



# Horse Tales

Working together to make Steeplechase the best it can be!

March/April 2020

Volume 25, Issue 2

## President's News

**Judi Lewis**

Hello Everyone

And, Spring is just around the corner!!

Spring causes me to reflect on a few things that I'd like to share with you.

### **Steeplechase Rules**

When folks first move into a Planned Community, understanding and accepting the rules and regulations takes a little time. We are so used to doing what we want in and around our home.

Because the value of each property is affected by the appearance of the entire Community, certain rules are necessary to protect those values. The Steeplechase Board takes that responsibility very seriously. We review our rules periodically to ensure ourselves that we have rules that are working for us.

This Board also takes its responsibility of enforcing those rules very seriously. If the rules are not enforced, or if certain violations are overlooked, or if exceptions are made – then, the rule is lost. Either we believe in the rules or we don't. There really is no middle ground.

We also understand that people forget. Any letter you receive concerning your first infraction of a rule is meant to be a reminder. Please take the time to read our rules. If you have any questions, call your EPC Representative, the Steeplechase Hotline or Tammy at CMP. You can also find all of our rules on the Steeplechase Web site.

No one wins when we have to fine a Steeplechase Homeowner. Feelings get hurt. Tempers get out of control. People end up saying things we hope they don't really mean.

If you need an accommodation – such as parking on a parking pad for a specific period of time, or putting trash out early for some reason – please call the Hotline. We can work with you. If you don't call and we see the violation, you will get a letter. If the violation continues, you will be fined. Please help us avoid these situations.

### **Alteration Requests**

Spring will be the time for working and doing stuff outdoors.

Steeplechase homeowners are doing a fabulous job of submitting Alteration Requests. Out of habit, I suppose, I feel a need to mention ARs in the spring edition ... just in case there is someone out there contemplating work on the outside of their residence who has forgotten about the need for an AR. You must submit an AR and receive approval before starting any work on the outside of your residence.

The Alteration Request form was revised in July, 2019. You can find the new form on the Steeplechase Web site. If you don't have access to a computer, you can call your EPC representative, the Steeplechase Hotline or Tammy at CMP.

### **Wildlife**

We all enjoy watching them ... well, we enjoy some of them.

We enjoy having wildlife in our yards ... taking photos ... sharing them.

We do, however, need to be sensitive to the not-so-attractive critters who also live among us ... raccoons ... rats ... coyotes ... mice. When people put food outside for one critter, there is no stopping the others. We have had problems with animals getting into people's homes and causing havoc.

Most "people" food is not good for animals – they don't digest it well and it is not nutritious for them.

Unfortunately, we have also had problems with bird seed – it also attracts critters other than birds.

We would appreciate everyone's consideration and cooperation in not putting any kind of food outside for critters.

### **Annual Inspection**

As reported last year, the Board is taking a different approach this year on our Annual Inspection. We have divided the Community among Board members, and they will do the actual inspections. This, of course, will be done at the convenience of the individual Board members; but, we hope to have all inspections completed in May or June.

As we've done over the past several years, we will do follow-up inspections each month. If you receive a letter and find that you are not able to complete the maintenance work within the time specified, please let us know that so that we can agree on a later date. You can call your EPC Representative, the Steeplechase Hotline, or Tammy at CMP.

Thank you in advance for your understanding and cooperation. Please don't hesitate to call us if you have any questions or concerns. We will be happy to work with you to get these problems resolved.

## **IMPORTANT UPDATE**

### **RENTAL UNITS IN STEEPLECHASE**

As you know, we are no longer able to limit the number of rentals in the Community as a result of a recent lawsuit.

The Board is open to suggestions on how to proceed with this.

After considering this topic for well over a year, the Board put forth the proposal that, in effect, would have eliminated rental properties in Steeplechase. Only units that were not “owner occupied” on the date of the amendment were grandfathered and allowed to continue as such until the unit was ultimately sold.

The lawsuit challenged the manner in which the Board collected votes – specifically, challenging the Board’s right to continue collecting ballots after the Annual Owners’ Meeting in November, 2017. The problem the Board faced in November 2017 was that we didn’t have enough votes to decide the issue – i.e. we needed 67% of Homeowners to vote “yes” in order to adopt the proposal, or 34% to vote “no” in order to defeat the proposal. We had neither.

Ultimately, 67% of our Homeowners voted “yes” and the amendment was adopted.

