

**IN THE SUPREME COURT OF PENNSYLVANIA
WESTERN DISTRICT**

SOUTHPOINTE GOLF CLUB, INC.,

Petitioner

V.

: No. 217 WAL 2021

: Petition for Allowance of Appeal
: from the Order of the
: Commonwealth Court

SOUTHPOINTE PROPERTY OWNERS' ASSOCIATION, INC.; REDEVELOPMENT AUTHORITY OF THE COUNTY OF WASHINGTON; R&M INVESTMENT GROUP LLC; TECHNOLOGY DRIVE LLC; ANSYS, INC.; CROWN CASTLE USA, INC.; 701 TECHNOLOGY DRIVE PARTNERS L.P.; CREEHAN PROPERTIES, LP; SPCDMG LTD; 1750 EAST REALTY, L.L.C.; LANDMARK LIMITED PARTNERSHIP; SOUTHPOINTE RINK ASSOC L.P.; CENTIMARK CORPORATION; SOUTHPOINTE 16 ASSOCIATES; KOSSMAN-PHOENIX LIMITED PARTNERSHIP; ANDRITZ METALS, INC., F/N/A BRICMONT, INC., F/N/A ANDRITZ BRICMONT, INC.; HERSHEY LEASING COMPANY, LP; CHAMP INVESTMENT LIMITED PARTNERSHIP; CREEHAN PROPERTIES 151, LP; AUMA ACTUATORS INC.; MARK K. GERMAN; ACCUTREX PRODUCTS, INC.; SOUTHPOINTE #4 GREEN ASSOCIATES; FOUR THOUSAND NINE HUNDRED WEST BROAD STREET LAUNDRY, LLC A/K/A 4900 WEST BROAD STREET LAUNDRY, LLC AN OHIO LIMITED LIABILITY COMPANY N/K/A FAIRWAY VIEW, LLC; SOUTHPOINTE 375 ASSOCIATES, L.P.; MERCES DE QUEVEDO FREEMON 2007 LIVING TRUST, PHILIP G. AND RICHARD A. FREEMON TRUSTEES; LEXINGTON TNI CANONSBURG, LP; SUMMIT & PLAZA II HOLDINGS LP; RONALD M. KEAN & R.

GEORGE YURASKO AND FREDERICK A. :
FARRELL TRUSTEES OF UNITED FOOD & :
COMMERCIAL WORKERS, LOCAL UNION :
23; NELSON M. AND DARLENE M. :
HEETER; SOUTHPOINTE/MILLER LIMITED :
PARTNERSHIP; 501 TECHNOLOGY :
PARTNERS, LLC; SCHENLEY CENTER :
ASSOC II LP; 121 CHAMPION LLC; :
TECHNOLOGY DRIVE, LLC; KRB :
DEVELOPMENT CO., L.P.; :
FOUNTAINHEAD SOUTHPOINTE :
ASSOCIATES; SOUTHPOINTE HOTEL :
AND CONFERENCE CENTER L.P., :
SUMMIT & PLAZA II HOLDINGS, LP; :
DIALYSIS CLINIC, INC.; AGES :
ASSOCIATES LP WASHINGTON COUNTY :
AUTHORITY; LAWRENCE AND KIMBERLY :
A. MELEN; DONALD K. AND PAMELA B. :
ROBINSON; SOPHIA C. SARRIS; WILLIAM :
A. AND KATHLEEN BARON; EVERETT E. :
DUNN AND CONNIE A. DUNN, TRUSTEES :
OF THE DUNN REVOCABLE TRUST :
DATED NOVEMBER 13, 2008; JAMES E. :
AND TRACEY L JACOBS; THOMAS P. :
KAZAS AND SANDRA FRANK- KAZAS; :
BRETT E. MURAWSKI AND KELLY J. :
CHANEY; WALTER E. AND BARBARA A. :
KRYSPIN; GARY M. STEFANSKY AND :
SUZANNE A. ORBANICK-STEFANSKY; :
MARK AND LAUREN M. LEGA; ANDREW :
J. AND MAUREEN L. KICINSKI; BETTY :
HARRIS RAINIER REVOCABLE TRUST :
DATED MAY 15, 2012, BETTY HARRIS :
RAINIER TRUSTEE; JEFFREY J. AND :
JANENE M. JOST; MARY JANE BROGLIA; :
CARY D. COWDEN; LOUIS V. AND :
ELIZABETH VALENTE; RONALD L. AND :
ELAINE C. FRIEDMAN; PAUL ROBERT :
AND REGINA M. JOHNSTON; GUTHRIE :
AND VIOLA TABONI; PATRICK G. AND :
LYN C. MCGINNIS; JAMES H. AND DONNA :
J. WHITE; RICHARD OTTER AND :
DEBORAH C. FRIEDRICH; JOSEPH J. AND :
MARY ANN BROWN; BRUCE E. AND :
MARGARET A. HOUGH; RAYMOND W. :
SAUER, JR. AND HELEN F. SAUER; GENO :

