



Homeowners Association

Foxchase Homeowners Association · PO Box 520 · Meadow Lands, PA 15347
Email: foxchasehob@gmail.com · Phone: 724-949-0369 · Website: www.foxchasehoa.org

October 31, 2025

Dear Foxchase Residents,

The Foxchase Homeowner's Association Board (HOB) issues this annual newsletter to keep residents updated on the matters and concerns of the Foxchase community and to provide notification of the annual **HOA meeting which will be held on Monday November 24th at 7:00 pm**. The meeting will be held at the North Strabane Municipal Building, 1929 Route 519.

If you are not able to attend the annual meeting, you must complete the enclosed Proxy form and give it either to a resident that will be attending, send it to the address listed on the proxy form, or email it to the Foxchase email address (foxchasehob@gmail.com) in advance of the November 24th meeting.

Thank you for taking the time to read this annual newsletter. We ask you review the information contained in this newsletter and share the contents, as appropriate, with those in your household.

The Foxchase Homeowners Association Board (HOB) is responsible for:

- Enforcement of the Bylaws, rules and regulations governing the Foxchase Homeowners Association
- Maintaining and improving the common areas within Foxchase
- Addressing and resolving property issues of concern for our residents
- Reviewing and approving property modifications
- Formulating and maintaining the community budget
- Selecting and managing contractors to provide HOA services for landscaping, snow removal, lawn care, etc.
- Managing all legal matters associated with the HOA
- Maintaining the relationship with Malone Property Management Services
- Communicating with North Strabane Township (NST) regarding township business that is of concern to the Foxchase community

The HOB are volunteers that are serving our neighbors and neighborhood to maintain and manage our community. Everyone within our community plays a part in helping maintain our beautiful neighborhood. If you are interested in serving your community as a member of the Foxchase Homeowners Association Board, please contact the HOB via email at foxchasehob@gmail.com to make a nomination. We ask that all nominations for 2026 Board positions must be received by Friday, November 21st. or made in person at the annual meeting.

We look forward to seeing you at the annual meeting in November.

Sincerely,
Foxchase HOA Board

Foxchase Community Information

Foxchase Community Facebook Page

The Foxchase HOB manages a Foxchase Facebook page to provide an easy platform for our neighbors to communicate and share information. It has been helpful for residents to find lost items, share neighbor events, advertise garage sales and solicit recommendations for contractors, service providers, etc from the community members. The HOA also uses this page to communicate fertilization, asphalt sealing and other provided services.

We do ask that any HOA business be directed to the HOA email address directly (foxchasehob@gmail.com.) and not posted on Facebook.

If you are on Facebook, we encourage you to join this private Facebook group, *Foxchase Community*.

Update HOA Contact Information

An effective way to communicate with our residents is via email. We currently have email addresses for about 95% of our residents. Help us out and please take a minute and send an email to the HOA (foxchasehob@gmail.com) with your name, address, email and phone. Hint: If you haven't gotten an email from Foxchase within the last year, that is a good sign we are missing your email address.

Community Events

From time to time, residents are interested in organizing a community garage/yard sale. If you are interested in organizing a neighborhood garage/yard sale, please contact the HOA at foxchasehob@gmail.com. We will do our best to help coordinate the effort. Using the community Facebook page is another great way to organize events with your neighbors.

Street & Gravel Lot Parking

Street parking is not permitted by North Strabane Township. If for any reason residents need to park on the street overnight, you need to notify the township and the police, or you are likely to get a ticket. Call the township at 724-746-8474 from 8:30 am to 4:30 pm on weekdays and let them know you need overnight parking, and the police will be notified. If after normal hours, call 724-350-6062.

If you are having a party or some other event with many visitors and they will be parking on the street, please ask them to all park on the same side of the street. Parking vehicles opposite each other on the street causes a very dangerous situation.

Residents can also make use of the gravel parking lot near the stop sign at Foxchase and Hunting Creek for overflow parking. ***This lot is available with advanced request and authorization from the Foxchase HOA Board.*** If you would like to use the lot, please contact the HOA Board at foxchasehob@gmail.com.

Along with our service providers, parents of school-aged children use this lot for temporary parking to drop off and pick up children from the bus stop. Please help accommodate these parents and service providers by having the lot available during weekday mornings and afternoons during the school year.

