

# RESIDENT HANDBOOK



**A guide to living at  
The Village of  
Sewickley Hills**



THE

OF SEWICKLEY HILLS

## **WELCOME TO THE VILLAGE OF SEWICKLEY HILLS**

The VOSH does not retain copies of keys to your home. Keep one in a safe place and make copies if needed.

Entrance gate access cards may be replaced for a fee of \$25.00/each.

Homeowners are encouraged to register with the VOSH website to receive announcements and updates pertaining to the community.

The clubhouse may be rented for a fee of \$45.00. Visit the website to reserve the clubhouse, or stop in the clubhouse for a form. The fee must be included at the time the form is submitted to guarantee the reserved date.

# **CARD ACCESS SYSTEM INSTRUCTIONS**

Homeowners over the age of 18 will be granted two (2) access cards at the time the home is purchased. In addition to the access cards, each unit will be assigned a 5-digit pin number. This pin number is for resident use only.

## **RESIDENT ACCESS THROUGH THE FRONT GATE**

Residents may access the front gate in one of two ways:

1. Make contact with the access card and the proximity reader located at the kiosk. Once the card has communicated with the reader, the gate will open.
2. Enter the 5-digit pin number by pressing the "STAR" key (\*) and then the pin.

The gate is programmed to close immediately after the vehicle passes through. Do not tailgate if following another vehicle through the gate without stopping at the kiosk, as the gate will close and may cause damage.

## **RESIDENT ACCESS TO CLUBHOUSE**

Residents will be required to use the access card to gain entry to the clubhouse, tanning bed and fitness center. In addition, a 4-digit code will be required to gain entry into the main area of the clubhouse and the fitness center. Please contact the Office Manager for the code number.

## **GUEST ACCESS THROUGH THE FRONT GATE**

Guests may gain entry to the property by entering a random 3-digit extension number that is assigned to each unit. To protect resident privacy, this number does not correspond with any townhome/condo house number or phone number. Guests may access this extension number by scrolling through the directory at the kiosk and locating the resident's last name. When guests dial the number, a call will be placed to the phone number provided by the resident (cell number or home number).

Guests may also enter the extension number directly, by-passing the directory, by pressing the "POUND KEY" (#) followed by the 3-digit extension number.

To open the gate, answer the call and press the number "6".

Posting the 5-digit access pin on the kiosk is not permitted and may result in the pin being immediately deleted from the system.

# **Section I**

## **Resident Contact and Area Emergency Numbers**

# **IN CASE OF EMERGENCY NUMBERS:**

Please call **911** for all emergencies

<b>Fire</b>	<b>412.364.1700</b>
<b>Police</b>	<b>412.364.8300</b>
<b>Ambulance</b>	<b>412.766.5600</b>

## **Area Hospitals**

<b>North Hills UPMC Passavant</b>	<b>412.367.6700</b>
<b>Sewickley Valley Hospital</b>	<b>412.741.6600</b>
<b>Ohio Valley Hospital</b>	<b>412.777.6161</b>
<b>Suburban General Hospital</b>	<b>412.734.1800</b>
<b>Allegheny General Hospital</b>	<b>412.359.3131</b>
<b>D.T. Watson Rehabilitation</b>	<b>412.741.9500</b>

**Sewickley Hills Pager Number (Emergency Maintenance Only)**  
**1.888.268.1768**

# **Utility Numbers:**

**Please note that this is an exclusive list of Sole Providers.**

Welcome to your new home at:

**Sonie Drive**  
**Sewickley, PA 15143**

## **Utility Providers:**

### **Electric**

Duquesne Light 888-393-7100

### **Gas**

Equitable Gas 800-654-6335

**\*\*\*Please Note: The above utilities need to be transferred into your name within 72 hours of closing to avoid any disruptions in service.**

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### **Water and Sewage**

Ista Energy Services 866-737-4943

### **Cable TV**

Comcast 800-COMCAST

### **High Speed Internet**

Comcast 800-COMCAST

### **Telephone**

Comcast 800-COMCAST  
Elayne Ringler (Please Contact for all Comcast needs) 412-583-6242

### **Intrusion Alarm**

Gaurdian Protection Services 1-800-905-5270  
Jeff Boeh 412-505-1325 Ext.1321

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## **Additional Information:**

### **Local Tax**

Ohio Township 412-364-4549

### **Schools**

Avonworth School District 412-369-8738

### **Bus Service**

Port Authority Transit 412-442-2000

## Commercial & Residential Security



### Complete burglary, fire & emergency monitoring system



- 1- eight zone control panel
- 1- keypad w/16 zone receiver and 3 emergency call signals
- 2- door contacts + 1 **FREE**
- 1- wide range motion detector
- 1- power supply with standby battery
- 1- two tone speaker siren
- 4- window decals
- 1- yard sign

• a \$1165.<sup>00</sup> value

\*Credit and monitoring agreement required.  
Mastercard, VISA, Discover  
You must be a homeowner.

Only  
**\$49.95**  
Installed



## CAMERA SURVEILLANCE



### MANAGEMENT TOOLS:

- REMOTE ACCESS OF YOUR BUSINESS
- CLEARER IMAGES
- VIDEO NOTIFICATION
- INTERFACING WITH POINT OF SALE SYSTEMS
- OBSERVATION OF EMPLOYEES
- OBSERVATION OF CUSTOMERS
- HELP CONTROL INVENTORY LEVELS
- IMPROVE CUSTOMER SERVICE
- TRAIN EMPLOYEES
- SEARCH BY DATE AND TIME DIGITALLY
- STORAGE LEVELS FROM 30 TO 1000 CAMERA DAYS

LOW MONTHLY COST TO PROTECT YOUR INVESTMENT

**SAFE AND SECURE, INC.**

CALL NOW! 1-877-252-7657 ASK FOR JIM COLE

# **Section II**

## **Interior Home**



# Operating Instructions for Gas Fireplaces

## OPERATING INSTRUCTIONS

### MANUAL CONTROL LIGHTING INSTRUCTIONS

1. STOP! Read the safety information.
2. Make sure the manual shutoff valve is fully open.
3. This heater is equipped with an ignition device (piezo) which automatically lights the pilot.
4. Refer to Figure 36, page 26 for the location of the piezo ignitor and control knob. Push in gas control knob slightly and turn control knob clockwise to the OFF position.  
**NOTE:** Knob cannot be turned to OFF unless knob is pushed in slightly. Do not force.
5. Wait 5 minutes to clear out any gas. Then smell for gas, including near the floor. If you smell gas STOP! Follow the instructions under "WHAT TO DO IF YOU SMELL GAS", page 26. If you do not smell gas, go to the next step.
6. From OFF position, push in gas control knob slightly and turn counterclockwise to the IGN position. See Figure 37. Push in and hold control knob for 5 seconds.  
**NOTE:** If you are running the heater for the first time, it will be necessary to press in the control knob for 30 seconds to allow air to bleed out of the gas piping.
7. With the control knob pushed in, push and release the piezo ignitor button to light the ODS pilot. The pilot is located on the right side of the heater, behind the front log and in front of the main burner. If piezo ignitor does not light the pilot, refer to "MATCH LIGHTING INSTRUCTIONS", page 30.
8. Hold the control knob in for an additional 10 seconds to prevent the ODS pilot from shutting off the gas while the thermocouple is warming up.
9. Release the control knob.
  - If the knob does not pop out when released, stop and immediately call your service technician or gas supplier.
  - If the ODS pilot will not stay lit after several tries, push and turn the gas control knob clockwise to OFF and wait 15 seconds. Repeat steps 6 through 9.
10. Push in control knob and turn to desired setting (LOW or HIGH). The control knob must be set at either the low or high position, and the control knob will pop out when positioned correctly. Do not set the control knob at a position between LOW and HIGH. Refer to Figures 38 and 39.

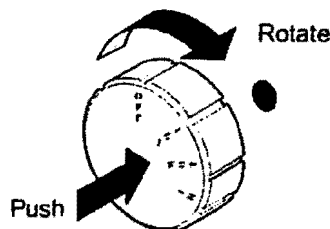


Figure 37 - IGN Position

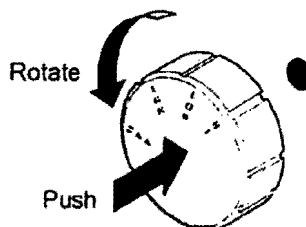


Figure 38 - HIGH Position

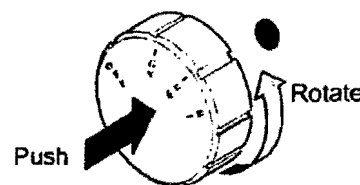


Figure 39 - LOW Position

**WARNING**

Wait 30 seconds before readjusting the heater when the control knob has been turned down to a lower setting.

### TO TURN OFF GAS TO HEATER

1. Turn control knob clockwise to OFF position to completely shut off the heater.
2. If applicable: Turn off all electric power to the heater.

# **Painting Tips**

When touching up walls it is best to dab the area with the brush rather than dragging the brush up and down or side to side. This will ensure as good a match as possible. Also try touch up paint in an inconspicuous area first. Please specify when requesting touch up paint with the management office what room you need the paint for. Please note that bathroom and kitchen walls are eggshell finish and the other areas of the home are flat finish.

The paint color codes for the paint in your home are as listed:

SW 1038 Architectural Gray-Flat-Walls

SW Pure White Semi-Gloss-Trim

Please contact Sherwin Williams to order you paint.

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# **Garbage Disposal**

If disposal is not working:

1. Check breaker in electrical panel and reset if needed.
2. Push in the red reset button on the side/bottom of the garbage disposal located under the sink.

If disposal is jammed:

1. **Please shut power off to the garbage disposal first!**
2. Purchase a disposal tool to rotate blades by hand.

To sharpen blades:

1. Put a cup of ice in the sink and run disposal for 30 seconds.

**\*NEVER STICK HANDS IN DISPOSAL FOR ANY REASON.**

**\*\*ALWAYS REMEMBER TO RUN THE COLD WATER WHILE  
OPERATING THE GARBAGE DISPOSAL.**

# Air Handlers and Filter Changes

Your heat is provided by hot water from the water heater. This provides a warm moist heat that is very efficient. We recommend that you change your filter a minimum of 4 times a year and have your Air Conditioning condensing unit checked by a professional annually.

