



# Horse Tales

*Working Together to be the best we can be!*

January/February/March  
2025

Volume 30 Issue 1



## PRESIDENT'S NEWS

Judi Lewis

Hello Everyone and Happy New Year

It's been a while. I think our last Newsletter was in October – so, we have a lot to catch up on. Let's get to it!

## ANNUAL MEETING

### Financials ...

The majority of votes from Homeowners was to do no review or audit of the 2024 Financials. On behalf of the Board, thank you for that vote. Mr. Joe Sunseri, the Chief Financial Officer for CMA, came to the meeting, answered questions and provided information to help Homeowners make that decision. Mr. Sunseri talked about the number of CPA firms who no longer provide these services to HOAs and the changes to the Accounting Rules which caused the cost of these services to have more than doubled. Mr. Sunseri stated that only 6 of CMA's clients continue to have year-end financials reviewed or audited; and, of those 4 do so because of requirements in their Declarations.

The cost of having these services done has really changed the playing field. When Steeplechase Homeowners voted to have no review or audit done to the 2023 financials, the Board was able to redirect budgeted funds to other things – like the new fountain, the new “Welcome” sign on Caste, cutting down the trees beloved by lantern flies and cleaning up that area and planting new trees. At the time of this year's meeting, the Board had not completed the budget for 2025 pending the outcome of this vote. Since the Homeowners once again voted not to do either a review or audit, the Budget has since been finalized without a need to increase the monthly assessments.

## **Voting ...**

As you know, we have been making the Ballot Boxes available so that Homeowners who are unable to attend meetings can cast their votes in advance. We've learned that, with the use of the boxes, many more Homeowners vote. Voting in advance of the meeting, however, does not comply with the literal language in our By-Laws, and the practice was challenged at the Meeting. With regard to the vote on the Financials, the votes were counted twice – once by including all votes (whether cast at the meeting or in advance) and once counting only those cast at the meeting. The results were the same.

Going forward, we would like to amend the language in the By-Laws to specifically permit Homeowners to vote in advance of the meeting. We will prepare a proposed amendment and submit it to Homeowners for approval.

## **Board Officers**

The Board has voted to maintain the Officers in their respective positions:

President:	Judi Lewis	Secretary:	Randy Wolfe
Vice President:	Bob Barron	Treasurer:	Don Fox

## **Board Meeting Dates - 2025**

All meetings are held on Saturday at 9:30 a.m. and are held at the Whitehall fire hall on Weyman Road. Dates: January 25 (meeting cancelled); March 8; May 10; July 12; September 13. The Annual Owners' Meeting will be scheduled in November.

## **PLANNING FOR 2025**

The Board has been working on developing a "To-Do" list for 2025. We would like to hear from you on a couple matters:

## **Rules**

We plan to do a thorough review of our rules and specifications. If you have any thoughts on this, please email me – [7799judilewis@gmail.com](mailto:7799judilewis@gmail.com).

Should any rules be modified? Should any rules be deleted? Do we need any additional rules?

## E-mail Communications

As you know, we use e-mail alerts to keep Homeowners informed. Currently, these emails come from two different sources – one from SteeplechaseCommittees and one from CMA. We are going to merge these two mailing lists so that email alerts will be sent only from CMA. If you are currently getting email alerts from either (or both) source, you need do nothing. If you are not getting these alerts and wish to receive them, please send an email to Tammy@cmamgt.com.

Together we can make Steeplechase the best we can be!!!

Judi Lewis

## Committee Reports

### Community Relations

Chuck Chasler

We all know the saying about death and taxes. So the major news from Whitehall Borough for the new year is a .5% real estate millage increase which will net the Borough \$400,000.00. There will be another .5% increase in 2026. This increase was approved by a 5 to 2 vote. To get some idea of the rationale for the increase I would refer you to the video of the Borough Council meeting for December 4 (20min:50sec) and December 18 (59min:35sec). These can be found on the Whitehall Borough official site at [whitehallboro.org](http://whitehallboro.org).

At the January 15<sup>th</sup> Council meeting, Mayor Nowalk addressed a correspondence made by one of the Council members concerning the tax issue. Steeplechase residents may have seen this information on the Steeplechase facebook page. This correspondence compared Whitehall taxes with Mount Lebanon and Upper St. Clair. Mayor Nowalk did an in depth analysis of our taxes (realty and wage) in relation to these two communities. He included the school district in another calculation. His analysis follows:

Municipality	Wage & Realty Tax per Resident	Tax including School District
Mt. Lebanon	\$888.00	\$ 3,688.00
Upper St. Clair	\$1,069.00	\$4,962.00
Whitehall	\$658.00	\$2,346.00

I have a more detailed copy of this analysis which I can share. Email me with your request.

## Library

Alfie Chico

Steeplechase  Books

Our January meeting was held on the 24th with 12 members discussing books that were short and sweet. This was the prompt for a few telling us about a recent book they enjoyed. Some members just contributed many new books so we'll have some new reads circulating thru the Steeplechase Library.

Our next meeting will be on March 28 when we will each be discussing a favorite cook-book. Along with that we will each prepare a dish from the cookbook we can share with one another.

If you're not into cookbooks, no problem just tell us about a recent read like some of us did today.

Text me around March 21 and let me know what you're making so the dishes aren't duplicated and we have the right utensils. My number is 412-295-0044. Looking forward to a fun spring meeting. Bon appetite!

## Social

Betty Long

We are pleased to announce the addition of Judy Simcik to the Social Committee. She will be helping the committee make plans for 2025 activities. Stay tuned for future events.

**SAVE THE DATE:** The Steeplechase Picnic will be on Saturday, June 7, 2025.

## Help Wanted

Two committees, Internet and Decorations, are looking for volunteers. If you are interested in either one of these committees, please let one of the Board Members know. Thank You!

