



## *Homeowners Association*

Foxchase Homeowners Association · PO Box 520 · Meadow Lands, PA 15347  
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October 16, 2018

Dear Foxchase Neighbors,

The Foxchase Homeowner's Association Board issues this annual newsletter to keep residents updated on the matters and concerns of the Foxchase community. The board is responsible for the following: to address and try to resolve property issues of concern of our residents, review and approve property modifications, formulate and maintain the community budget, select contractors for landscaping, snow removal, lawn care, etc., cooperate with Malone Services and North Strabane Township on legal issues, and monitor and maintain the common areas.

This year was relatively uneventful compared to the past so there is not much to report. As always, we reviewed and approved several property modifications for home improvements made by residents. Some items of interest for the remainder of 2018 and coming up in 2019 are the following: mulching for Carriage Homes, for Townhomes and common areas was completed in July, we have proactively budgeted for a 2% increase in fees for landscaping services provided by John Guest Landscaping and also for Superior Lawn Care for 2019, but we can absorb that increase without an increase in monthly fees.

We have formulated a budget for the upcoming year and as always, the budget will be presented at the annual meeting for review. Despite some increases for services next year, monthly HOA fees will remain unchanged for 2019.

We also maintain a Foxchase "Facebook" page to communicate "information only" such as lost items, fertilization, asphalt sealing, garage sales, and other neighborhood events. However, please continue to submit property modification applications or other concerns through to our foxchasehob@gmail.com.

We have been contacted several times this year about disputes with neighbors. It is not the Board's responsibility to resolve disagreements between neighbors. Please contact the NST or the NS police if you cannot work out your differences.

These issues and more will be discussed at the annual meeting. We encourage all residents to attend the meeting.

### **Community Events and News:**

- The team named 'Foxchase Cares' went "Over the Edge" in a fundraiser for Our Clubhouse, a Pittsburgh nonprofit that provides free programs and services to anyone touched by cancer. We had a team of four women who committed to rappel 26 stories down the outside of the Oliver Building upon the achievement of their \$5,000 fundraising goal. Due to generous contributions from our neighborhood and friends and family, all four women went "over the edge" on September 6 and even made the front page of the Post Gazette!



See the story here: <http://www.post-gazette.com/local/city/2018/09/06/Friends-rappel-Oliver-Building-cancer-support-Pittsburgh-Our-Clubhouse/stories/201809060184>

- Charity 5K walk - We are excited to announce the 4th Annual Foxchase Foxtrot has been organized again this year! This year we are raising money for the Greater Washington County Food Bank. Every little bit helps. We know that we can make a difference together - last year we raised \$4,252 for Dravet Syndrome Foundation. Thank you again to all who donated and participated last year! Check out info about this nonprofit:

*"The mission of Greater Washington County Food Bank is to form lasting solutions to hunger insecurity through effective food distribution systems; to educate and empower the needy in seeking*

*positive lifestyle changes; and, to create awareness through individual and community partnerships.*

*For over 33 years Greater Washington County Food Bank, a non-profit organization, has been providing groceries and nutritional information/education to food insecure residents of Washington County. It is estimated that Washington County currently has over 25,000 people who are food insecure. While we don't distribute food from our home office; we do distribute food through our network of 48 distribution sites and 7 agencies located throughout the county. We also support several after school food programs that help ensure food insecure students have something to eat over the weekend. Currently over 30% of our recipients are children under the age of 18, and over 20% are seniors. We rely primarily on community support to meet these objectives in a caring and compassionate way."*

Washington County has an estimated **25,000 people who are food insecure.**



Over **30% of our clients children are under the age of 18** and over **20% are senior citizens**



During 2017 GWCFB distributed more than **2.7 million pounds of food** throughout Washington County



For every **\$1 you donate**, we can purchase **\$5 dollars worth of food.**



GWCFB **spends around \$1200 per month on fuel to transport food** to 49 distribution sites throughout Washington County.



We are meeting in the cul-de-sac at 8:00 am Thanksgiving morning and the walk will begin about 8:30. All are welcome! Our route takes us from the cul-de-sac, up Foxchase Drive, down Hunting Creek and loops around the pond in Glen Cannon - in all about 5K. Let's get some activity in together before indulging in our Thanksgiving feasts and raise money for a great cause!

There is an event created on Facebook called the 4th Annual Foxchase Foxtrot. If you have not received an invitation, or have any questions, please contact Heidi Gillespie [hziegler1973@gmail.com](mailto:hziegler1973@gmail.com) or Erin Goeckeler [erin917@outlook.com](mailto:erin917@outlook.com).