**Filter sizes are as listed:**

**16x20 for 2 and 3-bedroom townhomes and 3-bedroom condominiums**

**14x18 for 2-bedroom condominiums**

Tips for your heating system in your home:

- Keep the cold air return in the living room and stairwell free from any obstructions to allow for air to flow properly.
  - Keep doors open or cracked to promote the air flow into this area.
  - Consider keeping the fan in the “ON” position to help promote air flow.
  - When the fireplace is in use, keep the fan in the “ON” position.
  - Keep objects that generate heat, such as lamps and candles, away from the thermostat.
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## Shut-Offs

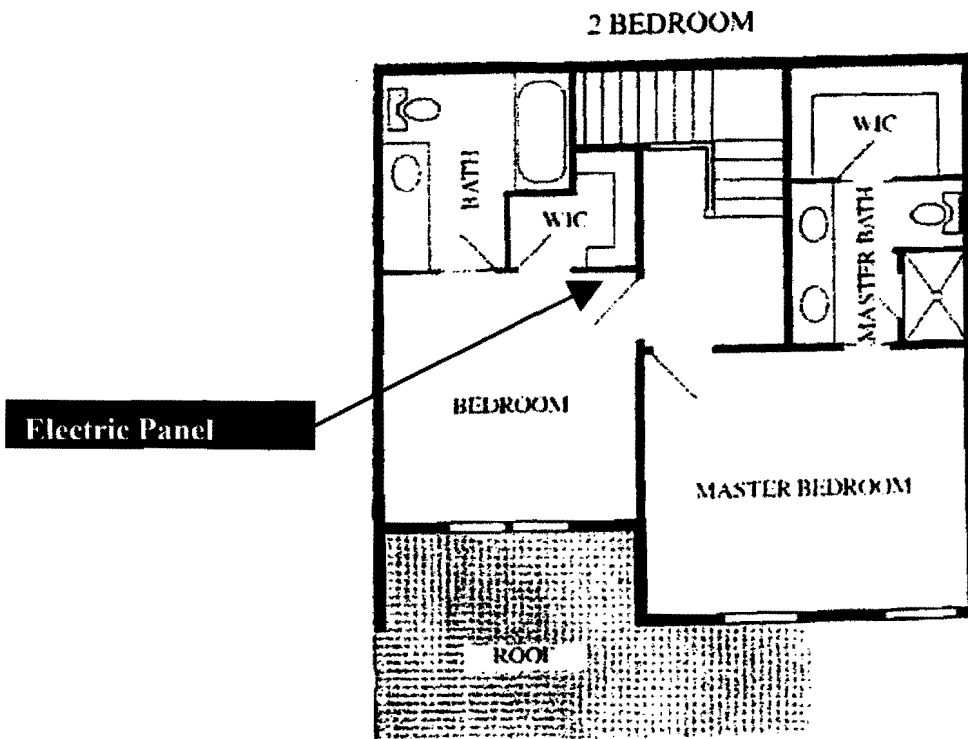
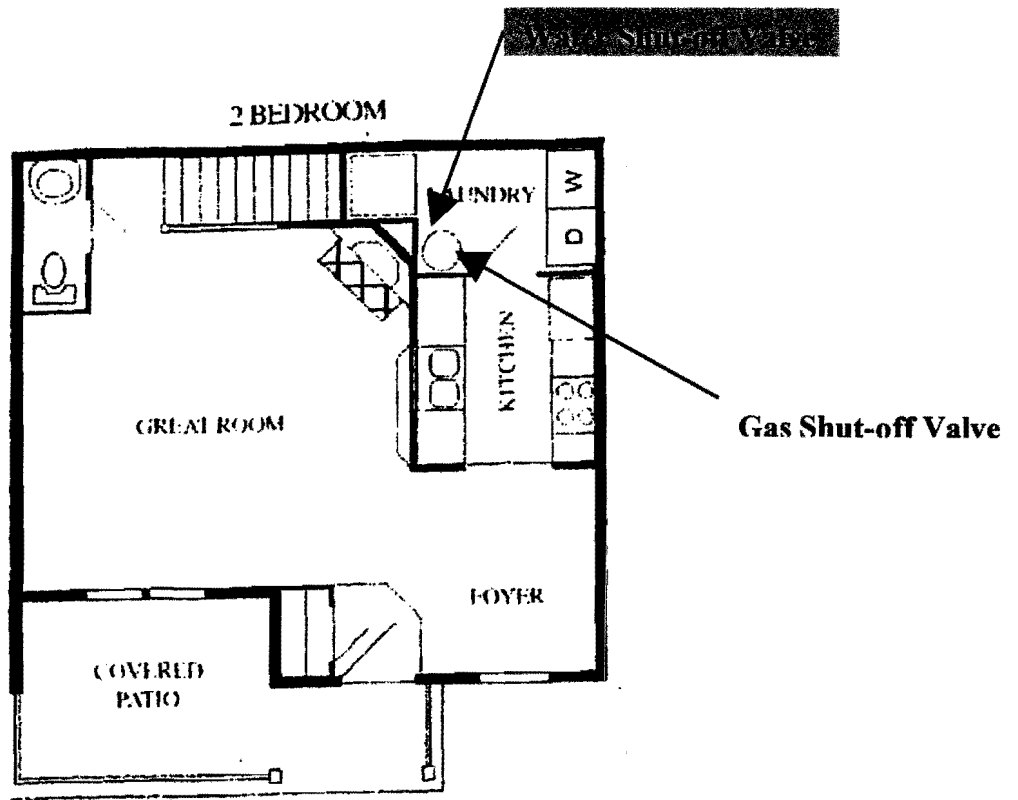
### Townhomes

The main water shut-off valve is located in the laundry room above the water meter. This valve controls the exterior hose bib located by the front door. The gas shut-off is located above the laundry door.

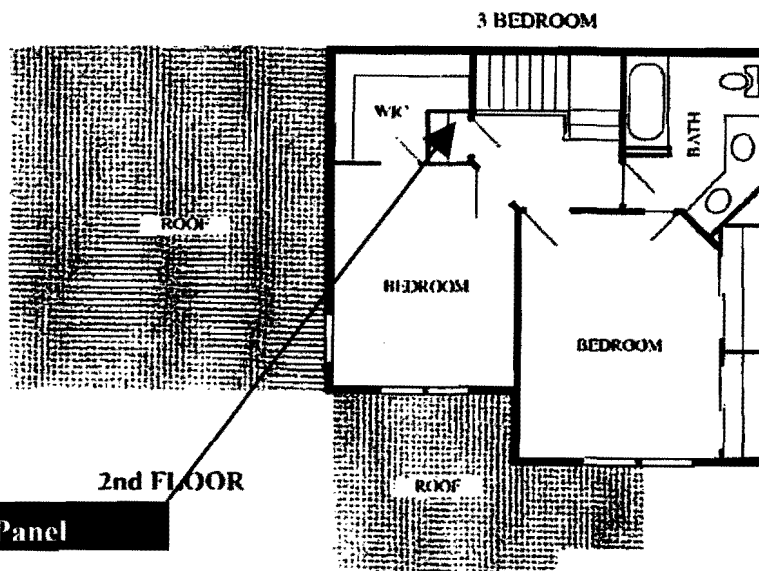
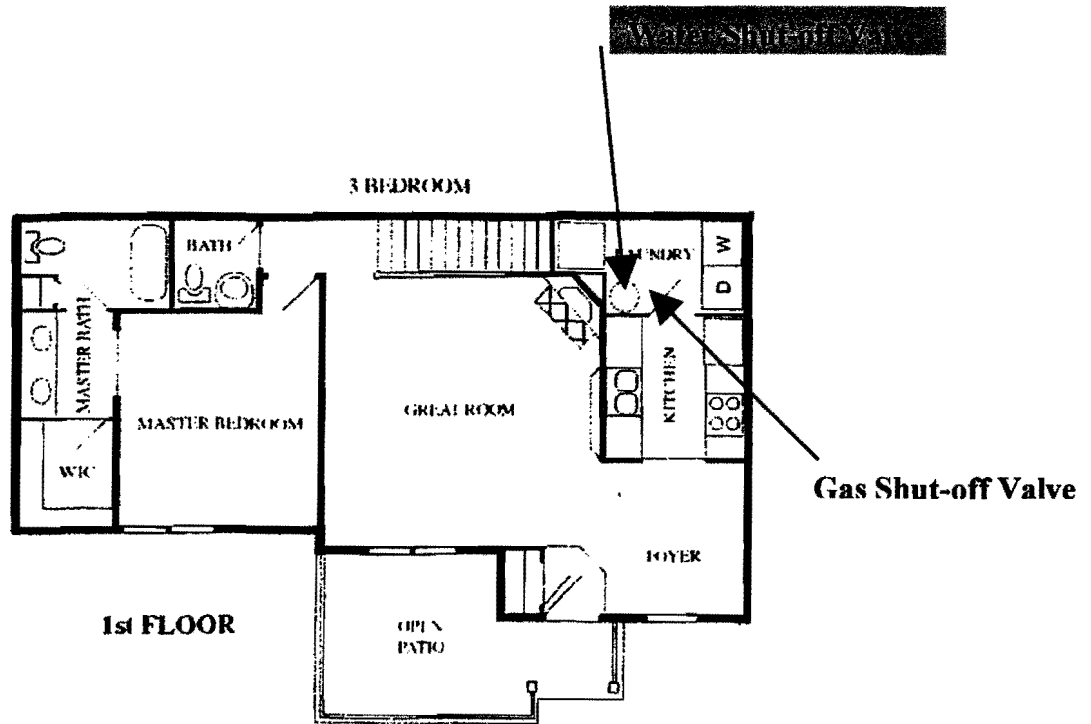
### Condominiums

The main shut-offs for both water and gas is located in the storage closet off of the patio.

