



Horse Tales

Working Together to be the best we can be!

October November 2025

Volume 30 Issue 5



PRESIDENT'S NEWS

Judi Lewis

Hello Everyone

We are preparing for the Annual Owners' Meeting, scheduled for November 6. As you know, the Steeplechase By-Laws require that every November, the Homeowners vote on whether or not we should engage an outside accounting firm to perform either an audit or a review of the current year's financials.

In 2023, we learned that the accounting rules had changed such that any audit or review must review all the financials back to the last audit – which, in the case of Steeplechase, was 2019. The cost for auditing one year's financials is about \$7,000 and a review about half that amount; thus, the need to audit back 6 years could be \$42,000 or more.

As a result of this change, the Homeowners voted for no financial review in 2023 and 2024. We are, of course, now coming up to facing that vote again for the 2025 financials.

Given this cost increase, the Board is strongly recommending that all Homeowners continue to vote for **no financial review**.

Some additional information might be helpful to you in making this decision.

In 2023, Bryan Hinds, Senior Consultant, from our outside firm accounting firm (Herbein & Co., Inc.) provided us the following advice:

Truthfully, unless someone like a bank is requiring an audit, there is no reason to get one. **Contrary to popular belief an audit does not guarantee there is no fraud in the organization.** And doing one every other year makes it even harder and more costly.

At the 2024 meeting, Mr. Joe Sunseri, the Chief Financial Officer at CMA attended the meeting to answer questions. He stated that Steeplechase is one of only nine of the 160 Communities managed by CMA that still considers doing a financial review and the majority of these do so because their Declaration requires it.

Any type of financial review is actually a review of CMA's accounting and procedures.

In the past, the reports we receive from audits and reviews simply confirm that, in effect, "Yes, CMA does follow all Generally Accepted Accounting Practices."

No one from Steeplechase has any access to Steeplechase funds, except through CMA.

Thus, if any errors do occur, these will be CMA's responsibility.

Monthly assessments from Homeowners are sent directly to our account with Alliance Bank, and only CMA has check-writing authority on that account. Alliance Bank provides a monthly statement to CMA of all transactions into and out of the account. CMA has a fully staffed accounting department which is supervised by their CFO, Joe Sunseri.

Any check in excess of \$20,000 must be approved by CMA's Owner and CEO, Dave Sylvester.

With the change to the accounting rules the requirement to put this issue to a vote each year has made the budgeting process very difficult. For example, we will not be able to announce next year's monthly assessments until we know whether or not we will need funds for an audit or review. We are considering proposing an amendment to our By-Laws to delete that requirement; but that won't happen until next year.

So, for this year, please consider voting NO financial review. You will receive more information in advance of the meeting. All Board members are available to answer any questions you have.

Rules: The project to review our rules and policies is nearly complete. The new rules will be distributed before the end of the year and will be effective January 1, 2026.

Email Alerts: We've become aware that several residents are not receiving our Email Alerts. How do we fix this?

Late last year, we started having trouble with the email account used for this purpose. In the end, we decided the best option was to close that account and send all Email Alerts through CMA. This was previously announced in the January/February/March edition of *Horse Tales*.

Perhaps what might not have been clear is that the Email Alerts now look different when they arrive in your inbox. Before the change, when you received an Email Alert, it told you the message was coming from "**Steeplechase Mail.**" After the change, when you receive an Email Alert, it looks something like this:

Community Management [[#XN3121166] Message from Steeplechase Community Services Association

So, perhaps you are receiving these, but didn't recognize them in their new format. If you're not receiving them, then CMA doesn't have your current email address. You can correct this by sending an email to tammy@cmamgt.com and ask her to make sure you receive all future Alerts.

Looking forward to seeing you at the Annual Owners' Meeting.

Judi Lewis

Committee Reports

Community Relations

Chuck Chasler

Be on the lookout for parking signage on Steeplechase Ct., which will put the Court in compliance with Borough regulations.

November 4th is election day. Do your due diligence then vote.