If you are parked at the gravel lot without prior HOB authorization your vehicle may be towed at the owner's expense. We prefer residents to be respectful of each other and not park in the gravel lot without preauthorization. We prefer not to tow unauthorized vehicles for the lot but will take action if we continue to receive complaints from residents about unauthorized parking in the gravel lot.

Neighbor Disputes & Issues

If you have a dispute with any of your neighbors, we first encourage you to speak to your neighbor directly to try and resolve your concerns. We hope that all of our neighbors will be respectful towards each other and work together to resolve minor issues.

The HOA Board does get engaged, when appropriate, for the enforcement of HOA bylaws, rules, regulations, or covenants. If you have concerns regarding legal matters (noise, fireworks, property damage, etc) please follow proper procedures with North Strabane Township or the North Strabane Township Police Department.

HOA Service Providers

If you have a compliment or concern for any of our service providers, we encourage you to contact them directly. This contact information is also available on the HOA Website.

Superior Lawn Care

Fertilization, weed control & grub control:
Bob Haynor - 724-925-3200.

Bell Landscaping

Lawn mowing, Mulching & Snow Removal services:
Patrick - 724-344-4912 - patrick@bellsclapes.com

Todd's Asphalt Sealing

Common area blacktop sealing:
www.toddsasphalt.com – toddsasphalt@comcast.net

Should you contact one of our service providers regarding a service they provide to the Foxchase Community and not receive a response, please contact the HOB for assistance. Since we are now collecting and tracking service preferences from residents who receive HOA services, you no longer need to contact service providers directly for regular service requests.

We have been maintaining a database of the desired HOA provided services for each Carriage and Townhome unit. If you have not provided your preference to the Foxchase HOA, please contact us right away. Having these preferences helps us ensure we deliver the appropriate services and assists us in soliciting competitive bids from service providers.

Property Modifications

All residents are required to receive pre-approval from the Foxchase HOB for a variety of projects such as, but not limited to, exterior changes to your residence, additions, driveway changes, pools, hot tubs, patios, decks, fences, significant landscaping changes, etc. Please review the Foxchase HOA Covenants, Conditions, and Restrictions to determine if your project requires HOA approval.

Our recommendation is, when in doubt, submit a property modification form or at least contact the HOB to determine if one is needed. We are happy to review your project and ensure that it meets the neighborhood standards set forth in the Foxchase HOA Covenants, Conditions, and Restrictions. Save yourself the hassle, make sure your project is approved by the HOB before construction begins.

Please do not assume just because you got a building permit from North Strabane Township you do not need to submit a property modification. The exact opposite is very likely true – if you need a building permit, you will almost always need an approval from the HOB.

The Property Modification form is available on the HOA website. The HOA Board works diligently to provide quick reviews and decisions for all property modifications.

To help us review your property modification quickly, please ensure your application includes:

- The Property Modification Form from the HOA Website
- A comprehensive description of the work to be performed
- Approximate time to accomplish the project
- If you are doing exterior changes, illustrate your changes on your plot plan and submit that with your changes. Including a plot plan is always a good idea. If you do not have a plot plan, you can request a copy from Washington County.

As the homeowner, it's important that your contractor operates in a professional and responsible manner. You are responsible for your contractor at all times.

HOA Dues & HOA Accounts

In accordance with the Association Declaration, every homeowner is obligated to pay HOA assessments when due. The HOA assessments pay for the services provided throughout the year. Many residents find it easy to set up automatic bill pay through their bank or pay HOA dues quarterly, monthly or even annually in advance (not arrears) to reduce missed and late payments.

As written in the HOA bylaws, residents/owners who do not stay current with their monthly assessments will face legal action up to and including having a judgment placed against their home and bearing the cost of all legal fees and costs incurred.

Property Exteriors

It is important that every resident keeps up with the maintenance and upkeep of their house and unit exteriors. Not only does it keep our neighborhood looking great, but it also helps drive positive property values, which is good for every resident.

HOA rule 2021.2 states that all carriage and townhomes are designed to have a pleasant and cohesive look. All residents should keep their mulch beds properly maintained by removing excessive weeds and overgrowth. Carriage and Townhome residents must also receive HOA approval via the Property Modification Request for any changes to the exterior of their units including exterior paint color, roof color and mulch beds/landscaping designs.

While the HOA currently provides mulching and edging service every even year, the HOA does not provide ongoing maintenance such as weeding, trimming, etc for plants and vegetation in mulch beds and yards. These tasks are the responsibility of each individual unit owner.