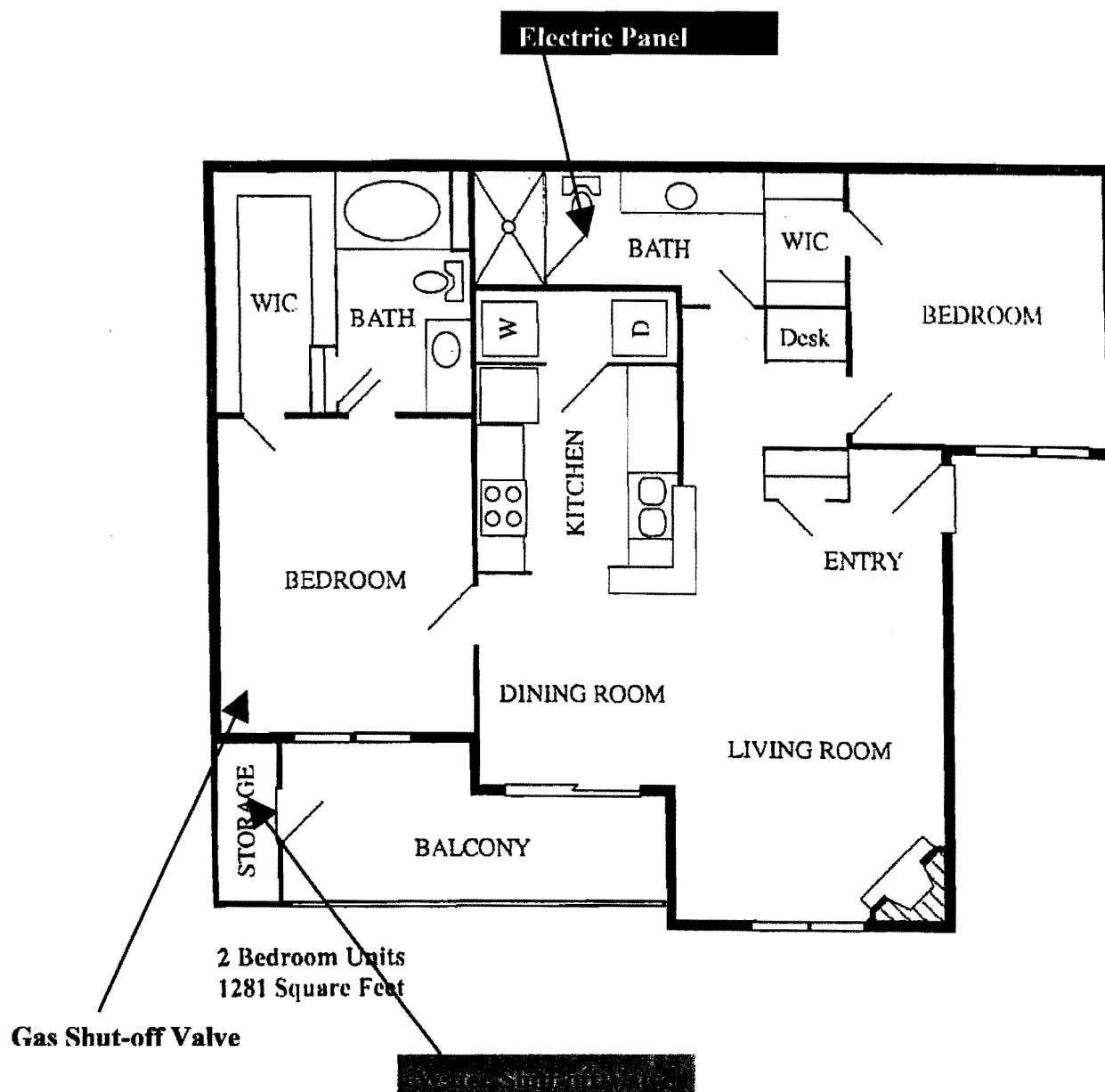
All shut-off valves should work freely. Please refer to the drawings on the following pages to direct you to the locations for the valves.



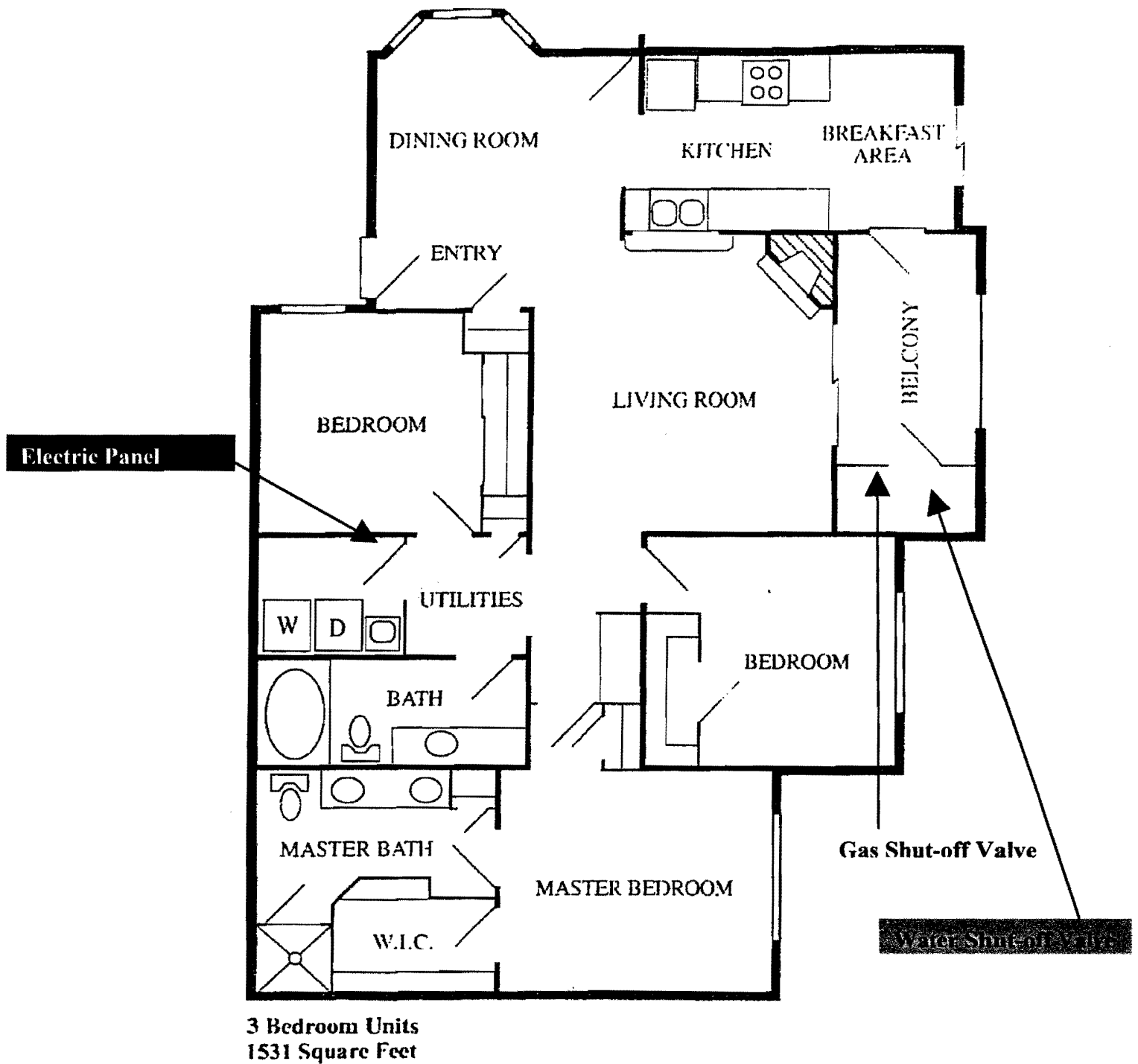
## Two Bedroom Townhome Shut-Off Valves



## Three Bedroom Townhome Shut-Off Valves



## Two Bedroom Condominium Shut-Off Valves



## Three Bedroom Condominium Shut-Off Valves

# Interior Lighting

One of the switches in the living room and both bedroom switches operate one of the top plugs in the wall outlets. 60-watt light bulbs are recommended for ceiling fixtures and bathroom fixtures. The kitchen uses a 4-foot fluorescent tube bulb.

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# Battery Replacement - Interior

The thermostat in your home uses 2-AA batteries. If the room temperature is not displayed, the batteries need to be replaced.

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# Breakers

If there is a loss of power to an outlet or lighting fixture, check to see if it is widespread. If only one area is affected, check the breaker box located in the home. Make sure all breakers are flipped to the "ON" position. If the breaker is in the "ON" position and there is no power, move to the "OFF" position, then flip breaker back to the "ON" position.

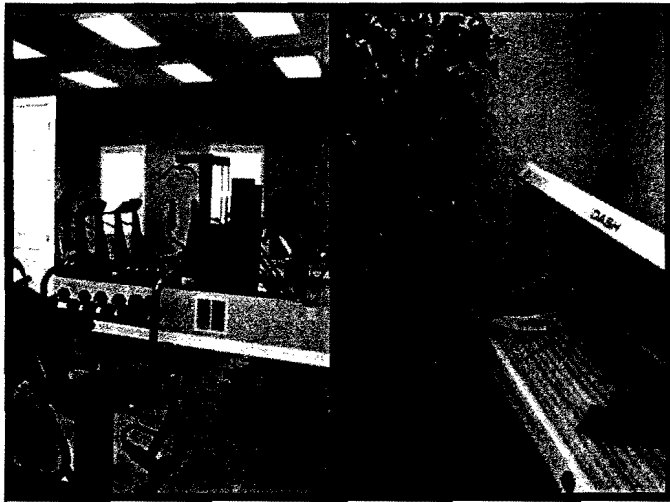
For kitchen and bathroom outlets, check the GFI. This may need to be reset rather than the breakers.



# Common Interior Amenities

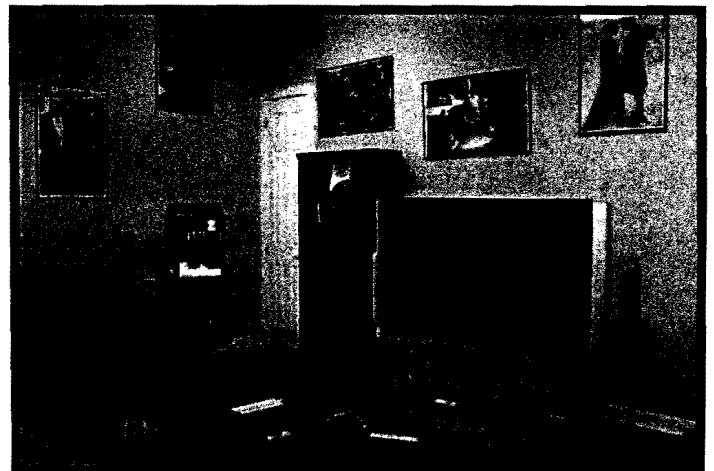
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**Clubhouse:** Residents can reserve the Clubhouse by contacting the management office. The Clubhouse features a warm and inviting atmosphere for any occasion that you may need to schedule. With the rental of the clubhouse all areas are available for use except the fitness center, tanning bed and pool areas as these areas are open to the resident 24 hours a day, 7 days a week and may not be reserved. There is a full service kitchen including a refrigerator, microwave and garbage disposal. The Clubhouse is open during normal business hours from 7:30 am-5:00pm.



**The Fitness Facility:** This facility is open 24 hours a day to serve you best. We feature a fitness center with 2 treadmills, 1 elliptical machine, free weights and weight lifting cross trainer. Residents can feel free to enter this facility, through the side doors of the clubhouse using their resident cards after hours. We also offer a tanning facility to our residents and we do sell tanning lotions as well. If you have any fitness needs we can accommodate accordingly.

**Cinema Room:** This home theater room offers a 72" Sony Television with high definition cable and surround sound. This room is perfect for watching your favorite sports or a movie that we provide for you to use. Also included in the room is a popcorn machine which creates the perfect atmosphere for a movie night with friends or the big football game! This room can also be rented out for individual functions by contacting the management office!



# **Section III**

## **Exterior Home**

# GARAGE KEYPAD ACCESS SYSTEM INSTRUCTIONS

All garages (whether attached or detached) are equipped with both a remote control that can be used within an automobile, and a programmable keypad that can be used open and close the garage door.

Your pre-assigned garage door PIN is: \_\_\_\_ \_

## REPROGRAMMING FOUR DIGIT PIN ON BLACK KEYPADS

First, reset the keypad:

### 1. Erase the old PIN

#### Resetting the Wireless Keypad

- Open cover half way.
- Press and hold "PROG" and "8" while fully opening cover.
- INDICATOR will blink once and go out.
- Close cover fully.

