



## *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 21, 2019

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 North Strabane Township (NST) on legal issues, monitor and maintain the common areas and work with Malone Services to maintain an accounting of all fiduciary responsibilities.

In 2019, as always, we reviewed and approved several property modifications for home improvements made by residents. We have been working with Superior Lawncare to manage the crabgrass and weeds in the Carriage Home and Town Home lawns and common areas. The vegetation around the retaining ponds were cut this summer. We are currently working to identify the appropriate resources to repave the townhome access drives.

A large topic of conversation and concern for our community this year has been the proposed Scenic Valley Development. Originally, a four-story senior living facility had been proposed. Due to significant resistance to this idea from residents of Foxchase, Indian Ridge and Sunset Point, Laurel Communities changed the plan for the 68-acre site. That development is now a two-phase development that replaced that senior living facility with 74 townhomes and kept the original phase two development of 52 townhomes.

We 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 2020. Our relatively low HOA fees continue to keep our real estate at higher than average property values.

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 North Strabane Township or the North Strabane 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. Some more complicated and time-consuming issues may require separate scheduled meetings to resolve.

### **Board Service Opportunity:**

The Home Owners Board is actively recruiting for volunteers to join the Board and commit to serving our community. Currently, we have representation from the Single-Family homes as well as the Carriage Homes on the HOB. The Townhomes currently are not represented on the HOB. The time requirement responsibilities of HOB members typically do not involve much time, and most of the work is completed through email correspondence. Please email us at [foxchasehob@gmail.com](mailto:foxchasehob@gmail.com) if interested in learning more.

### **Community Events:**

- **Charity 5K walk** - We are excited to announce the 5th Annual Foxchase Foxtrot! This year walkers are raising money for Deer Valley YMCA Family Camp Conservancy, in memory of George A. Wolf III. Every little bit helps. We know that we can make a difference together - last year we raised \$2,430 for the Greater Washington County Food Bank. Thank you again to all who donated and participated last year!

*Deer Valley YMCA Family Camp, located in Southern Somerset County, Pennsylvania, is a YMCA family camp that has been serving families since 1957. Deer Valley offers to all, year around camping experiences in an environment that builds strong kids, strong communities, and strong families while putting Christian principles into practice through programs that build healthy spirit, mind, and body.*

*Owned and operated by the YMCA of Greater Pittsburgh, Deer Valley YMCA Family Camp has built and nurtured a tradition of strengthening families and friendships through outdoor physical activity and recreation. The camp encompasses 742 acres in Somerset County, including a 125-acre lake, and is within hiking distance of Pennsylvania's highest point, Mt. Davis. Each year, over 8,000 adults and children are served during a 11-week summer family camp program, spring and fall family camping weekends or as middle school students in outdoor education classes.*

*The Deer Valley Conservancy was established in 2004 to provide funding directly to Deer Valley to enhance the overall camping experience of all that attend. Funds raised by the Foxchase Fox Trot will be given to the Deer Valley Conservancy in Memory of George A. Wolf III. George worked as a counselor at Deer Valley for many years and influenced and touched so many lives through Deer Valley. Deer Valley was truly his happy place and he will forever be remembered for the love, laughter and peace he brought to so many he met at Deer Valley.*



Deer Valley YMCA Family Camp Conservancy



*In memory of George A. Wolf III  
254 Deer Valley Drive  
Fort Hill, PA 15540  
[www.deervalleyymca.org](http://www.deervalleyymca.org)  
800-YMCA-FUN  
Deer Valley YMCA Family Camp and the YMCA of Greater Pittsburgh is a 501(C)3 organization*

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 5th 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 get approval from the HOA board by email or phone that you are putting up signs. Signs are required to be removed 1 hour after your event.

### **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 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 feet navigable area (flat and unimpeded path) to allow access to center units by residents and landscaper's equipment. Note: several disputes are currently in process and require additional time to correct.

**Mailboxes** – 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.

**Pet Owners** – Please be respectful of our community and abide by the “Poop & Scoop” rules enacted 2/23/2015. This includes cleaning up after your pet in the common areas near the entrance to Foxchase.

#### *Rule 2015.1 Poop and Scoop*

*There have been multiple complaints from our residents that pet owners are not cleaning up after their dogs. Allowing a dog to relieve itself on Foxchase individual yards, mailbox posts, driveways (paved or gravel), sidewalks and common area landscaped bedding is considered a nuisance violation unless you immediately clean up after your dog – called “Poop-Scoop” courtesy. Foxchase dog owners should train their dogs to go to the bathroom in their own yard and not their neighbors. Not only is it rude and inconsiderate, but a dog doing their business in someone else’s yard could be considered trespassing. As a result of the recent complaints, a rule has been enacted for our neighborhood.*

*Violation of with the rule will be enforced as follows:*

*If a neighbor can prove that a Foxchase dog defecates in their yard (and is not picked up) by picture or video and can provide the dog owners name and address, the pet owner will be subject to the following:*

*1st offense: Written warning*

*2nd offense: \$50 fine payable to Foxchase HOA*

*We appreciate all Foxchase dog owners respecting this rule.*

**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.

**2020 Budget (See Attachments):**

**We look forward to seeing everyone on  
Thursday, November 21<sup>th</sup> meeting held at the  
North Strabane Twp Municipal Building at 7pm.**

Regards,

Foxchase HOA Board

President - Lori Benacquista

Vice President - Kerri Maravich

Treasurer - Steve Meyer

Secretary- Heidi Gillespie