Decorations

Jeannine Carver

The Christmas lights in the trees on the island will be installed around the middle of October. The company who installs the lights has several subdivisions and needs to start early. The lights will not be turned on until Thanksgiving Day. Please remember that outside decorations cannot be out until Thanksgiving Day.

The Decorations Committee needs volunteers



Please email me at jandjcarver@gmail.com if you would like to help.

Internet

Jeannine Carver

www.steeplechasecsa.com
facebook.com/groups/SteeplechasePgh/

The Steeplechase website is routinely updated with the most currently available Steeplechase monthly financial statements, minutes from the Board of Directors meetings, updated changes to our Rules, Regulations and Administrative Policies, and the current Exterior specifications. You can also find the Alteration Request (AR) Form under the Documents tab. You can fill it out online and submit it electronically or just print and mail it to CMA.

Landscape

John Paravati

With the current dry conditions and hard ground, lawn aeration may be postponed until spring. The equipment might not be able to effectively aerate the lawn under these circumstances.

Aerating during dry conditions is not recommended as it can further damage the soil. It is crucial to aerate when the soil is moist for optimal results.

Weather permitting, we are hoping to complete a few projects for the year:

Bed Extension at 5226 Lantern Hill Drive

A 30-foot extension of the existing landscape bed along the driveway. This expansion will be completed with the strategic placement of three decorative boulders to enhance the area's curb appeal and visual interest.

Site Restoration and Enhancement behind Hennig Drive

This is a two-part project to address drainage and revegetate common areas.

Area 1 (Behind #1 Hennig): Re-contouring of the landscape with fresh grading to eliminate a problematic low spot, followed by the installation of a new grass surface.

Area 2 (Behind #3–13 Hennig): Restoration of a previously cleared area with the planting of 16 Northern Gold forsythia shrubs. The planting bed will be prepared with a new edge, supplemented with six inches of topsoil, and finished with a three-inch layer of mulch.

Fountain Bed

To prevent runoff and boost curb appeal, a perimeter of Edington wall blocks will be installed around the fountain bed at the corner of Hennig and Caste.

Library

Alfie Chico

This lovely autumn has kept me busy keeping our library stocked with many good books. In our last newsletter, I asked for volunteers to help get the Little Library ready for winter. Bill Long stepped up to the plate right away. He filled in cracks, sanded and then repainted and it looks like new. Thanks Bill, especially for getting it done in the heat of summer.

Our next Steeplechase ❤️ Books will be meeting on Friday, November 14, 2025 at 10:30 at 1023 Duncan Lane. The topic is “anything goes”, which means read whatever you want.

Social

Betty Long

Thank you to everyone who came to the latest food truck event. Everyone seemed to enjoy the smash burgers and Rita’s frozen ice. This is the second food truck event we have had and they were both very successful so we will plan more in the spring. If anyone has any suggestions for future food trucks, contact Betty Long at 412-881-6841 or w.blong1@verizon.net.

There is another hoagie sale on November 16th. Order hoagies to enjoy during the Steeler’s game. The form is in this newsletter.

The Social Committee is making plans for the Christmas Party. This year we are planning a Christmas themed mystery dinner. Hope you join us for the start of the Christmas season in Steeplechase.





STEEPLECHASE CHRISTMAS PARTY

Join us for a Christmas Mystery Dinner

When: Saturday, December 6, 2025

Where: GV Social Hall, 5311 McAnulty Rd

Time: 6PM Hors d'oeuvres, 7PM Dinner

Cost: \$30 per person for Steeplechase Residents

\$40 for guests

MENU

Soup & Caesar Salad

Appetizers

Entrees: (Select One)

Chicken Marsala

Roast Beef and Gravy

Salmon

Parmesan Risotto, Carrots and Rolls

Dessert

Includes all soft drinks, coffee and iced tea

Cash bar available

RSVP: Valerie Wolfe, 5402 Lantern Hill Ext

270-871-8458 or valeriejwolfe@gmail.com

By Monday, December 1, 2025

Please indicate your choice of entrée

when making reservations.