**NOTE:** Wireless Keypad memory is now set the same as when it left the factory.  
Return to Entering PIN 1.

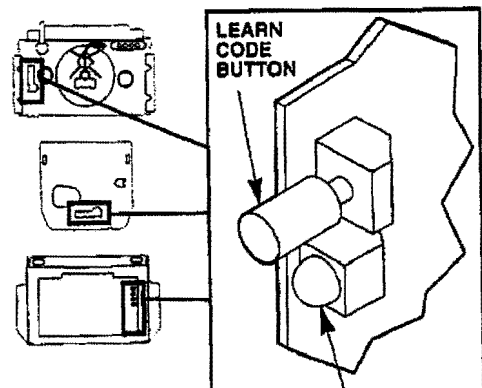
Second, choose and program a new code:

### 1. Activate the programming mode.

ACTION	KEYPAD INDICATOR
Open cover fully	Blinks once and goes out
Press 3-5-7	
Press "PROG"	Blinks once each second
Enter PIN 1 (up to 8 digits)	
Press "PROG"	Double blinks each second
Close cover fully	

2. Communicate the keypad to the door opener (the "head" inside the garage). Find the Learn Code Button and Radio Signal Indicator located on the Door Operator power head (shown in the figure).

ACTION	RADIO SIGNAL INDICATOR
Press Operator Learn Code Button	Blinks
Enter PIN 1	
Press "SEND"	Stays on
Press "SEND"	Goes out
Press "SEND" to Test System	Motor Runs
Press "SEND" to Test System	Motor Stops



Third, open and close the door to test the programming:

ACTION	INDICATOR
Open cover	Wait for keypad Indicator to go out before pressing any buttons.
Enter PIN 1	Indicator blinks with each key press.
• Press and hold "SEND"	Door moves if only 1 door.
Close cover fully	

# ***GARAGE KEYPAD ACCESS SYSTEM INSTRUCTIONS***

All garages (whether attached or detached) are equipped with both a remote control that can be used within an automobile, and a programmable keypad that can be used open and close the garage door.

Your pre-assigned garage door PIN is: \_\_\_\_ \_

## **REPROGRAMMING FOUR DIGIT PIN ON GREY KEYPADS**

First, re-set the keypad:

### **1. Erase the old PIN**

- Press and hold in order -








- Red LED will blink once and turn off.

- Release all buttons.

Second, choose and program a new code:

### **1. Activate the programming mode.**



- Press (in order)    .
- Red LED blinks - once per second.
- Enter your PIN (3 to 8 characters).
- Press .
- Red LED blinks - twice per second and turns off.

### **2. Communicate the keypad to the door opener (the "head" inside the garage).**

Find the Learn Code Button and Learn Code Indicator LED on your Door Opener.

- If your Door Opener has a *black Antenna Wire*, the Learn Code Button and Indicator LED are located near the Antenna. (The Light Lens may need to be opened.)
- If your Door Opener *does not* have an Antenna, you have an External Receiver. The External Receiver Cover must be removed to access the Learn Code Button and Indicator LED.



- Press the Learn Code Button.
  - Learn Code Indicator LED (on Opener) will blink.
- Enter your PIN and press  on Keypad.
  - Learn Code Indicator LED stays on.
- Press  again.
  - Learn Code Indicator LED turns off.

**IMPORTANT! WAIT UNTIL KEYPAD BACKLIGHT TURNS OFF (APPROXIMATELY 30 SECONDS)**

Third, open and close the door to test the programming:

### **1. Open and close the garage door:**

- Enter your PIN.
- Press .

# CARD ACCESS SYSTEM INSTRUCTIONS

All owners over the age of 18 will each be granted access cards. In addition to the access cards, all residents living in the individual condo/townhome will share a four digit PIN. We must insist that you be cautious as to whom you allow to know the PIN.

Your four digit PIN is: \_ \_ \_ \_

## RESIDENT ACCESS THROUGH THE FRONT GATE

Residents may open the front gate in one of two ways:

1. Making contact with the access card and the proximity reader located at the kiosk at the front gate. (Once your card has communicated with the reader, the gate will open).
2. If you choose not to use your access card, you may use the four digit PIN. This can be done by pressing the "star" key (\*) and then your PIN.

Please be advised that the gate will close immediately after a vehicle has passed through. If you follow another car through the gate without stopping at the kiosk, the gate will close on your car and may cause damage.

## RESIDENT ACCESS TO FITNESS CENTER AND TANNING BED

All residents will need to use an access card to gain entrance into the fitness center and tanning bed. There is not a keypad connected to these doors.

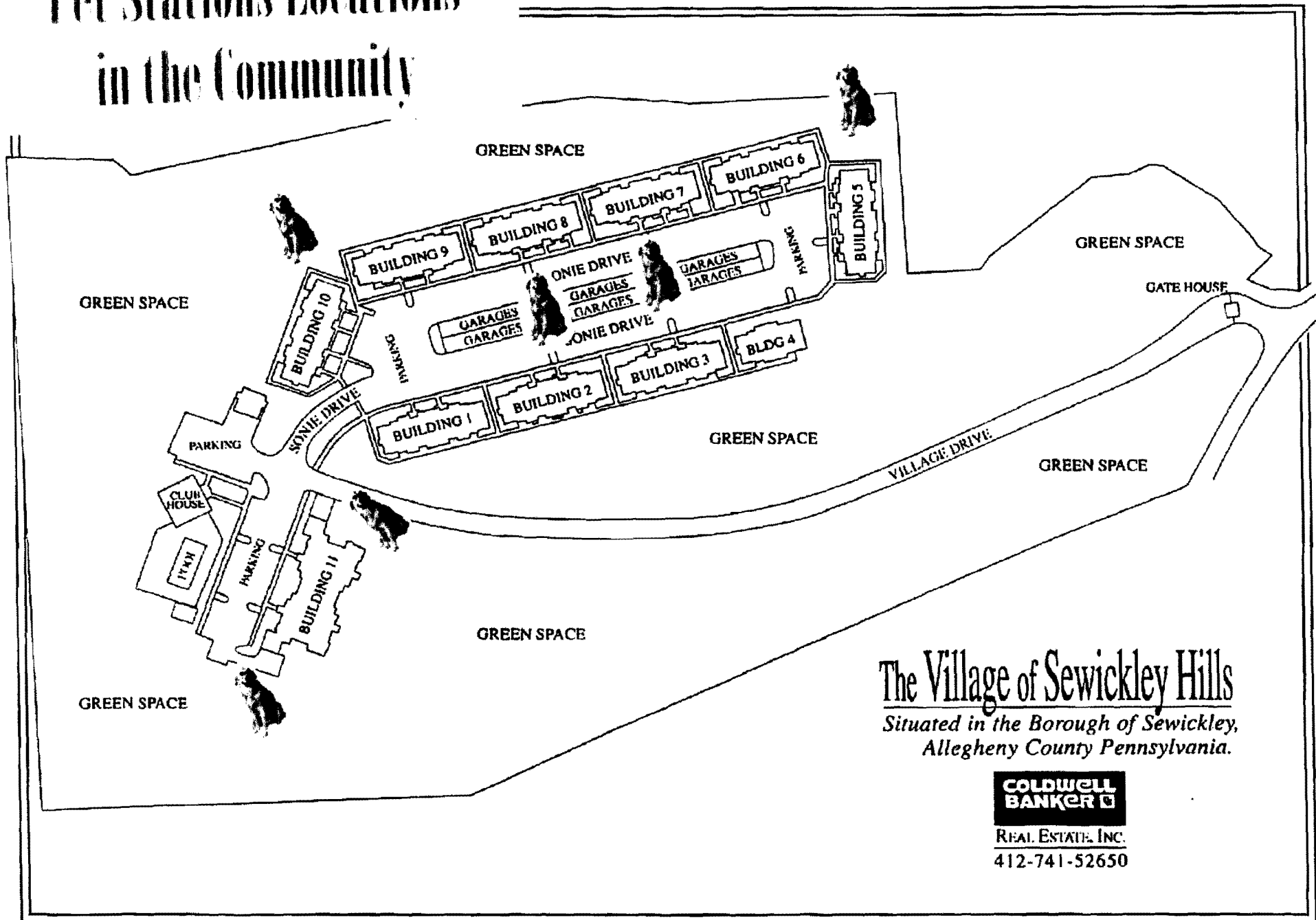
## GUEST ACCESS THROUGH THE FRONT GATE

Your guests will be able to scroll through the directory in the kiosk and locate your last name, which will be listed followed by a random extension. This extension in no way will correspond with your condo/townhome number or phone number, so your privacy will be protected. Guests can then dial this extension from the kiosk and it will call you at the phone number you provide to us (cell phones and land lines will both work).

To save time in scrolling through the directory, you may tell your guest to press the "pound" key (#) followed by your extension.

After answering the call, you will be able to open the gate for your guest by pressing the number "six" (6) key on your phone.

# Pet Stations Locations in the Community



**The Village of Sewickley Hills**  
*Situated in the Borough of Sewickley,  
 Allegheny County Pennsylvania.*

**COLDWELL  
 BANKER**  
 REAL ESTATE, INC.  
 412-741-52650

Coldwell Banker Real Estate believes all material, editorial and otherwise, to be correct, but assumes no legal responsibility for the accuracy of its presentation.  
 For Dimension Verification refer to the Plan Book Volume.

# **Doggie Stations**

The installation of pet stations will be completed throughout the community in common areas for home owners who have pets. We will provide doggie bags so you may pick up after your pet. Please see the attached map that reflects where the stations will be placed. It is important again that we are responsible for our pets' droppings so that we continue to keep our property beautiful.

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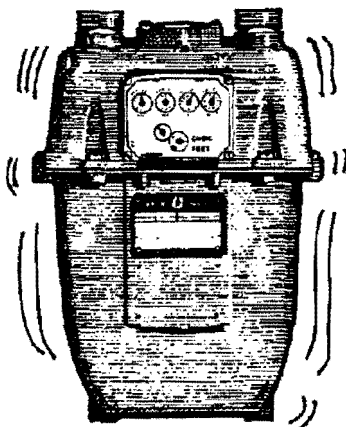
# **Compactor Directions**

The compactor is located across the drive from the clubhouse and is in a wooden containment. Please make sure that all boxes are broken down before throwing them into the trash compactor. All trash is to be placed inside of the compactor through use of the compactor door. If there is no room to throw your trash in the compactor please compact the trash already in the container. To compact the trash, simply, turn the key to the right that is already in the machine located to the right of the door and then push the key in and release. Please make sure that the door is closed to the compactor before starting the compactor. You will hear the compacting start automatically. After compacting has finished you can now turn the key back to its original position (vertical) and leave. \*\*Please note that all trash must be disposed of properly to keep our community beautiful and free of rodents that may cause disease.. Please note that the Management Office will charge \$25.00 a bag for garbage left on patios and common areas and at the outside of the compactor. Please put bulk items that do not fit in the compactor on the left side of the compactor in the empty stall.