With the Court’s decision invalidating our process, we are now back to ground zero. We are currently working with our Attorneys to develop a proposal for an amendment to our By-Laws which will give us the flexibility to collect ballots until we have a determining number of votes.

Once the process is refined, we can then consider proposing another amendment to our Declaration regarding rental properties in the Community. We want to hear from you on this matter. Please send your comments to:

Judi Lewis

4031 Belmont

Or

Email: [judilewis7799@hotmail.com](mailto:judilewis7799@hotmail.com)

## **Committee Reports**

### **Community Relations**

**Marilyn Dabkowski**

#### News from Whitehall Council Meeting

Whitehall Borough Council president for 2020 is Glenn Nagy. Whitehall council members rotate each year.

A reminder that Whitehall residents can call Whitehall police directly at 412-884-1100 and speak directly to a dispatcher.

Residents of Brownsville Rd in the McNulty Rd area are very concerned about that dangerous stretch of road where another fatality occurred recently. New signs have been erected. The police chief said that the bad accidents involve speeding and impairment.

Whitehall Police will again take part in the Polar Plunge on February 29<sup>th</sup>. The event is held near Heinz Field. Participants jump into an icy swimming pool, not the river. Proceeds benefit the Pennsylvania Special Olympics.

Council amended article 25 to include accessory structures, not just sheds. Accessory structures include carports, free standing decks, gazebos etc. They will be strictly regulated.

Construction on the new salt storage shed continues to progress.

Donna McCrea of the Shade Tree Commission is working on a plan for 12 trees for the newly renovated Frank Park.

When recycling bottles, be sure to screw the cap onto the bottle. Loose caps are too small and they cause problems with the machinery.

There are now 14 vendors signed up for the new Farmers Market this summer.

**Internet**

**Dave Alison**

## Steeplechase Website



### Steeplechase Has a New Website

The new Steeplechase website is now available online at [www.steeplechasecsa.com](http://www.steeplechasecsa.com). No user Id or password is required.

The new website is designed to provide useful information for all residents in our community and to the general public. Click on the “About Us” tab to see what is going on in our community. And don’t miss the link on the bottom of that page to back issues of our Horse Tales newsletter.

If you are considering making changes to the exterior of your home, a printable copy of the new Alteration Request form can be found under the “Forms” tab. The “Documents” tab has the current Steeplechase Community Service Association *Rules, Regulations, Policies and Specifications*, including specifications for all outside improvements.

As the website administrator, I am always looking for suggestions for future enhancements and additions to our site. Send any ideas or suggestions to me at [davealison33@gmail.com](mailto:davealison33@gmail.com).

**Welcome**

**Roseann Brown**



As we welcome spring into our Steeplechase Community, let's also welcome our newest resident.

Alan Debona 1028 Duncan Lane

We hope you find happiness and contentment in your new home.

**Social****Marsha Hinsch****IN CASE YOU DIDN'T KNOW**

Marlene Koenig

At a recent Social Committee Meeting, we realized that some newer residents might not understand the details of some places and events that are discussed in the Steeplechase Newsletter. Here is some information we hope will help.

**CLUB HOUSE**

As you know, the Community does not have its own "Club House." As the Community grew, residents' living rooms or game rooms simply weren't large enough. After several iterations, we found a happy solution when the Whitehall Fire Company offered their Social Hall on Weyman Road.

We've named this room our "Club House" and use it regularly for Board meetings, committee meetings, game days, bunco, and various social activities.

**GAME DAY**

Game day is held twice a month on Thursday afternoons. Dates are listed in the newsletter. We play a variety of games, such as Mexican train, 5 crowns, and other board games. We are always open to new suggestions.

Each Game Day, a volunteer "hostess" brings snacks for the group. We ask that you contribute \$1.00 each time you attend to cover the cost of the snacks.

**BUNCO**

Bunco is held once a month on Tuesday afternoons. Dates are listed in the newsletter.

Bunco is an easy dice game. It costs \$5.00 to play and we give all the money back to the players in prizes. This is a BYOS/D (Bring Your Own Snacks/Drink) event.

**CAROL'S CORNER**

Carol Kessler lives at 1069 Duncan Lane, corner of Duncan Lane and Caste Drive. Over the years, we've had several "events" at "Carol's Corner". Currently, we use "Carol's Corner" for:

- The annual Ice Cream Social on a Sunday afternoon in August; and
- A collection of food and paper products for donations to local Food Banks.

The dates for these events will be contained in the Newsletter.