Reservations are not confirmed until payment is received

Please make checks to Steeplechase CSA

No late reservations will be accepted

There will be a 50/50 raffle

STEEPLECHASE NEWS AND ACTIVITIES



October Lunch Bunch

Friday, October 17, 2025

11:30 am

Pizzaz

2850 Washington Rd

McMurray, PA 15317

RSVP: Sandy Gimiliano

412-885-4207

By Tuesday, October 14, 2025

November Lunch Bunch

Thursday, November 13, 2025

11:30 am

Carbonara's

250 Mt. Lebanon Blvd

Pittsburgh, PA 15234

RSVP: Valerie Wolfe

270-871-8458

By Monday, November 10, 2025

Steeplechase CSA 2025 Annual Meeting

When: Thursday, November 6, 2025

Where: GV Social Hall—5311 McAnnulty Rd

Agenda: Election of one (1) Board Member and

2024 Accounting Services Vote

If you cannot attend, please submit your absentee ballot or proxy form by November 4th.

Reminder: There is a ballot box for this use on the parking pad across from 5532 LHE

We will be taking hoagie orders and Christmas Party reservations at the meeting.

There will also be a 50/50 raffle.



We are excited to welcome to our Steeplechase Community our newest neighbor.

Tyler Bove & Julie Bocetti, 15 Hennig Drive

Robert Aaron Lytle Jr. & Shirlyn Lytle, 1065 Duncan Lane

Charles & Joyce Vargo, 5496 Lantern Hill Ext.

Ali Naderi, 3022 Duncan Lane

We hope you are starting to feel at home in our wonderful neighborhood.

Obituaries



Francis Gardner, July 29, 2025

Duncan Lane

STEEPLECHASE SOCIAL COMMITTEE
HOAGIE/PEPPERONI ROLL SALE
ORDER FORM

Give yourself a treat and don't cook on November 16, **2025**. Support the Steeplechase Social Committee activities by ordering a hoagie or pepperoni roll.

Hoagies and pepperoni rolls will be prepared by Cibrone's Bakery. Please fill out the order form below and mail/drop off to Betty Long or call and place your order by phone. Hoagies (12 Inch) will come with meat and cheese on the bun; lettuce, tomato, onions and dressing in a separate bag.

Name: _____

Address _____

Phone Number _____

	NO. ORDERED	AMOUNT PAID
ITALIAN HOAGIE	\$10.00 X _____	= _____
TURKEY HOAGIE	\$10.00 X _____	= _____
ROAST BEEF HOAGIE	\$10.00 X _____	= _____
PEPPERONI ROLL	\$5.00 X _____	= _____

Please place your order with Betty Long, 1024 Duncan Lane or
412-881-6841. Make checks payable to **Steeplechase CSA**.

Orders and payment must be received no later than November 12, 2025

Pick up date is Sunday, November 16th at the **Long's, 1024 Duncan Lane from 11 am - 1:00 pm**

Steeplechase Sponsors

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F. Christopher Spina

Briana C. Spina

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Wills—Estates—Personal Injury

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RESIDENT OF STEEPLECHASE

South Hills:
4628 Clairton Boulevard
Pittsburgh, PA 15236
(Across from Baldwin H.S.)
412-884-2288

Downtown Pittsburgh:
1002 Fifth Avenue
Pittsburgh, PA 15219
412-281-3550

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DATES TO REMEMBER

DATE	TIME	EVENT & LOCATION
October 4 & 5, 2025	11:00 am—2:00 pm	Annual Food Drive Parking pad at top of Lower Duncan
October 17, 2025	11:30 am	Lunch Bunch Pizzaz
November 6, 2025	6:00 pm	Annual Homeowners' Meeting GV Social Hall
November 13, 2025	11:30 am	Lunch Bunch Carbonara's
November 14, 2025	10:30am	Book Club Chico's
November 16, 2025	11:00 am—1:00 pm	Hoagie Pick Up Long's
December 6, 2025	6:00 pm	Steeplechase Christmas Party GV Social Hall