A. AND JUSTINE PISCIOTTANO; JOHN P. :
 AND M. KATHLEEN FOX; RICHARD A. :
 AND SHARON BARCELONA; GENO R. :
 AND CYNTHIA N. LEVI; STEVEN W. AND :
 MELISSA ANN CHESHER; MARK S. AND :
 GEN CAMERON WILSON; WILLIAM K. :
 AND PATRICIA SNODGRASS; JEFFREY :
 M. ANGELA D. ABBOTT; DAVID A. AND :
 MARY E. FETCHKO; LOUIS AND JOELLYN :
 BARLETTA; KEVIN F. OWSIANY; JOHN C. :
 AND ARLENE E. STANKUS; DOUGLAS R. :
 AND MELISSA L. HODINKO; ELIZABETH :
 E. AND DANIEL F. VORUM; FAIRWAY :
 LANDINGS TOWNHOUSES OF :
 SOUTHPOINTE ASSN. INC.; KEVIN AND :
 DOREEN LYNN RUFFE; TERRI BUSH :
 BROWN; WILLIAM B. AND CONNIE :
 GROSS; WENDY JEAN OBRIEN; PAUL B. :
 DEFAZIO; DAVID A. ROSS; GRIFFITH :
 FAMILY TRUST, PETER D. FRIFFITH AND :
 BONNIE L. GRIFFITH, TRUSTEES; PETER :
 H. AND JOYCE I. PHILLIPS; WILLIAM R. :
 PIPER AND LINDA O'LEARY; REGIS J. :
 MCKENZIE, III; GAYLA R. HAGG; STEVEN :
 SPECA; TONY L. AND JAN B. ANGELLE; :
 RUTH A. LUTZ, TRUSTEE FOR THE LUTZ :
 FAMILY TRUST; WILLIAM J. AND :
 DEBORAH A . HARRISON; ROGER D. :
 GRAHAM, JR. AND MARY ANN GRAHAM; :
 PATRICIA K. HAZEN; HEART & SEOUL :
 PRODUCTIONS, LC A MICHIGAN LIMITED :
 LIABILITY COMPANY, STEPHANIE L. :
 KUBIK; MICHELE A DOCCHIO; JOHN S. :
 AND ELLEN J. STEIGERWALD; MARILYN :
 I. GOODWILL; CORINNE MCCULLOUGH; :
 PHILLIP J. FALCONI; MARK E. NANCE; :
 WALTER M. CASTRO; LYNN A. DEPPEN; :
 MICHAEL W. AND KATHY SMITH; MARK I. :
 LINN AND RENEE A. BATTISTONE; :
 VARUN MISHRA; DAVID HARKREADER :
 AND LYNNE D. DUNN; SOUTHPOINTE :
 HOLDINGS, LLC; JEFFREY H. AND :
 JONELLE M. STAMBAUGH; LUCA ZOIA :
 AND CHIARA GONIN; KATHERYN LEIGH :
 TATE; ALEXANDRA KUSTURISS; JOHN A. :
 AND MARIANNE ZYWAN; JEFFREY J. :