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# **Battery Replacement –Exterior**

There may be a time when garage doors do not open or close due to power outages and battery replacements. It is important to check the batteries in the remote and the wall keypad, first. The wall keypad uses a 9V battery. The car remote uses an A23 battery. If there is a power outage and you need to gain access to your garage please contact the office at 412.259.8134



## **Meter Tampering is Unsafe**

Tampering with a gas meter or natural gas line is an unsafe and illegal practice.

Meter tampering can create a dangerous condition which could result in property damage. Serious or even fatal injury could result not only to the person tampering, but also to others in the area.

Meter tampering negatively affects all customers since the majority of honest customers help to pay for the acts of a dishonest few.

If you suspect meter tampering, please report it to your gas company office. Your call will be kept confidential. You will be doing a service to yourself, to all other honest customers and even to the person who is putting himself, his family and neighborhood in danger by tampering with the meter or gas line.

## **COLUMBIA GAS**



# Here Are Some Helpful Meter Reading Tips

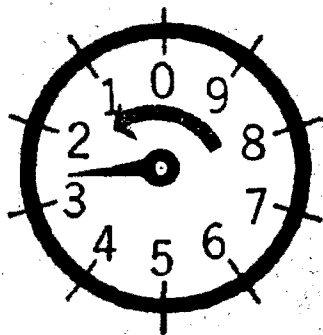
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- Note labeling of the meter dials. The pointer of each dial moves in the direction shown by the arrow on the dial.
- A complete cycle of each dial causes the pointer of the next dial to the left to advance from one number to the next. It's similar to your car's odometer.
- Most meters have extra dials, sometimes labeled "test dials". These dials are not used to determine your meter reading. Read only the dials that register 1000 or more cubic feet of gas.
- Record the readings on the dials of your meter carefully, in the same order that the dials appear on your meter. Otherwise, your reading will be incorrect.
- If you have a remote meter index, reading your meter is easy because the actual reading appears on the face of the index.
- Remember, when the pointer is between two numbers, read the smaller number.

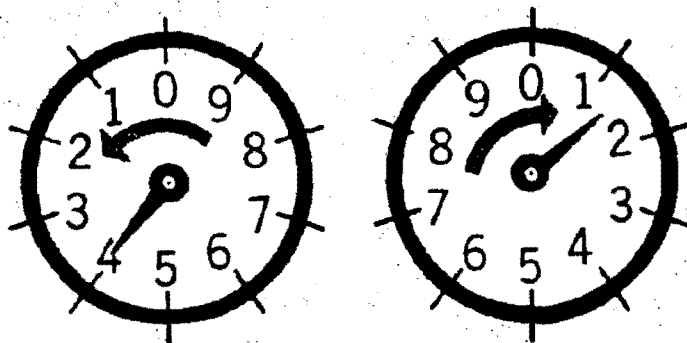
# How To Read Your Gas Meter

Your gas meter is an instrument that records, carefully and accurately, the amount of gas that enters your home. The meter measures the gas flowing through it and then records this flow of gas in the numbers on its dials.

This pamphlet shows you how to read your meter dials so you can determine how much natural gas you are using.



Here's the general rule to follow: When a pointer is between numbers, always read the smaller number. **This dial reading is 2, for example.**



The pointer on the left seems to have reached 4. To be sure, check the dial to the right. If the pointer here is zero or beyond, then the pointer of the previous dial is indeed registering the number in question. **In this case, 4 is the correct reading for the left dial and 1 is the right dial reading.**

# Meter Readings And Your Gas Bill

Look at your Columbia bill for gas service. Find the section labeled "Gas Usage," just below the company name and address on the left side of your bill. This shows how much gas you used during the billing period for which you are being charged. The gas used is shown in CCF or MCF. One CCF equals 100 cubic feet of gas; one MCF equals 1000 cubic feet of gas. Therefore, in the example 10,200 cubic feet of gas was used (102 CCF or 10.2 MCF).

99999  
PAYABLE  
ON RECEIPT

PAY THIS AMOUNT  
135.00

PAST DUE AFTER  
OCT 31, 1986

UNIT-BOOK  
1 5

CAR RT PRESORT MFCR 06  
JOHN Q CUSTOMER  
3175 S WESTERN RD  
YOUR TOWN, USA

P O BOX 2222  
YOUR TOWN, USA

0284375100400020000001350041321

REMOVE THIS PORTION AND RETURN TO COLUMBIA GAS

RETAIN THIS PORTION

COLUMBIA GAS

188 West Main Street  
Columbia, MO 65201

COMPANY OFFICE HOURS  
MON-FRI 9:00 to 4:45

TELEPHONE NO  
521-2710

RATES AND EXPLANATIONS  
AS TO THEIR APPLICATION  
AVAILABLE UPON REQUEST.

NAME AND ADDRESS  
JOHN Q  
3175 S  
COLUMBIA

PAL  
OCT

ACCOUNT SUM.

PREVIOUS BALANCE  
PAYMENTS RECEIVED  
BALANCE AT BILLING  
CURRENT BILLING  
PRESENT BALANCE

GAS USAGE (METER NO. 1234567)

To Sep 26 Actual Reading	1498
From Aug 27 Calculated	1396
Total Used (32 Days Service)	102 CCF
Next Reading Date: Nov 30, 1986	

BUDGET INFORMATION

MESSAGES

# How Much Gas Did You Use?

Columbia reads your meter every other month, at about the same time of the month. You should read it the same day if you want to verify your gas usage. The reading date appears as the last item under the "Gas Usage" heading on your bill.

Many customers like to keep a closer check on their gas usage. They read their gas meters more often and keep their own personal records. This helps them track their conservation efforts.

To determine how much gas you have used, you need to compare the reading you have just taken with a past reading or one taken several days or several weeks later (preferably around the same time of the day). Subtract the smaller reading from the larger. The difference is the amount of gas used during the time between the two readings.

## Here's An Example

Date	Meter Reading	CCF/MCF Gas Used Since Last Reading
9/21	2542	
10/10	2570	28 CCF or 2.8 MCF
10/21	2604	34 CCF or 3.4 MCF

For other tips to help control your gas usage, call your Columbia Gas office for a copy of our "Energy-Saving Tips for Gas Appliances" pamphlet.

# Let's Take An Example

How would you read the dials in this illustration? Record your reading in the blocks below. Then check your reading with the explanation below the meter dial.

Record Your Reading Here

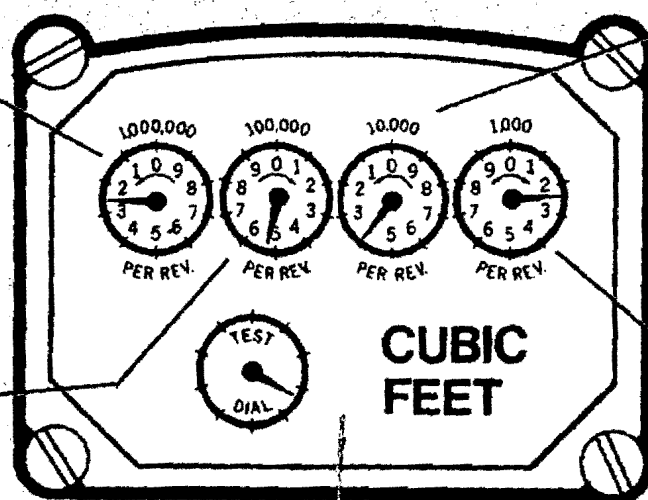
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2

The pointer is between 2 and 3, so this dial reads 2. (The arrow indicates the direction the pointer is moving.)

5

The pointer of this dial registers 5.



4

Do you read this 4 or 3? A quick check of the dial to the right shows its pointer has passed the zero point. The third digit in your reading is, therefore, 4.

2

This dial on the far right is an exception to the general rule. The correct reading is the number *closest* to the pointer, in this case, 2.

The correct reading is 2542

# **Understanding Your Water and Sewage Meters and Readings**

Your water comes from West View Water Authority and sewage is provided by Ohio Township Sewage Authority.

However, you will receive a monthly bill from a company called Ista, formerly Viterra. This is the company that does all the billing for the property. The reason for this system of billing is because there is only one main water meter from West View Water Authority in each building. Ista has installed individual meters in every home which are located in the laundry room and are read VIA wireless technology on a monthly basis. This system enables Ista to bill you for only the water and sewage that you use. Ista will also keep track of which residents have paid their monthly bills and which residents may have an outstanding balance. The monitoring of this system is useful to ensure that the West View Water Authority and the Ohio Township Sewage Authority bills for each building are being paid so there are no liens assessed to the building that your home is in. If you have any questions regarding your billing or rates call Ista at the number provided on your monthly billing statements. You should never call either of the local Authorities to resolve or ask questions about billing as they will have no individual records for your home.

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## **Exterior Lighting and Photocell Lighting**

If you should notice any lamp posts, garage lights, etc., not operating or flickering please notify the office. The Home Association would like to recommend that home owners consider purchasing a photo cell socket for the front door/ patio lights. It typically costs less than \$5.00 and simply screws in the socket and where the light bulb is now and then the light bulb is screwed into the photo cell socket. They are available at any hardware store and allow for your light to automatically come on at dusk and turn off at dawn. This is only a recommendation and the option is totally left to the home owners' discretion. All patio lighting is the responsibility of the home owner.

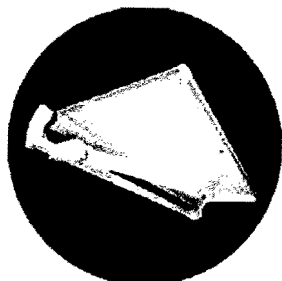
# **Awnings**

The Association is allowing awnings to be installed over the three bedroom townhome patios. If awnings are to be installed they must meet all of the requirements listed below and may only be purchased through Mt. Lebanon Awning and Tent Company. Please make sure the awnings are:

1. Canvas construction
2. Black (# 4608) with white trim
3. Fully Retractable with no frame work
4. The maximum size when the awning is opened is 10'8X10'

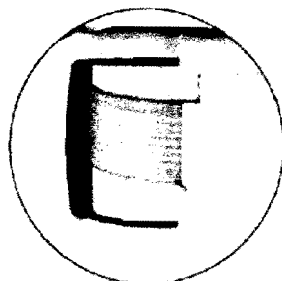
Please note that pictures, sample materials and information is available at the Property Management Office. Attached please find the quote for the installation and purchase of the awning. Questions can be directed to Mt. Lebanon Awning at 412.221.2233 or the Property Management Office at 412.259.8134

## TECHNICALLY SPEAKING



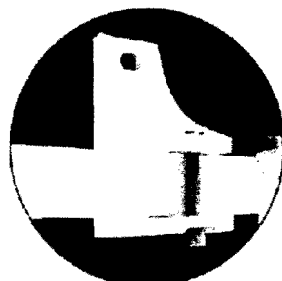
### RETRACTABLE ARMS

The Arms are the heart of a retractable awning system. The strength of the arms dictates performance of the unit. The arms transfer tension from internal springs to the front bar creating a tight fabric and high performance product. Eclipse Awnings work with A.B.T.™ (Advanced Belt Technology). Our arms combine extruded aluminum and injection cast aluminum where appropriate. The cast and extruded pieces are coated with epoxy and then hydraulically pressed together for years of safe, carefree operation. Final arm assembly is done with robotics to provide optimum quality and consistency. Because equal arm tension is the deciding factor, Eclipse arms are computer matched in pairs to ensure equal tension, perfect fabric fit and no fabric sag.



