting the information you need to your closing company. This will also help us to welcome new residents to the community.

-Thank you! – Bob Gillenberger Jr.

Avery's Fields Home Owner's Association

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SPRING 2009 TREASURER'S REPORT

At the start of 2008, the Avery's Fields finances appeared to be sound. Little did we know then that by the end the year Avery's Fields would be far better off than Lehman Brothers, AIG, CitiBank, and Circuit City. We have a good reserve account, no debt, steady income, and no anticipated major new expense. (But we always hold our breath concerning the barn).

And we have not had to raise the quarterly assessments.

But we will be affected this year by some changes. We had a very favorable rate on the grass cutting last year but the vendor smartened up this year and is now up with the other bidders. We kept them anyway because they were dependable.

We are also a victim of the Green Movement. Not the move *toward* everything Green - but away from it. Many folks wanted less green in the pond/lake/fish place thing so we have contracted with a firm that promises to chemically vaporize the algae. That will cost us a bit.

There is no truth to the rumor that some street lights have been out to save on the power bill. We are charged by the light fixture, not the power usage. Electricians do not line up to do this work but we do have another promise from one that the lights will all be working by the time you read this. Hope springs eternal.

Speaking of hope, there appears to be none that our barn repairs will be included in the Federal Stimulus/Recovery Package. It looks like we are on our own for that.

Bruce Grinager
Treasurer

HOMEOWNERS ASSOCIATION BOARD

Elected January 2009

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