LIVOLSI; CHRISTOPHER J. AND LYN R.	:
LOGELIN; THOMAS J. AND BETTY J.	:
ZAYAC; DOUGLAS B. BLOBNER	:
REVOCABLE LIVING TRUST, DATED	:
OCTOBER 20, 2010, DOUGLAS B.	:
BLOBNER TRUSTEE; ROBERT S. AND	:
JANET M. CAMEL; RICHARD K. AND	:
PENNY ANN L. THOMAS; ERIC J. AND	:
CONNIE I. BRUCE; WAYNE TRUST	:
WALTER K. AND VIRGINIA M. WAYNE	:
TRUSTEES; SUBHASH JOON; DEREK A.	:
RICE; GREGORY A. KARABETSOS;	:
JANET TORRIERO; JOHN AND CAROL	:
RIDDLE; DONALD L. AND MARGRET S.	:
HOCEVAR; MARY KAY GRAZIANO;	:
MARGARET K. FISCHER; THOMAS LEE	:
AND ALLYSON ANN FRITZ; SAMUEL J.	:
RODGERS AND REBECCA L. BLACK;	:
EDMOND A. AND SUSAN MARIE	:
CONONGE; ROBERT F. MILINSKI AND	:
STANLEY J. ZAWACKI; ROSLYN	:
CORTON; YING WEI; MARLENE V.	:
PIEROTTI REVOCABLE TRUST,	:
MARLENE V. PIEROTTI, TRUSTEE;	:
RICHARD C. GOODWILL; TIMOTHY J.	:
AND CARMEN CECILIA AITKEN; JOE AND	:
ANNE TRASK; BONITA L. SIDICK; DAVID	:
H. AND VICTORIA L. SMITH; ALICE F.	:
DAGG TRUST; ALICE F. DAGG TRUSTEE;	:
LARRY J. AND CATHERINE A. CAVALLO;	:
CINDY RICE-ANDREA AND RICHARD	:
ANDREA; DOLORES KARA REVOCABLE	:
TRUST DOLORES KARA TRUSTEE;	:
BERNARD JOHN HOBACH 2001	:
IRREVOCABLE TRUST, BERNARD J.	:
HOBACH, TRUSTEE; NANCY E. FLYNN;	:
PAUL J. AND GERALDINE MCKOSKY;	:
MELELAOS AND KIKI DOUMAS LIVING	:
TRUST DATED DECEMBER 20, 1999,	:
MENEALAOS DOUMAS AND KIKI	:
DOUMAS, TRUSTEES; RICHARD J.	:
KAWALEK; PATRICIA NAN DAUM; LYNDIA	:
L. KELLY; CHARLES W. AND DAWN LYNN	:
FIKE; NORMAN MICHAEL REVOCABLE	:
TRUST, ALICE J. MICHAEL TRUSTEE;	:
EARL L. AND MARIA A. ROMESBERG;	:

WILLIAM R. AND JENNIFER S. DAVIS;	:
DEREK PEABODY AND ASHLEY R.	:
PAWLISH; JOSEPH A. AND AMY L.	:
WATESKA; GARY D. AND KAREN L.	:
SMITH; RONALD M. AND EVA M. BOZICK;	:
ROBERT J. BRAITHWAITE, SR., AND	:
MARY T. BRAITHWAITE; PHILLIP J.	:
BINOTTO, JR. AND D. JILL BINOTTO;	:
WILLIAM S. AND LAURA K. TATE;	:
SHANEY L. RUDAR; SCOTT T. AND	:
LAUREN DOOLEY; RAYMOND R. PARRY,	:
SR. AND BARBARA L. PARRY; DAVID A.	:
AND CHERYL S. BAYNE; FRANK C.	:
BOTTA; MICHAEL J. AND IRENE A.	:
FOSTYK; TIMOTHY P. AND STEPHANIE	:
GALLOWAY; PETER F. AND DEBORAH L.	:
SINGLETON; RICHARD DEAN AND	:
JUDITH ELLEN MCALLISTER; PAUL V.	:
AMBROSE FAMILY TRUST, PAUL V.	:
AMBROSE AND GLORIA J. URSITZ	:
TRUSTEES; DENNIS P. AND PAMELA J.	:
WEAKLAND; RICHARD K. MILLER;	:
CAMILLE M. HERBERT; ARTHUR AND	:
ELLEN MEZERSKI; SCOTT C. AND	:
LAUREL L. SANDERS; RUTH ANN	:
FALCONI; BERNARD J. SHAUGHNESSY,	:
JR. AND MELISSA J. SHAUGHNESSY;	:
JUSTIN R. DOMACHOWSKI; RONALD J.	:
AND NATALIE A. AIELLO; SCOTT COOK;	:
SOUTHPOINTE DEVELOPMENT LLC	:
D/B/A SOUTHPOINTE APARTMENTS;	:
TERRY ANN MCCAFFREY; RENEE	:
CAVALOVICH; DOREEN V. LATONA;	:
ROBERT PREMRO; ADRIENNE L.	:
COMPEGGIE; WILLIAM H. AND PHYLLIS J.	:
SAVATT; GEORGE S. VILLANI; MARK	:
BORDEN; HERBERT F. AND ANA L.	:
BALZUWEIT; ADAM J. FULTON; GL	:
HARAKAL GROUP, INC; GERALD	:
THOMAS AND REBECCA MARIE	:
MATHEWS; TAMMI R. BROWN; FAIRWAY	:
VIEW, LLC; SCOTT AND ALANA HUDSON;	:
ALVIN AND PATRICIA MILLER; ROBERT	:
A. SIMMERS; LYNN S. FRANK; BENJAMIN	:
M. NEENAN AND PAIGE WILLIAMSON	:
NEENAN; MAC & MAC PROPERTIES LLC;	:

BRETT J. ROSS; MARK E. AND JEANNE E. :
BECKER; SUSAN P. ARMSTRONG; :
SUSAN R. PASSANTE; CORY BAK; :
RAHUL BAZAZ; LEE AND ALEXIS :
WETZEL; SCOTT T. DOOLEY; KENNETH :
AND LINDA MATZ; JAMES J. RATTI; :
JANELLE VICINELLY; JOHN, JR. AND :
DEANNA R. LUBIC; WILLIAM L. LYONS, IV; :
GERALD W. AND SUSAN M. HORTON; :
PAMELA C. POLACEK; JOEL HATFIELD; :
JOAN DOERSCHNER ENZ; CHARLES J. :
STEFKO; RANDY W. AND CATHY J. BELL; :
CHRISTIAN AND ROCHELLE A. :
DELGADO; HELGA E. KERCHER; JAMES :
FRANKLIN REALTY LLC; TIMOTHY :
MCMANAMA; C. SCOTT AND PATRICIA R. :
WARMAN; MARGOT A. VAUGHAN; :
RICHARD C. AND DIANNA L. :
SPONAUGLE; ANTHONY K. GIANETTINO :
AND IRONWOOD/WEDGEWOOD :
HOMEOWNER'S ASSOCIATION, INC.; :
FAIRWAY LANDINGS TOWNHOMES OF :
SOUTHPOINTE ASSOCIATION, INC.; AND :
THE FAIRWAYS CONDOMINIUM OF :
SOUTHPOINTE ASSOCIATION, INC., :

Respondents

ORDER

PER CURIAM

AND NOW, this 8th day of June, 2022, the Petition for Allowance of Appeal is
DENIED.