

Brook Park Journal

SPRING 2020 IN THIS ISSUE

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BROOK PARK POOL UPDATE: Please see P.2

Quarantine in Brook Park



Although it has been a challenging couple of months in quarantine due to the COVID-19 pandemic, our unique neighborhood has proved to be a wonderful support and resource to many. From scavenger hunts to outdoor neighborhood music, to mask donations or food deliveries, Brook Park is truly the best. We sincerely hope that this newsletter finds all of our Brook Park friends and family in good health, and looking forward to even better days!

Green Phase Guidance COVID-19

 Starting June 5, Allegheny County will move into the "green" phase under Gov. Tom Wolf's Process to Reopen Pennsylvania. [Click here](#) for more information on the Process to Reopen Pennsylvania. For more info on what this phase entails (including a listing of business categories that now are allowed to operate), [click here](#). For a full description of how the pandemic is affecting local operations, please view town or borough websites: <https://www.franklinparkborough.us> OR <https://www.townofmccandless.org>

Brook Park Walking Art Show

The Brook Park Walking Art Show will take place on Saturday, June 6 from 9 am - 5pm. Neighbors of all ages are invited to display their works of art during our time in quarantine. The following streets are participating:

Woodview Drive King James
Meadowcrest King Albert
Broad Hill Sandhurst
Harvest Manor King Charles
King Ridge King David
Broadmeadow



Any questions can be sent to nicolegronsky@gmail.com We can't wait to see what you all create!

Recap: Neighborhood Scavenger Hunt

What a great neighborhood response there was to the "socially distanced" scavenger hunt this March. It was nice to see so many people out and about, albeit safely!



We had 29 entries, 10 of which had perfect scores. Those perfect people are: Lucas Stewart, The Kanes, Sheila Duffy, Haley Shanahan, Layla Bopp, The Tengowskis, The Sunderlins, The Bunker Bunch, Penelope & Eliza Cottone, and the Bukowinskis!

Winners received prizes courtesy of Mary Frances Dean, Suzanne Filiaggi Bridges, the French family, and Brook Park Civic Assoc.

Thank you all for playing or participating in the 'decorating'. We are all lucky to be a part of such a wonderful neighborhood (especially during trying times!). ~Melissa French

New Area Residential Projects



There are two residential construction projects planned, adjacent to Brook Park. In the interest of keeping you all informed, here's what we know about them.

Maronda Homes Development

Fassinger Farms (17 lots) and Greystone Plan (4 lots) All 21 home design will be part of Maronda's [Presidential line of home design](#).

- Construction similar to [Stongeridge Farms - Adam Twp](#)
- Half Acre lots
- 3000-5500 square feet
- \$550,000-\$800,000.00 price range
- Will not officially part of Brook Park Manor, Maronda has their own marketing and HOA plans
- Greystone (4 lots - on the west side of Broadmeadow across from the farm)
- 100% approved
- Excavation scheduled to begin on June 4th
- Construction of Model Home scheduled to begin in August.
- Driveways will connect with the Broadmeadow Dr.

Fassinger Farms (17 lots, on the farm property)

- Working through approvals. Plan to meet with Planning Commission in July.
- No variances
- Expect approval process to take 2-3 months
- Working on NPDES approval for Storm Water. Will have a Storm Water pond
- HOA will be included to account for shared utilities (Storm Water)
- Will have one road with a Cul-de-sac and sidewalks



Sophie the Cow is Moving!

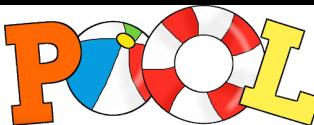
Hi Neighbors, Many of the kind people of Brook Park have asked me about Sophie's future. Well, she is certainly staying in the family! I could not part with her since she is such a loving pet. Sometime within the next few weeks she will be moved to her new home. I would like to thank everyone for their kindness not only towards Sophie, but to my family as well!

Sincerely, June Fassinger Hahn

Reminder: Dogs on Leash

Please remember to keep your dogs on a leash at all times when walking through the neighborhood.

COUNTDOWN TO OPENING DAY!



The Brook Park Swim Club is targeting to open on Friday, June 5 (last day of school for NA). The pool is filled and we're working behind the scenes to get things ready.

We will have some changes this year in order to comply with the CDC guidelines for pools and the PA COVID guidelines for businesses. Our pool-specific COVID plan will be posted at the pool, but the biggest things you should know are:

Bring Your Own Chair/Blanket: We're making improvements in order to minimize shared surfaces, including automatic soap dispensers and hand dryers. The shared pool chairs will be in the pavilion to start the season, so please bring your own chair/blanket (the benches around the baby pool will still be available for those who choose to use them).