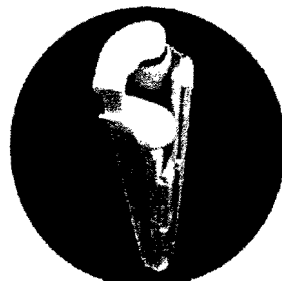
### ADVANCED BELT TECHNOLOGY (A.B.T.)™

Most systems use exposed single or double cables and/or chains. NOT ECLIPSE! A.B.T.™ is made up of nine stainless steel cables totally sealed in a poly carbon UV resistant PVC coating. This state of the art tensioning system creates more stability at the front bar resulting in a high performance awning. The A.B.T.™ system also guarantees a long life for your arm. While cables have been tested to 5,000 cycles (a cycle is one time in and out) and chains have been tested to 8,000 cycles, the A.B.T.™ system has been tested to an amazing 60,000 cycles. What this means to you is simply the best looking and best performing retractable awning available.



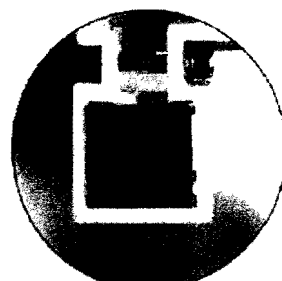
### INSTALLATION BRACKETS AND FRAME CASTINGS:

Our castings are done with an injection molding process. They are then treated and finished with Eclipse's unique powder coating process. The key to a solid installation application is the distance between the lag bolts which attach the brackets to the wall. Our installation brackets maximize the distance between the lag bolts while still maintaining a compact design.



### FRAME FINISH:

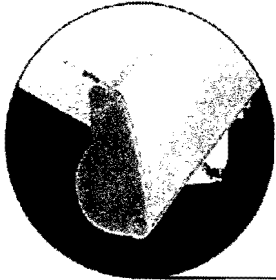
First, a chemical-mechanical surface erosion treatment is performed on every component (this provides the perfect texture for the application of paint). Next, an antioxidant primer is applied. Finally, your frame is finished with our unique computer controlled powder coating process. Unlike other systems the Eclipse retractable arms are coated after they have been assembled. This ensures that no seam or joint is unfinished and the entire arm is of uniform tone.



### TORSION BAR:

The 40mm steel square bar is the shock absorber for your retractable awning. The torsion bar flexes with the movement of the awning. The large perimeter dimension of the torsion bar provides for the supremely strong foundation, that's why we expand to a 50mm torsion bar on all 13ft projections. The torsion bar is galvanized and powder coated. An aluminum torsion bar is available for oceanside installations.

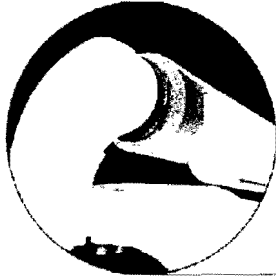




#### FRONTBAR:

The front bar is where the fabric is connected to the frame at the front portion of the awning. The valance also connects to the front bar and hangs freely in a decorative manner. As in the previously mentioned components, strength is key in the front bar extrusion. Our front bar has a very large perimeter for added strength. Engineers often refer to this as the "I factor", similar in concept to an I beam. Think of roof or floor construction where 2 x 12 boards are used (not 4 x 4) because of the strength the 12-inch perimeter lends. This added strength keeps your front bar from bending and combines with a strong roller tube for a great looking and performing awning.

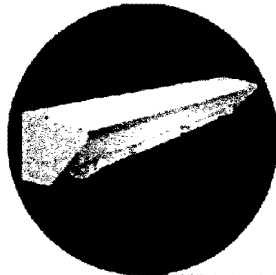
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#### ROLLER TUBE:

Our high quality roller tube is made from cold rolled steel and galvanized inside and out. It has a 78mm diameter and a 1.25mm wall thickness for optimum strength.

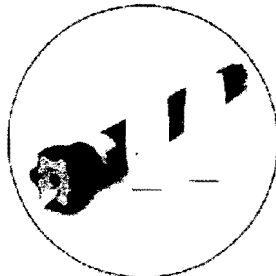
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#### HOOD:

The optional Eclipse hood provides for year round protection from the elements and gives the unit a finished, clean look. Our hood is made from extruded aluminum for strength and durability, it is powder coated to match the frame.

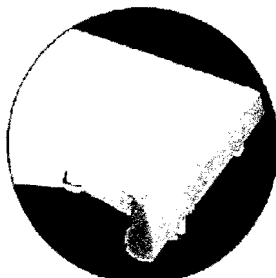
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#### MOTORS:

We feature several optional motor packages. Eclipse awnings are powered by Somfy<sup>®</sup> motors and electronics. With a touch of a button your awning extends and retracts, it's that simple. More new age features include: A wind sensor to bring your awning in when the wind reaches excessive levels and various remote control options. Somfy<sup>®</sup> motor products carry a 5 year warranty.

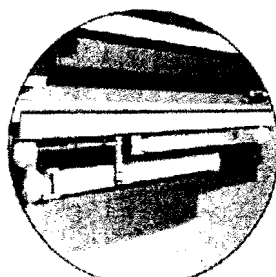
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#### FABRIC:

Eclipse has you covered with solution dyed acrylic fabrics from Sunbrella<sup>®</sup>. The acrylic fibers are impregnated with color to prevent fading for years. Since the fabric is not an organic matter it is also resistant to mold and mildew. Sunbrella<sup>®</sup> fabrics carry a 5 year warranty against fading, rotting, mold and mildew.

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#### CROSSED ARM SYSTEM:

The Eclipse Crossed Arm is a specially designed awning, which enables a larger projection than the width of the awning. No kidding! So if space is tight you can still get cool, comfortable shade with Eclipse. Ask your Retractable Awning Specialist if the Crossed Arm System is right for you.

**eclipse**  
AWNING SYSTEMS

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

# Storm Doors


The Home Association is allowing the addition of storm doors to the front doors throughout the community if desired by the resident. The doors must meet the following criteria in order to be installed:

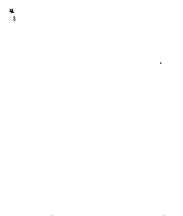
- Aluminum or vinyl construction
- White exterior only
- Full view glass

Please see the below photo provided for acceptable door choices or visit [www.pella.com](http://www.pella.com) (see model 3800). Please note the door does not need to be Pella, but must meet the criteria.

## **Features**

- **1-5/8" heavy-duty frame with reinforced corners.**
- **Overlapping frame for a clean look.**
- **Brass exterior handle with keylock; interior handle that matches door.**
- **Integrated Keyed Deadbolt**
- **Concealed Installation Screws**
- **Heavy-Duty Hinges**
- **Interior Handle Matches Door Color**
- **Sweep Matches Handle Finish**





# **Restrictions on Grilling**

## **Townhomes:**

Grilling for the three bedroom townhomes is permitted as long as the gas grill is pulled away from the structure of the building. Please note if awnings are installed grilling is not permitted under the awnings when they are rolled down as a fire hazard has been created.

Grilling for two bedroom townhomes is not permitted as there is an overhang above the front patio of the home. This can cause a severe fire hazard.

## **Condominiums:**

Grilling is not permitted on the patios or balconies of the condominium building. Please note that some condominium homes do have attached garages in which grilling can be permitted in the driveways of these homes as long as the grill is away from the building structure. Patios that are open to common areas can have the option to pull the grill away from the building structure and into the common areas so they may also grill.

\*\*\*Please note that grills can not be stored on balconies with the propane gas attached as this creates a fire hazard.

\*\*\*Anyone using a grill in Allegheny County can be fined \$1000.00 for using a grill on a patio or balcony and creating a fire hazard within the community. This is not enforced by the management but the local township office and fire marshal.

\*\*\*Please be advised that the safest alternatives to gas grills are the electric grills you can now purchase to give you the same effect and even reduce health problems.

\*\*\*Grills will be provided for you to use in the pool area if you cannot grill in your home area. These grills are available for use 24-hours a day.

*Information regarding grilling can be obtained through the Ohio Township Office by reaching Tom Larkin, Fire Chief, at 412.369.6926.*

*A Member of the International Code Family™*



# INTERNATIONAL FIRE CODE®

# 2003

## SECTION 308 OPEN FLAMES

**308.1 General.** This section shall control open flames, fire and burning on all premises.

**308.2 Where prohibited.** A person shall not take or utilize an open flame or light in a structure, vessel, boat or other place where highly flammable, combustible or explosive material is utilized or stored. Lighting appliances shall be well-secured in a glass globe and wire mesh cage or a similar approved device.

**308.2.1 Throwing or placing sources of ignition.** No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.

**308.3 Open flame.** A person shall not utilize or allow to be utilized, an open flame in connection with a public meeting or gathering for purposes of deliberation, worship, entertainment, amusement, instruction, education, recreation, awaiting transportation or similar purpose in assembly or educational occupancies without first obtaining a permit in accordance with Section 105.6.

**308.3.1 Open-flame cooking devices.** Charcoal burners and other open-flame cooking devices shall not be operated

2003 INTERNATIONAL FIRE CODE®

on combustible balconies or within 10 feet (3048 mm) of combustible construction.

### Exceptions:

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.

**308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices.** LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

**Exception:** One- and two-family dwellings.

**308.3.2 Open-flame decorative devices.** Open-flame decorative devices shall comply with all of the following restrictions:

1. Class I and Class II liquids and LP-gas shall not be used.
2. Liquid- or solid-fueled lighting devices containing more than 8 ounces (237 ml) of fuel must self-extinguish and not leak fuel at a rate of more than 0.25 teaspoon per minute (1.26 ml per minute) if tipped over.
3. The device or holder shall be constructed to prevent the spillage of liquid fuel or wax at the rate of more than 0.25 teaspoon per minute (1.26 ml per minute) when the device or holder is not in an upright position.
4. The device or holder shall be designed so that it will return to the upright position after being tilted to an angle of 45 degrees from vertical.

**Exception:** Devices that self-extinguish if tipped over and do not spill fuel or wax at the rate of more than 0.25 teaspoon per minute (1.26 ml per minute) if tipped over.

5. The flame shall be enclosed except where openings on the side are not more than 0.375 inch (9.5 mm) diameter or where openings are on the top and the distance to the top is such that a piece of tissue paper placed on the top will not ignite in 10 seconds.
6. Chimneys shall be made of noncombustible materials and securely attached to the open-flame device.

