

# Sewickley Heights Manor Homes Association

101 Greenwood Drive Sewickley PA 15143

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## Maintenance Items Included in your Quarterly Assessment

	Townhomes in Manor	Single Family Homes in Ridge
Roof repairs	Yes	No - Homeowners Responsibility
Roof replacement as scheduled	Yes	
Gutters & downspouts repairs and maintenance	Yes	No - Homeowners Responsibility
Siding/stucco/trimboards repair and painting	Yes	No - Homeowners Responsibility
Walkways repair and maintenance	Yes	No - Homeowners Responsibility
Patios and decks replacements as scheduled	Yes	No - Homeowners Responsibility
Front door and garage door painting only	Yes	No - Homeowners Responsibility
Windows, awnings and storm doors	No - homeowner replacements require pre-approval	
Driveway replacement as scheduled	Yes	No - Homeowners Responsibility
Driveway sealing as scheduled	Yes	No - Homeowners Responsibility
Lamposts	Yes	No - Homeowners Responsibility
Exterior painting as scheduled	Yes	No - Homeowners Responsibility
Deck painting as scheduled	Yes	No - Homeowners Responsibility
Foundation walls below grade	No	No - Homeowners Responsibility
Retaining walls in common areas	Yes	Yes - but not home specific ones
Tree pruning as approved by landscape committee	Yes	No - Only according to policy
Tree removal as approved by landscape committee	Yes	No - Only according to policy
Tree planting as approved by landscape committee	Yes	No - Homeowners Responsibility
Shrubbery replacement as approved by landscape com	Yes	No - Homeowners Responsibility
Snow removal from Association roads	Yes	Yes
Snow remval from driveways and walkways according to policies regarding amount of snow	Yes - see website for policy	Yes - see website for policy
Grass cutting in common areas	Yes	Yes
Lawn fertilizer & maintenance in common areas	Yes	Yes
Flower bed weeding	Yes	No - Homeowners Responsibility
Shrubbery pruning & fertilizing annually	Yes	Yes
Leaf removal	Yes	Yes
Tennis courts and swimming pool	Yes	Yes
Basketball courts and playground	Yes	Yes
Electric gutter melt cables	No - Homeowners to maintain or replace with approval	
Light fixtures attached to buildings	No	No - Homeowners Responsibility
Mulching	No - Homeowner	Yes
Insect treatments	No - Homeowner	No - Homeowners Responsibility
Mailboxes and doorbells	No - Homeowner	No - Homeowners Responsibility
Home insurance	No - Homeowner	No - Homeowners Responsibility
Water/sewer/gas lines	No-Homeowner to tap-in	No-Homeowner to tap-in
Cable and internet and phone lines	No	No
Trash pickup	Aleppo Township	Aleppo Township

If you plan to do any work on your house or yard, you need to get that work pre-approved by the Association.

Applications for review of project can be found on the website. [www.sewickleyheightsmanor.com](http://www.sewickleyheightsmanor.com)