Mailboxes

Mailboxes must be maintained in **good repair** or replaced with Black boxes and White posts in keeping with the original look, effective for all mailboxes installed after October 20, 2014.

If your mailbox is being held together by duct tape, bungee cords or is missing pieces and parts, then it is NOT in good repair or in compliance with community standards. We ask everyone please inspect your mailbox and mailbox post periodically to ensure that it is still in good repair. If you need help, please contact your HOA Board and we can refer you to resources that can help.

Use of ATV's in Foxchase

While there are no existing HOA rules or regulations regarding the use of ATV's or dirt bikes on Foxchase private property, please use good judgement if you plan on using ATV's or dirt bikes within Foxchase. If you use these types of vehicles, please ensure you are courteous to your neighbors. The Foxchase bylaws, rules and regulations do contain language around excessive noise, so please use good judgement when operating these types of vehicles.

Dumping on Common Property

Residents are reminded that dumping waste including grass clippings, yard debris, yard waste, garbage or refuse of any kind on common property is strictly prohibited. Residents causing damage to common property are responsible for all repairs and clean-up. At the annual meeting, the HOA Board will be proposing an additional rule to the Foxchase Bylaws, Rules and Regulations prohibiting dumping waste on common property.

Yard Signs

Please keep in mind the rules for signage at Foxchase. The Foxchase Declarations, Rules and Regulations states that "No sign of any kind shall be displayed to the public view on any Lot for a period of sixty (60) days or more without prior written consent of the Board of Directors of the Association". We kindly ask that you comply with this rule.

Pet Owners

The HOA continues to receive complaints regarding pet owners not cleaning up after their pets. Please be respectful of our community and abide by the "Poop & Scoop" HOA rules. This includes not only cleaning up your pet's waste but disposing of it properly and not in storm drains, behind the Foxchase sign or tossing it on common property.

Please refer to the HOA website for details regarding this 'Poop & Scoop' rule including the penalties for not following the rules regarding pet waste.

We appreciate all Foxchase pet owners doing the right thing and cleaning up after their pets.

New HOA Rules

The HOA Board will be proposing some additional rules to the HOA Bylaws, Rules and Regulations. These will be discussed and voted for approval at the annual meeting.

Rule 2025.1 – Common Property Use

The use of motorized recreational vehicles, ATV's or dirt bikes on Foxchase common property is prohibited.

Rule 2025.2 – Common Property use

Dumping or disposal of any material on common property is strictly prohibited. This includes the disposal of any waste, including, but not limited to refuse, garbage, grass clippings and/or lawn debris/waste. Should the HOA discover that you have been dumping waste of any kind on Foxchase common property, the HOA will seek to recover the cost of remediating any damage caused.

Rule 2025.2 – Poop & Scoop (This has been updated to replace rule 2015.1)

Residents are required to immediately pick up and remove any pet waste from residents' or common property. If proven with picture or video evidence that the waste was not picked up or removed, or an attempt made to pick it up and remove it, these fines will be levied:

1st offense: Written warning

Each subsequent offense: \$100 fine payable to the Foxchase HOA per incident

2026 Budget & HOA Dues

Historically, the Foxchase HOA runs a very conservative budget, and the Foxchase HOA Board works diligently to keep costs as low as possible while delivering the required and needed services. We plan the budget with a very modest financial surplus each year.

The HOA continues to see increasing costs in 2026 for the services provided to the residents of Foxchase. We are experiencing cost increases in many areas including insurance, landscaping, snow removal & electricity.

As listed below, the HOA Board is proposing a small assessment increase for 2026 to cover the increasing costs of the services provided. As outlined in the budget included, this increase will cover the costs and run a projected surplus of ~\$1,855.00.

Housing Type	Current Monthly Assessment	Proposed 2026 Monthly Assessment	Increase \$
Single Family	\$25.00	\$25.00	\$0.00
Carriage Home	\$90.00	\$93.00	\$3.00
Odd # Townhome	\$70.00	\$71.00	\$1.00
Even # Townhome	\$86.00	\$91.00	\$5.00

The enclosed budget provides details regarding the services provided, the associated costs and the allocation between different types of units. We will review this budget at the annual meeting and can answer any questions at that time. If you have questions and cannot attend the annual meeting, please send us an email.