**LUNCH BUNCH**

The monthly "Lunch Bunch" is our tried and true event. Each month a volunteer hosts the event at a local restaurant. Attendees order from the menu and receive separate checks. The dates/restaurants/host can be found in the newsletter.

All residents (and guests) are welcome to attend any of our social activities. They are a good way to meet your neighbors and make new friends.

If there is anything else mentioned in the Newsletter that you would like to have explained further, please contact Marlene Koenig at 412-884-6925.

## Steeplechase News and Activities



### **MARCH BREAKFAST BUNCH**

Gianna Via's

Caste Village, 5301 Grove Rd

**Wednesday, March 18, 2020 at 10:00 AM**

Order from the menu with separate checks.

For reservations, call your hostess,

Carol Kessler at 412-207-9003

### **APRIL LUNCH BUNCH**

Cheesecake Factory

415 South 27th St.

**Wednesday, April 22, 2020 at 12:30 PM**

Order from the menu with separate checks.

For reservations, call your hostess,

Betty Long at 412-881-6841 or

Sandy Gimiliano at 412-885-4207

**If you need to cancel after making reservations, please let your hostess know**



## **Bunco**

Bunco will be held at the Clubhouse  
(Weyman Road Fire Department)  
beginning at 1PM on the following Tuesday

**March 17, 2020**

**April 14, 2020**

Cost is \$5.00 per person to play. Please bring your own snacks.

Drinks will be available.

For questions or additional information

**Call Marlene Koenig,  
412-884-6925 for details.**

## **Game Day**

Come join us for Game Day at the Clubhouse (Weyman Road Fire Department),  
from 1:00 PM to 4:30 PM

on the 2nd and 4th Thursday of the month.

Snacks and beverages will be available.

When you attend Game Day, we ask you to donate \$1.00 to be used to purchase snacks.

Following are the scheduled play dates:

March 12 and 26

April 9 and 23

**Call Marsha Hinsch,  
412-913-7193 for details**



**STEEPLECHASE PICNIC**

**SAVE THE DATE**

**JUNE 26, 2020**

**Details in next newsletter**

## **Steeplechase Board Meetings**

Dates for 2020 Board Meetings:

March 16

May 18

July 20

September 21

Annual Homeowners Meeting -TBA

Board meetings are held at the Clubhouse at 6:30 p.m. and all residents are welcome to attend.

### **Obituaries**

Lois Hiller January 3, 2020



## Steeplechase Communications and Social Media

### Steeplechase Hotline

The Steeplechase Hotline is staffed by resident volunteers. You can call the hotline 24/7 and leave your message. The hotline volunteer will return your call within 24 hours.

To access the Steeplechase Hotline, call the Community Management Professionals (CMP) main number **412-279-9280**, and when prompted to enter your party's extension, you will enter **142**.

You will be greeted by a recorded message asking you to leave your name, address, phone number, and a brief message.

The hotline instructions can also be found on the Steeplechase website, [www.steeplechasecsa.com](http://www.steeplechasecsa.com) under “Notices”.

Naturally, if you have any kind of emergency, you should call CMP at **412-279-9280**.

### Environmental Protection Committee

Have a question? Call the SC Hotline or your representative listed below.

Street	EPC Representative
Caste Drive 5301 thru 5314 Lantern Hill Ext. 5508 thru 5540 Parkside Lane Steeplechase Court	Bill & Betty Long: 412-881-6841 or <a href="mailto:w.blong1@verizon.net">w.blong1@verizon.net</a>
Duncan Lane	Tom Striegel: 412-884-7740
Lantern Hill Ext 5228 thru 5506	Patty Barcic: 412-613-0599
Paddock Lane Belmont Lane	John Paravati: 412-596-0535
Hennig Drive Lantern Hill Drive 5215 thru 5226	Call the SC Hotline at 412-279-9280 Ext 142
Caste Drive 5281 thru 5293 Lantern Hill Drive 5200 thru 5211	Call the SC Hotline at 412-279-9280 Ext 142

### **Steeplechase Website**

Steeplechase Community Service Association (CSA)

[www.steeplechasecsa.com](http://www.steeplechasecsa.com)

There is no longer a login or password to access the website.

### **Steeplechase on Facebook**

The Steeplechase Facebook page can be found by searching for Steeplechase Pgh

<https://www.facebook.com/groups/657615811085486> and then “Like” the page.

### **Steeplechase Email Alerts**

We send E-Mail Alerts to remind residents of upcoming events and to pass along important information that can't wait for the next Newsletter.