## 2025 Steeplechase Board Meetings

March 8

May 10

July 12

September 13

## ***LUNCH BUNCH***

### **February 2025 Lunch Bunch**

**Thursday, February 13, 2025**

**11:30 am**

**Steel Grill 51**

1360 St. Rt. 51

Jefferson Hills, PA 15025

RSVP: Sandy Gimiliano

412-885-4207

By Monday, February 10, 2025

### **March Lunch Bunch**

**Tuesday, March 11, 2025**

**11:30 am**

**Juniper Grill**

10 Old Clairton Rd

Pleasant Hills, PA 15236

RSVP: Adelaide Goertler

412-561-5568

By Sunday, March 9, 2025

### **April Lunch Bunch**

**Friday, April 4, 2025**

**Gianna Via's**

5301 Grove Rd.

Pittsburgh, PA 15236

RSVP: Joan Stover

412-417-1327

By Wednesday, April 2, 2025

### **2025 Steeplechase Board Meetings**

All meetings will be held at the Whitehall Fire Department on Weyman Rd. on Saturdays at  
9:30 a.m.

March 8

May 10

July 12

September 13



## *Obituaries*

*Jack Ashworth, December 20, 2025, Duncan Lane*



It's a New Year, and new beginnings for us all, but especially for our newest neighbor. We would like to give them a very warm welcome to our Steeplechase Community.

Michael & Constance Kocis  
125 Steeplechase Court

We hope you will enjoy good health and much happiness in your new home.



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*Attorneys at Law*

**F. Christopher Spina**

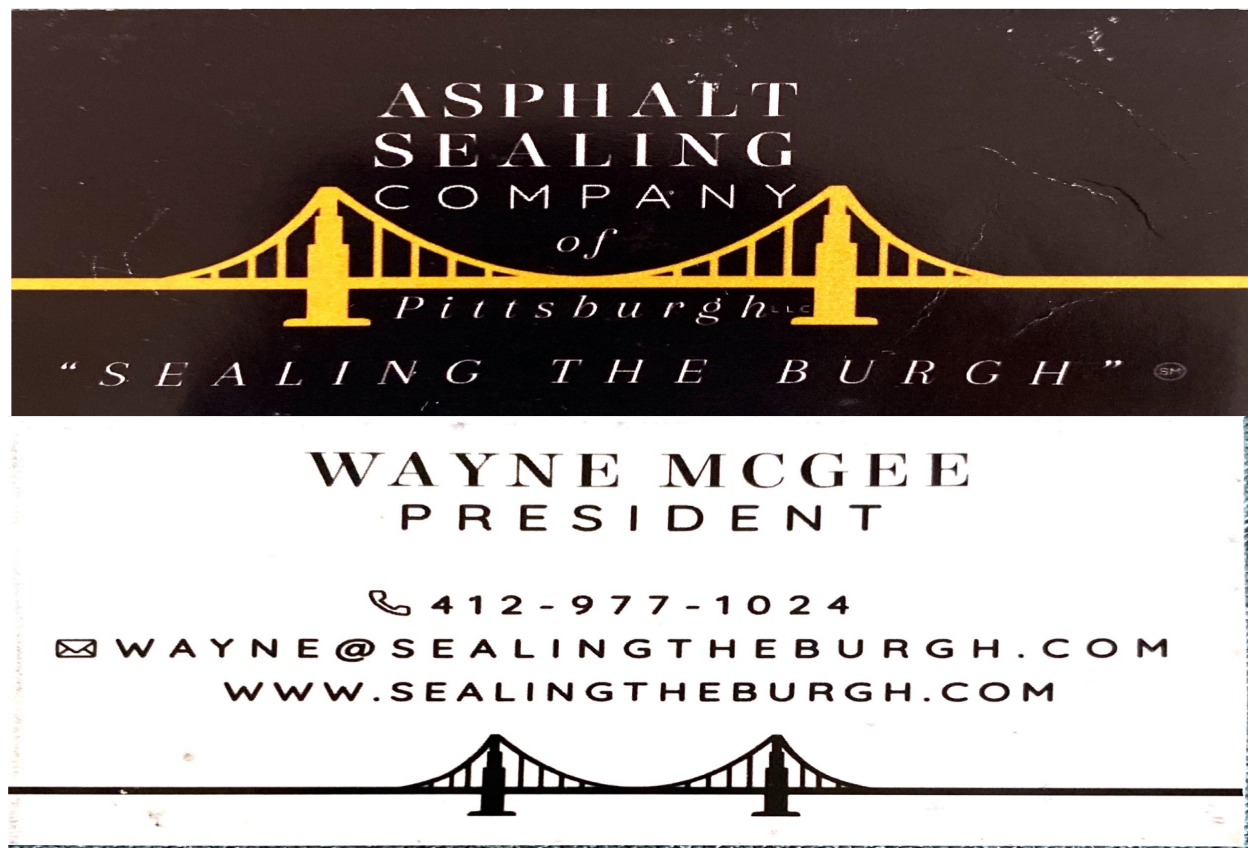
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DATES TO REMEMBER

DATE	TIME	EVENT & LOCATION
February 13, 2025	11:30 am	Lunch Bunch Steel Grill 51
March 8, 2025	9:30 am	Board Meeting Fire Dept
March 11, 2025	11:30 am	Lunch Bunch Juniper Grill
April 4, 2025	11:30 am	Lunch Bunch Gianna Via’s
May 10, 2025	9:30 am	Board Meeting Fire Dept
June 7, 2025	TBA	Steeplechase Picnic
July 12, 2025	9:30 am	Board Meeting Fire Dept
September 13, 2025	9:30 am	Board Meeting Fire Dept