Sanitizing: Touch surfaces will be treated hourly. Touch surfaces include pool handrails, diving board, water slide, sink faucets, flush handles, shower handles, and other similar non-porous hard surfaces that will be touched by multiple people. In addition to the hourly touch surface disinfection, the bathrooms will be cleaned and sanitized daily. Floors, walls, toilets, sinks, lockers, and showers will be cleaned and disinfected following health department and CDC guidelines.

Certified Pool Operators: Thanks to Kat Cottone, Mark Sullivan, and Drew Hunker for completing their Certified Pool Operator (CPO) training! Drew will be the Pool Manager this summer and Kat/Mark will back-up as necessary. We are lucky to have so many great folks looking out for the pool this summer!

Social Distancing: Our membership level is in-line with where we have been within the past 5 years and we believe that we have

enough land surrounding the pool area that our members will be able to attend the pool whenever they choose and maintain social distancing guidelines. We also will not be having daycare or large groups this summer. Therefore, we do not plan to have sign-ups for attending the pool during certain time slots.

Guests: We are typically very welcoming of guests, but to start this season, we will not be having any guests in order to limit the number of people in the facility at one time. When we are able to welcome guests, fees are \$5/person or you can purchase 10 guest passes for \$40.

Snack Shack/Food Policy: To start the season, we will not be operating the Snack Shack, but we may reopen it as we move into the season. Members may bring their own food and beverages (adult beverages are welcome - no glass).

Early Rates: Early rates are extended until June 5 - you can pay online via PayPal (<https://brookparkswimclub.wildapricot.org/join-us>) or send your check/membership form to P.O. Box 640, Ingomar, PA 15127.

Landscaping & Property Tax Fund: We thank the families who have contributed to the Landscaping and Property Tax Fund (previously Supporting/Sustaining Membership). We have \$12,000+ in annual expenses for landscaping and property taxes on Fassinger Lane. As you can see when you drive up Fassinger Lane, we have already started work in maintaining this shared space that benefits the entire community. Since we do not have a mandatory HOA, we rely on your generosity to pay for this work. We have had as high as 140+ contributors in years past (this year, we are at 60+ contributors). If you don't choose to join the pool as an active member this summer, we appreciate your \$95 contribution to help us keep the entrance to our neighborhood tidy.

For up-to-date pool news, you can Like/Follow us on Facebook: <https://www.facebook.com/BrookParkSwimClub/>

WELCOME NEW NEIGHBORS!

Names: Greg & Meghan Romano

Address: 1538 King James Dr

Phone: (412) 719-8356

Email: mccrawford1258@gmail.com gman0465@yahoo.com

Previous City: Pittsburgh, a few minutes away in McCandless

Occupations: Greg is a nurse anesthetist at Passavant, Meghan a nurse at Shadyside Hospital

Hobbies: Cooking, trying new restaurants, sporting events

Children: Michael age 5; Leah age 2 and Grace age 5 months!



VOTE! June 2: NEW Polling Locations

The Allegheny County Elections Division on May 15, 2020 issued the full list of consolidated polling place locations for the Tuesday, June 2 primary election.

The polling locations for the 2020 primary have changed; please check your mailbox or Allegheny County Elections website. With numerous local election board officials being reluctant to serve on Election Day and numerous owners of polling locations expressing concerns regarding exposure to COVID-19, the county approved a resolution to consolidate its more than 1,300 polling locations to about 200 to 300. Please check all info before heading out, or don't forget to drop off your mail-in ballot.

**Brook Park Facebook Page**

This is a great way to get the word out quickly when you have items for sale, requests for contractor recommendations, advertise your services, etc. Spread the word and LIKE the page TODAY!!!! facebook.com/brookparkmanor.

NextDoor Brook Park

There is a social network called NextDoor that has sections specific for individual neighborhoods, including one for Brook Park Manor (which on their site includes Field Club also). It's used for local neighborhood topics & discussions, recommendations for businesses, and for sale/free items. According to the site, 64% of Brook Park/Field Club are members. If you are interested you can sign up at <https://nextdoor.com/neighborhood/brookparkmanor--pittsburgh--pa/>. Be aware that it is neither sponsored nor endorsed by the Civic Association, though several neighbors have joined.