**Exception:** A chimney is not required to be attached to any open-flame device that will self-extinguish if the device is tipped over.

7. Fuel canisters shall be safely sealed for storage.
8. Storage and handling of combustible liquids shall be in accordance with Chapter 34.
9. Shades, where used, shall be made of noncombustible materials and securely attached to the open-flame device holder or chimney.
10. Candelabras with flame-lighted candles shall be securely fastened in place to prevent overturning, and shall be located away from occupants using the area

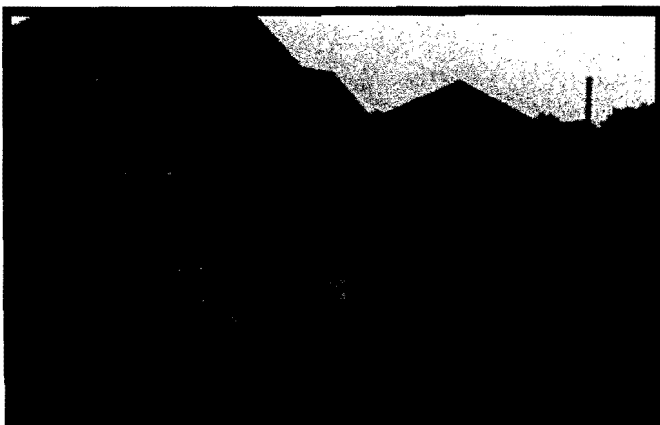
# Common Exterior Amenities

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**Common Grounds:** All areas outside of your patio or balcony or considered common areas or green space. All residents for purposes set forth in the Condominium documents can use these areas. The project will eventually add a walking trail that will circle the community through phase one and two. Please notice that in the common area there are pet stations for those of you that have furry friends so we can pick up after our pets in a convenient way and keep the community beautiful.

**The Pool House and Facility:** This facility is open from 9am-9pm, has a 3 ft -5 ft heated pool with changing rooms and bathrooms. Each year the pool will open in the late spring and remain open until the late fall. Although this facility cannot have private parties it always seems to create a great summer afternoon where neighbors can socialize and get to one another. Guests are always invited but at a reasonable number.



**The Gate House:** The Village has an entry gate system that is closed between the hours of 5:15pm-6:00am daily Sunday through Saturday. The community hosts a cutting edge gate system to which there are pass codes for residents and a camera for you to view those who are entering the community. The system is also operated at the clubhouse for gaining access to the fitness facility after hours.

# **Pest Control**

The community has engaged in a contract with Terminex. They are on site once a month on the fourth Friday of each month. Terminex will treat the exterior of all buildings and the Clubhouse interior as well. However, as a resident you are entitled to special pricing for the treatment of your home. If you schedule a treatment on the regular service date that Terminex is scheduled there will only be a charge of \$25.00. If you need service on any other day of the month the charge will be \$50.00.

\*\*\* All scheduling with Terminex must go through the Management Office to enjoy the special rates as a resident of The Village of Sewickley Hills. Payments can be made directly to The Village of Sewickley Hills.

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# **Fire Extinguishers Reminder**

It is the responsibility of the residents to have their extinguishers checked yearly so that they are working properly in your household.

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# **Condominium Breezeways**

The condominium breezeways are considered common areas throughout the community. For fire safety reasons we advise that all residents living in the condominiums please limit the outside area of their front door to include one decoration and 1 door mat. Please do not place furniture or other such belongings in this area.

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# **Dryer Vent Maintenance**

It is important that homeowners maintain their dryer vents that go from the dryer to the outside of the home. You can limit the amount of lint that passes from your dryer to your vent by constantly emptying the dryer lint trap. In addition it is important to make sure you are periodically removing the hose from the dryer and cleaning this out. Please note that if dryer vents are not kept free and clear they can create a dangerous fire hazard.



# **Planting Flowers**

The planting of flowers is allowed in the areas around your front door and patios in the mulched areas only. Please make sure that when planting flowers you are only choosing from the annual flowers. The Management office also asks that no vegetables be grown in these areas either. If you have questions regarding planting flowers please call the office at 412.259.8134.

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# **Windows and Screens**

Screens for the windows in your home have been provided and can be found in the utility rooms of your home. If you do not have screens in your homes storage or utility closets please notify the office so we may get these for you. Please note that Dynamic Building Corporation does not install screens in the home at the time of purchase. The screens are easy to install as the windows do fold down inside of the home for washing purposes and screen installation. The Management Company is not responsible for cleaning windows at any time, this is the responsibility of the home owner.

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# **Maintenance Tips**

1. Satellite Dishes can not be affixed or attached to the building and its structures at all. All satellite dishes must remain in the patio area. Before purchasing a dish make sure your unit has a southern exposure that is needed for reception.
2. We recommend that you shut off the washer valve after each load of laundry.
3. No Bird Feeders please as they attract rodents and disease around your home area.
4. Please do not put ladders inside of tubs as this can cause cracking.
5. Please be careful when hanging pictures and putting nails and screws into the wall as there may be an electrical wire, sewer line or water line behind the wall itself.
6. In your home there is a blue valve located in the laundry room ceiling. This valve controls the water to the outside faucet. Please turn the valve to the off position and then go to the outside faucet and turn this on to drain any water from the lines. This will prevent any freezing of the lines throughout your home in the winter.
7. Please keep doors on Patios closed to prevent freezing in the winter months.

## **Emergency Maintenance Examples:**

1. Fire Alarms
2. Fire Sprinkler System is going off
3. Gate Problems
4. Storm Damage to Exterior of Buildings

# **Tips for New Home Owners**

## **1. LOW WATER PRESSURE:**

Check the screens for the faucets. Unscrew the nozzle and flush out the screens located in the nozzle. In any new construction project the screens may build up with some residue and need to be cleaned out. This should help eliminate any water pressure problems. If problem is still occurring please contact your management office.

## **2. EXTERIOR FAUCET NOT WORKING:**

Go to the Laundry room and look towards the ceiling. You will see a small blue valve in the ceiling. The valve you are looking at is in the off position. Please turn the valve to the on position and your exterior faucet will work.

## **3. BREAKER BOX LOCATION:**

The breaker box is located in the upstairs bedroom behind the entrance door to the room. All breakers are labeled accordingly.

## **4. FLUSHING OUT THE LINES:**

Some lines in your new home will need to be run with water to get any air pockets out of the line. Please allow your faucets, showers, toilets, dishwasher and clothes washer to run without anything in them at least once. This will get all air pockets out of the new lines.

## **5. FIREPLACE INSTRUCTIONS:**

Please refer to your fireplace manual for detailed instructions. Before starting the fireplace please make sure that all pamphlets are removed from this area and all tags are no longer present. Make sure that the gas to the fireplace had been turned on. The gas line is under the grade toward the bottom of the fireplace. Flip open the lid and make sure that the nozzle is in the parallel position and not perpendicular. After the gas has been turned on, please turn the dial inside the grade to ignite/light, hold the dial in for 10 seconds. After the dial has been ignited turn dial to either high or low. The fireplace will now work constantly. Please remember that these logs have never been used and may have a smell that is unpleasant. Please remember to open your windows and doors while operating the fireplace for the first 2-3 times it is in use until the sealant has burned off. Your fire alarm may also sound when operating your fireplace. If it does not sound you may want to switch the breaker off while the fireplace is in use for the first 2-3 times. Please do not forget to turn the alarm back on after the fireplace has burned off the sealant.

**If you have any questions regarding the above mentioned items please do not hesitate to contact the Management Office at 412-259-8134. We will be happy to assist you.**

# **Section IV**

## **In and Around the Community**

# **Disclosure for Maintenance**

## **Maintenance Responsibilities:**

Units shall be maintained and repaired by each Unit Owner and the Common Elements shall be maintained and repaired by the Association. All maintenance, repair and replacement by Unit Owners shall be in a manner that will not impair the structural integrity or appearance of the buildings or impair any mechanical, plumbing or electrical system therein. The materials and workmanship used in such maintenance, repair or replacement by Unit Owners shall be of the same type and quality as were originally provided in the Unit.

Each Unit Owner shall be required to repair or replace any portion of his or her "Unit that, if not repaired or replaced, would adversely affect the exterior appearance of the Property or in any manner materially adversely affect another Unit. If any Unit Owner fails to comply with the requirements of the preceding sentence, the Association may with prior notice to Owner and reasonable opportunity to cure, in its sole discretion make such repair or replacement and assess the expenses thereof against such Unit Owner. Any Material Improvement must be carried out pursuant to plans and specifications prepared by an architect or engineer licensed in Pennsylvania and submitted to the Association for prior approval, said approval not to be unreasonably withheld. Further, as to any Material Improvement:

1. The Unit Owner shall at his or her own expense obtain all permits and licenses, including a building permit, if necessary, for any work and shall provide the Association with copied thereof. All contracts for which a mechanics lien might be filed shall include a "no lien" agreement, and proof of filing same prior to construction start shall be provided to Association.
2. All costs related to any Material Improvement or the approval thereof by the Association, including without limitation the reasonable cost of the Association's architect's review. Shall be paid by Unit Owner. The Executive Board may require the posting of a deposit or other financial security to cover such costs as it, in its sole reasonable discretion, deems necessary.

Association Maintenance is responsible for the upkeep of the property exterior and all common areas. This is to include the lighting of the garages street light, gutter, downspouts, roof repairs, landscaping, snow removal and trash removal of the property. We also will take care of any cleaning that needs to be done in the breezeways and railings of the Condominium buildings. **Anything on the interior of the home is the responsibility of the Home Owner.**

*Please note that the above stated items do not reflect the punch lists that are completed during the construction phase of your home buying experience. Please note that only two punch lists may be completed by the construction company, one before the closing of your home and the second to be completed within 30 days of closing. The second punch lists will be completed within the 30-days of your residency at The Village of Sewickley Hills.*

### **Snow Removal and Landscaping:**

The snow removal of the property starts at 6AM and it performed by the Maintenance site leader. If it snows more than 1" the snow removal for the main streets of the property are plowed by, a subcontractor hired by the Association. After the hour of 9am the contracting snow removal company will then begin clean up of parking spaces and roadways providing addition snow is not accumulating, please note that along with snow removal is the purchase and disbursal of salt around the community and on roadways.

### **Amenity Maintenance:**

Association Maintenance will also be performed for all of the common amenities throughout the community including any maintenance and clean up of the clubhouse facility, fitness facility, tanning facility, conference room, resident center and movie room. We will maintain maintenance on all of the equipment located in any of these areas.