Proposed 2026 HOA Provided Services (no changes from 2025)

All Foxchase Units/Common Property:

- Maintenance and upkeep of all common property
- Insurance on all common property
- Management of the Homeowners Association
- Contract management for all HOA service providers
- Enforcement of all bylaws, rules and covenants
- Lawn services that include mowing, trimming, bagging of grass, annual tree trimming/raising & lawn fertilizer treatment for common property
- Apply Mulch and Mulch Bed edging every year to common property
- Aeration, Lime and Overseeding of lawns every even year to common property
- Sealing of all blacktop on common driveways every odd year

Carriage Homes:

- Lawn services that include mowing, trimming, bagging of grass, annual tree trimming/raising & lawn fertilizer treatment
- Apply Mulch and Mulch Bed edging every year (front and side of units)
- Aeration, Lime and Overseeding of lawns every even year
- Snow removal and snow/ice melt application for sidewalks (over 1" of snow)

Odd and Even Town Homes:

- Lawn services that include mowing, trimming, bagging of grass, annual tree trimming/raising & lawn fertilizer treatment
- Aeration, Lime and Overseeding of lawns every even year
- Apply mulch and Mulch Bed Edging every year (front & side of all units, rear of certain units)

Even Townhomes Only

- Snow removal and snow/ice melt application for sidewalks (over 1" of snow)
- Snow removal and snow/ice melt application for rear common driveways (over 1" of snow)
- Sealing of all blacktop on common driveways every odd year

Annual Meeting & Agenda

The Annual Meeting is scheduled to be held on Monday, November 24, 2025 at 7:00 PM at the North Strabane Municipal Building 1929 Route 519. The agenda for the meeting, which is enclosed, will be to answer any questions and discuss any concerns from Foxchase residents and review and vote on the 2026 budget.

If you are not able to attend the annual meeting, you must complete the Proxy form contained within and give it either to a resident that will be attending, send it to the address listed on the proxy form, or email it to the Foxchase email address (foxchasehob@gmail.com) in advance of the meeting.

**Foxchase Homeowners Association
Annual Meeting
November 24, 2025 at 7:00 PM.
North Strabane Municipal Building**

Agenda

Call to Order

Current HOA provided services

Review of the current & proposed HOA provided services
Proposed changes to Foxchase Bylaws, Rules and Regulations

Annual Budget

Review current HOA financial reports
Review of the proposed 2026 Budgets & Services
Motion and Vote on budget and services

New Business

New business from residents

Election of the 2026 Foxchase Board of Directors

Review candidates for HOA Board of Directors
Motion and Vote to elect Board members for 2026

Adjournment

Foxchase Homeowners Association

C/O E. M. Malone Services Co., Inc.

P.O. Box 520, Meadow Lands, Pa. 15347

foxchasehob@gmail.com

PROXY

Per the rules of procedure duly noted in the Foxchase Plan of Lots, North Strabane Township, A Limited Planned Community, Declaration of Covenants, Conditions and Restrictions, members may vote at any Annual or Special Meeting by Proxy if signed by Unit Owners.

Foxchase HOA must receive proxies at the above email or USPS address by Friday, November 21, 2025, or at the meeting itself on Monday, November 24, 2025 in order for the proxy to be counted for voting and quorum purposes.

I/We _____ and _____
(Complete names of all owners of record)

Being the owner(s) of the homeowner unit located at _____
(Street address including city, state, and zip code)

and being (a) member(s) in good standing of the Fox Chase Community Association, under the provisions of the duly recorded legal instruments governing the Association do hereby authorize and appoint:

_____ of _____
(Full name of proxy holder)

(Street address including city, state, and zip code)

Said person having duly represented himself/herself as being a member in good standing of the community, to be my/our Proxy, to represent me/us on the issues to be discussed at the membership meeting of the Foxchase Community Association to be held on November 24, 2025 at the Supervisors Meeting Room, at 1929 Route 519 South in the North Strabane Township Municipal Building, Canonsburg, PA 15317 and to vote on my/our behalf on the issues submitted to a vote at this meeting.

This Proxy carries with it full right for the Proxy Holder to cast his/her vote(s) as he/she feels fit.

Signature of Person Granting Proxy Date

Signature of Person Granting Proxy Date

Signature of Person Granting Proxy Date

ATTEST:

Board Member's Signature Date