- Garage Sales and Signs – From time to time, the neighborhood conducts a community garage sale. If conducting your own garage sale, please advise the HOA board by email or phone that you are putting up signs. Signs are required to be removed 1 hour after your event.

## **Transition to Management Company Planned for 2020:**

According to the Foxchase By Laws Article VI Section 1 we need to have five (5) members on our Board of Directors. Over the last year, the Home Owners Association Board has been out of compliance with only four (4) Directors, and as of the beginning of 2019, due to the resignation of another Director after four continuous years of service, we will be down to only three volunteers.

The HOB has been actively recruiting for volunteers to join the Board for the last two years, and none of the residents in the Foxchase neighborhood have been willing or able to commit to serving our community. The responsibilities of the members of the HOB typically involve at the most an hour of service each month, the majority of the work completed through email correspondence.

Because our community is no longer able to support the membership requirements for a self-managed HOA, by not maintaining a five-member board, we are required to transition to the services of a membership company. In accordance with Article XII, section 5 of the Foxchase Declarations Rules and Regulations, we will be engaging a management company to handle the business of our HOA.

This transition is planned to be organized over the course of 2019. The remaining three members of the HOB will work to engage appropriate management services for our community, with the new management contract going into effect in 2020.

This change will definitely have an impact on everyone's HOA fees as moving to a fully managed model for our community looks to increase our annual management fees by at least 125%. This could translate to anywhere from \$20-50 more per unit per month. However, this increase only reflects the management fees. We do not yet know what the fees for services like snow removal, mowing, mulching, etc. will be, as these contracts will no longer be in the community's control and will be solely at the discretion of the management company.

Additional volunteers from the community committed to serving on the board would stop this planned change.

## **Delinquent Accounts:**

In accordance with the Association Declaration, every home owner is obligated to pay HOA assessments when due. The HOA assessments pay for the services provided throughout the year. Unpaid assessments draw on the reserve funds cash and could eventually result in higher assessments for all owners. Those owners who do not pay will face legal action and have a judgment placed against their home and other collection procedures. All past due HOA assessments with late fees and applicable legal fees apply.

### **Housekeeping:**

Fences - When installing a fence, residents must adhere to the Foxchase By-laws and Rules and Regulations. The by-laws and rules can be found in the documents section on the HOA website. Additional rules are located in the info section. In summary, no barbed wire or similar material (chain link) can be used, fences may be placed on the side and rear yards but shall not be constructed closer to the street in front of the house than the front property line of the house and shall not exceed six feet in height. In addition, access to carriage home center units must be maintained from both sides of the center unit for maintaining and improving their residence. The fence shall not extend beyond a five foot navigable area (flat and unimpeded path) to allow access to center units by residents and landscaper's equipment.

Mail Boxes – Please refer to Rule 2014.1 – found on our website; [www.foxchasehoa.org](http://www.foxchasehoa.org). Mailboxes must be maintained in good repair and replaced with BLACK boxes and WHITE posts in keeping with the original look, effective for all mailboxes installed after October 20, 2014. To keep your dues low, the HOA will not replace mailboxes.

Tarps – Tarps are allowed as a temporary measure to keep dirt and/or mulch dry before application. However, tarps should be removed within a timely manner. These tarps are unsightly and, if you live in a Carriage or Town Home, the tarp may impede grass cutting and fertilization service. You may receive a letter asking to remove tarp and repair grass destroyed underneath at your expense.

Firewood - must be stored in the back of home. Firewood is not allowed in the front of housing units

Speed Limit – please adhere to the 25 miles per hour speed limited posted in our community. As always, please drive with caution. School has started and it has been brought to our attention that some vehicles are going through stops signs and/or driving at excessive speeds. For the safety of our neighborhood, please drive slow and safe especially during school hours.

Garbage Day – Please properly store your garbage in tight lid containers or strong trash bags to avoid littering our community. Most of the debris appears to be recyclables on days with high winds. In the event of a spill onto the sidewalk or street, we ask that you clean up your waste that day. Please keep our community clean.

Street Parking – If for any reason residents need to park on the street overnight, NST should be notified or NST police will ticket your vehicle. Driveway sealing or new concrete are just a few reasons why you may need to park on the street overnight or for several days. Call NST 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, the gravel parking lot at the stop sign at Foxchase and Hunting Creek is available for overflow parking.

**2019 Budget (See Attachments):**

**We look forward to seeing everyone on  
Thursday, November 15<sup>th</sup> meeting held at the  
North Strabane Twp Municipal Building at 7pm.**

Regards,  
Foxchase HOA Board