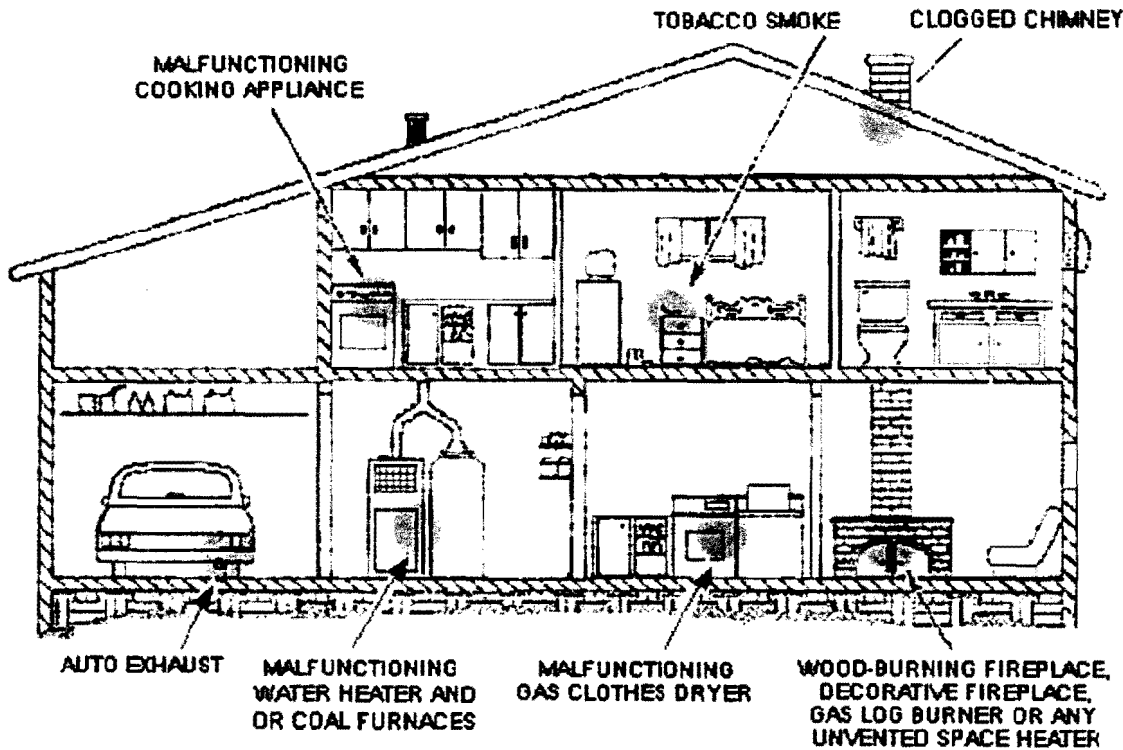
### **Emergency Maintenance:**

What is emergency maintenance? Emergency Maintenance is anything that can cause damage to the building as a whole that is uncontrollable. The two most serious emergency maintenance requests are fire and flood. **\*Please note that any fire or flood needs to be reported to the 911 dispatcher first and then the property emergency line. Do not call the maintenance line first as you need to have emergency personnel dispatched for the above mentioned emergencies.** All other maintenance issues are the responsibility of the residents if the issue is in the interior of the home. If the maintenance is an exterior issue, that is not detrimental to the building as a whole, please wait to inform the office on normal business days. We will not respond to non-emergency maintenance issues.

# Health Department

3333 Forbes Avenue, Pittsburgh, PA 15213  
Phone: (412)687-ACHD Fax: (412)578-8325

What are some of the common sources of carbon monoxide?



You should remember  
there are many more possible sources:

**appliances in cabins or campers**  
**barbecue grills**  
**lack of adequate ventilation**

**pool/spa heaters**  
**ceiling-mounted heating unit**  
**gasoline-powered tools**

C-MAC

**Carbon Monoxide Awareness Coalition  
of Pittsburgh and Allegheny County**

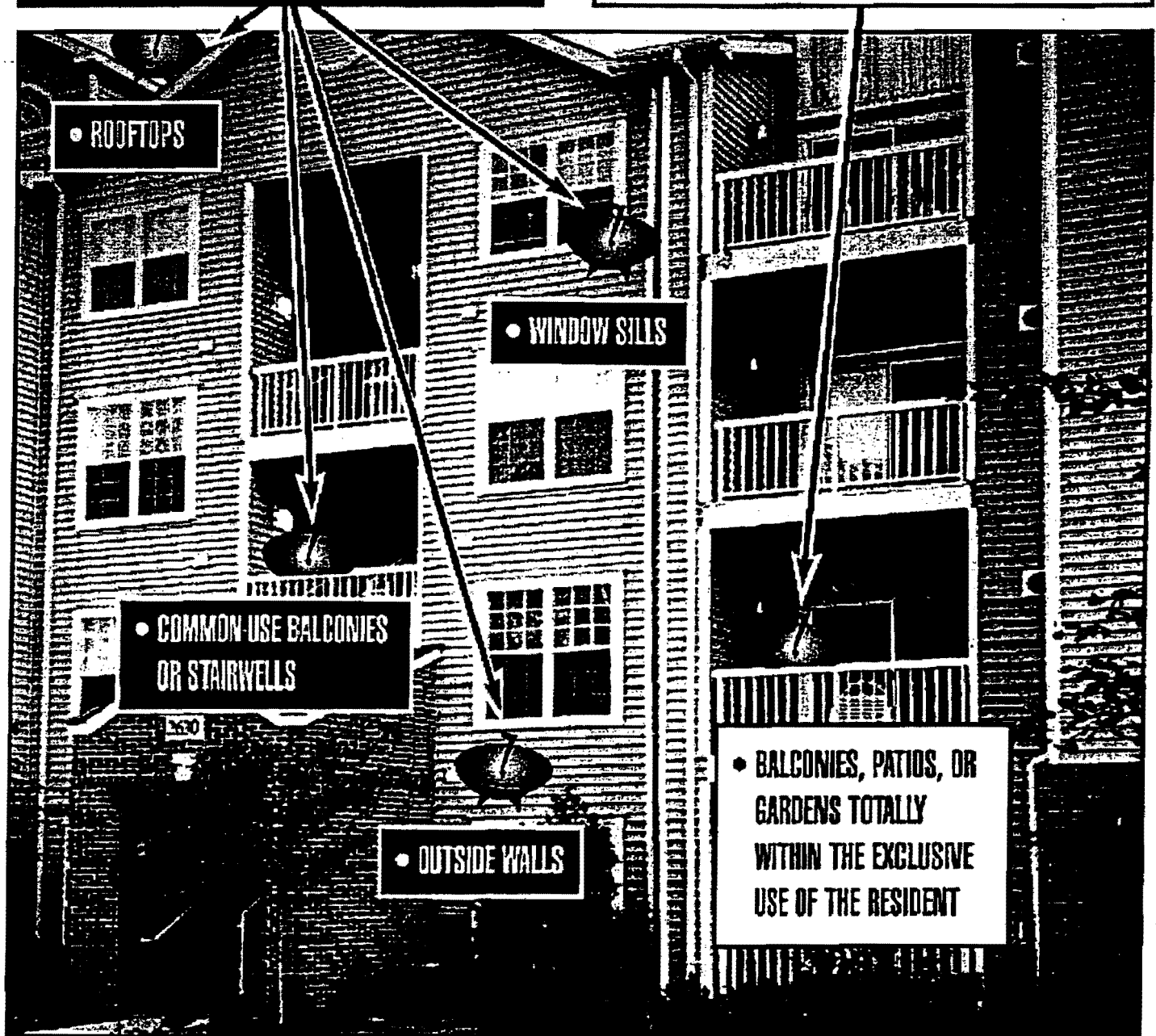
# FCC RESTRICTIONS

ON THE PLACEMENT OF SATELLITE DISHES  
1 METER OR LESS (PIZZA-STYLE)



**OWNERS MAY PROHIBIT  
PLACEMENT ON:**

**OWNERS MAY NOT  
UNREASONABLY PROHIBIT  
PLACEMENT ON:**



**NOTE: NO HOLES MAY BE DRILLED IN OUTSIDE WALLS, ROOF, OR WINDOWS.  
NO HOLES MAY BE DRILLED IN A BALCONY RAILING. NO PART OF THE DISH OR  
ANTENNA CAN EXTEND BEYOND THE BALCONY RAILING LINE.**

# **Quick Reference Phone Guide**

## **Community Information**

**Phase 1: Ohio Township.....412-364-6321**

## **Community Services**

**Township Office .....412-364-6321**

## **Gas**

**Equitable Gas Company.....800-654-6335**

## **Electric**

**Duquesne Light Company.....412-393-7100**

**.....888-393-7100**

## **Water and Sewage**

**Ista Energy Services.....866-737-4943**

## **Phone**

**Comcast.....800-COMCAST**

## **Cable TV**

**Comcast.....800-COMCAST**

## **High Speed Internet**

**Comcast.....800-COMCAST**

## **Post Office**

**Sewickley .....412-741-1925**

## **Tax Collector**

**Ruth DePhillips.....412-741-5950**

## **Intrusion Alarm**

**Guardian Protection Services.....888-895-4805**

**Avonworth Elementary School.....412-366-7170**

**Avonworth Middle School.....412-366-9650**

**Avonworth High School.....412-366-6360**



# **What to do in the Area?**

## **AREA RECREATION**

Sewickley Valley YMCA.....412-741-YMCA  
North Hills YMCA.....412-364-3404  
Sewickley Community Center.....412-741-5430

## **LOCAL PARKS**

Avonworth Community Park.....412-364-0064  
Ohio Township Park.....412-364-6321

## **PRIVATE CLUBS**

Diamond Run Golf Club.....412-741-3002  
Woodland Swim Club.....412-741-7500  
Highland Country Club.....412-761-6000  
Edgewood Country Club.....412-741-8500

## **ARTS AND THEATRE**

Sweetwater Art Center.....412-741-4405  
Performing Arts for Children.....412-741-4120

## **FOOD AND RESTAURANTS**

Andora Restaurant.....412-749-5245  
Mt. Nebo Deli and Catering.....412-741-6078  
Pizza Roma.....412-741-1599  
Atria's Restaurant.....412-934-3660  
Carmody's Lounge.....724-935-3696  
Fox and the Hound English Pub and Grille.....412-364-1885  
King's Family Restaurant.....724-935-0320  
Recipes Remembered.....412-364-9464  
Vocelli Pizza.....412-741-7800  
Sesame Inn.....412-366-1838  
China Palace.....412-741-7423

# **Receipt of Acceptance for the Resident Handbook**

This handbook has been received by the resident's \_\_\_\_\_ and \_\_\_\_\_ residing at \_\_\_\_\_, Sewickley, PA 15143, on the month of \_\_\_\_\_, day \_\_\_\_\_ of \_\_\_\_\_, and year of \_\_\_\_\_. We, \_\_\_\_\_ and \_\_\_\_\_ understand the terms of the Resident Handbook as signed below:

\_\_\_\_\_  
Home Owner 1

\_\_\_\_\_  
Date

\_\_\_\_\_  
Home Owner 2

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witnessed by the Property Manager:

\_\_\_\_\_  
Property Manager

\_\_\_\_\_  
Date