Crime Watch Program

Dear Neighbors, The Crime Watch Program is now in effect for Brook Park. **How it works--Call 911! That is always the first step. Then an email to:**

brookparkmanor@gmail.com

A mass email will be sent out to neighbors informing us of the situation and what to be aware of. If you are not on this email list and wish to be added, please forward your email address to brookparkmanor@gmail.com and request to be added to receive Crime Watch reports. Please note, you will also receive emails not pertaining to Crime Watch such as items for sale, etc. Most all of us have phones with cameras. Please use this tool to video any suspicious activity if possible. Note license plate numbers.

**SAVE THE DATE**

Friday, June 5	tbd	Brook Park Pool Opens!
Sunday, June 7		Civic Association Board Meeting
Mon, June 8	7:30pm	McCandless Town Council Mtg
Weds, June 17	6pm	Franklin Park Borough Town Council Mtg
Mon, June 22	7:30pm	McCandless Town Council Mtg
Sunday, July 5		Civic Association Board Meeting

Current Board of Governors

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Dennis Moul d-bpm@hq99.net (412) 366-0168	Dave Haddad dahaddad50@gmail.com (412) 366-4808	Sally Swegan sallyswegan@gmail.com 412-760-9216	Jessica Deible jessdeible@aol.com (412) 367-7356
Members of the Board:			
Nate Bopp nate.bopp@gmail.com (412) 585-1701	Jim Hudson hudson.je@comcast.net (412) 364-3605	Brad Weaver bradkat@verizon.net (412) 366-9089	Flavio Chamis ftchamis@aol.com (412) 635-0694
Ian Lindsay ilindsay@msn.com (412) 369-4574	Colleen Paulson cgpaulsons@verizon.net (412) 367-1196	John McFadden john.mcfadden.jm@gmail.com (412) 779-7325	Lara Schob larasees@gmail.com (412) 415-0354
Alternates:			Welcome:
Diane Salvatora (412) 366-9106	David Scott scottdws@comcast.net (412) 369-5371	Jessica Deible jessdeible@aol.com (412) 367-7356	Mardy Byrnes mardbyrnes@gmail.com
Women's/Social Club Coordinators:			
Heather Byers byers_heather@hotmail.com (412) 364-1054			
Newsletter Editor:		Field Club Rep:	
Theresa Wilkinson wilkinson.theresa@gmail.com (412) 548-3718		***OPEN***	



Just How Accurate is a Zillow or Redfin Estimate?

It's easy to fall into the trap. You do a little web surfing, end up on Zillow.com, and start looking at the site's valuation of your home. More often than not, it's much higher than you'd expect and visions of dollar signs begin dancing inside your head.

We hear this often from clients who are ready to put their homes on the market. Online estimate can make clients overvalue their home's worth. It's a difficult conversation to have with clients. But one that's important to have before listing time. An overpriced house will sit on the market. Eventually, the price will have to drop if it's going to sell.

So how do these online estimates work and why are they often incorrect? For starters, Zillow and Redfin are both based across the country from Pittsburgh. They use information from property sales and municipal offices to assess a home's worth—never visiting the actual house or neighborhood. According to the [Zillow](#) website, all information is gathered from public records.

But you only need to look at a competing sites to see that online sources give very different values on the same home. For example, Redfin values a 4-bedroom home in McCandless at a range of \$324-\$358K. Zillow lists the same home at \$316K. That's a \$42K price swing. Valuations are closer for recently-sold homes. But many people who are looking to sell—and are being influenced by these online values—have had their home long enough to make it difficult for Zillow or Redfin to give a truly accurate assessment.

The takeaway is that online valuations can start the conversation about a home's worth. But local sources will get you to the price that's competitive for your market.

[Forbes](#) adds that hiring an appraiser or trusted real estate agent is the only way to know the true value of your home. "It could save you time, money and the heartbreak of slowly realizing that you trusted the wrong estimate and your home sale is going nowhere until you make a change."

Your Brook Park Real Estate Agent,
Darla Garcia
Of the Mindy + Darla Team | Howard Hanna Real Estate
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I CAN HELP! My name is Kathy Evans-Palmisano and have lived in Brook Park Manor for almost 25 years. As a retired RN and CNM (Certified Nurse-Midwife) with a Master's Degree in Maternal-Child Health, I am also a certified Personal Trainer and Energy Healer who has been helping people live healthier for 4 decades. You may have seen me in Wellbella or Let's Live Magazines as the Corporate Trainer for GNC's Body for Life Challenge or NFL Hall-of-Famer Lynn Swann's 12-week Transformation.

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