You can sign up to receive EMail alerts by sending an email to:

[SteeplechaseCommittees@outlook.com](mailto:SteeplechaseCommittees@outlook.com) and note “EMail alert” in the subject line.

### **Steeplechase Newsletter**

Please pass on this information to any residents you know who are not receiving the newsletter.

You can sign up for the newsletter by sending an email to:

[SteeplechaseCommittees@outlook.com](mailto:SteeplechaseCommittees@outlook.com) and note “Newsletter” in the subject line.

If a resident does not have access to a computer or smartphone they can call the Hotline or Valerie Wolfe (270-871-8458) and ask to receive a printed copy.

### **Helping Hands**

The following is a list of Steeplechase residents who have volunteered to be “Helping Hands”.

If you need help with something like... running an errand, feeding a pet, collecting the mail, grocery shopping, etc., then call a “Helping Hand.” We all have had times when small chores are just overwhelming.

### **Thanks to all of the volunteers!**

If you would like to add your name to the list of “Helping Hands”,

please contact **Judi Lewis at 412-885-7170 or [judilewis7799@hotmail.com](mailto:judilewis7799@hotmail.com).**

### If you need help, please call us.



- Victoria Baker 45 Hennig 412-956-4500
- Marilyn Beckstrom 1059 Duncan 412-881-1199
- Mary Rose Chasler 111 Steeplechase Ct 716-679-5141
- Cathy McGinley 1015 Duncan 412-884-3629
- Michaele Fisher 4037 Belmont 412-819-0131
- Diane Burkhart Kunkel 1033 Duncan 412-882-5384

### Steeplechase Board of Directors

- President.....Judi Lewis
- Vice President.....Jim Cibrone
- Secretary.....Randy Wolfe
- Treasurer.....Scott Hinsch
- Director.....Tom Striegel

### Committees

- Community Relations .....Marilyn Dabkowski
- Decorations.....Jim Cibrone
- Environmental Protection
- Executive.....Judi Lewis
- Internet.....Dave Alison
- Investment/Finance..... Don Fox
- Landscape.....Tom Striegel

- Newsletter.....Betty Long
- Social.....Marsha Hinsch
- Welcome Committee.....Roseann Brown

### Management Office

### Community Management Professionals (CMP)

200 Commerce Drive, Suite 206  
Moon Township, PA 15108

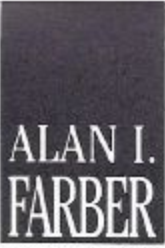
**Phone:** 412-279-9280

**Fax:** 412-279-3031

Melissa Ruff, Extension 210

Tammy Mersing, Extension 200

**Website address:** [www@cmpmgt.com](http://www@cmpmgt.com)



**ALAN I. FARBER**  
ATTORNEY AT LAW

Suite M-106  
Caste Village  
Pittsburgh, PA 15236  
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**412-897-2764 or [dkujawa@me.com](mailto:dkujawa@me.com)**

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**F. Christopher Spina**  
*Attorney at Law*

**SPINA LAW ASSOCIATES, P.C.**  
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**RESIDENT OF STEEPLECHASE**

<b>South Hills:</b> 4628 Clairton Boulevard Pittsburgh, PA 15236 (Across from Baldwin H.S.) 412-884-2288	<b>Downtown Pittsburgh:</b> 1002 Fifth Avenue Pittsburgh, PA 15219 412-281-3550
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**KIM ADLEY**  
passport2pgh@gmail.com  
412-298-0409

www.passporttopittsburgh.com

Want to Place an ad in our digital newsletter? A yearly subscription is \$50 for six issues running from May through April of the following year. We will begin accepting new ads in March 2020. Contact Betty Long, [w.blong1@verizon.net](mailto:w.blong1@verizon.net) for additional information.

## DATES TO REMEMBER

DATE	TIME	EVENT & LOCATION
March 12th	1:00 pm	Game Day - Clubhouse
March 16th	6:30 pm	Board Meeting - Clubhouse
March 17th	1:00 pm	Bunco - Clubhouse
March 18th	<b>10:00 am</b>	Breakfast Bunch - Gianna Via
March 26th	1:00 pm	Game Day - Clubhouse
April 9th	1:00 pm	Game Day - Clubhouse
April 14th	1:00 pm	Bunco - Clubhouse
April 22nd	<b>12:30 pm</b>	Lunch Bunch - Cheesecake Factory
April 23rd	1:00 pm	Game Day - Clubhouse