



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 2020

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. As a reminder, the board is responsible for the following:

- Address and resolve property issues of concern for our residents,
- Review and approve property modifications
- Formulate and maintain the community budget,
- Select contractors for landscaping, snow removal, lawn care, etc.,
- Interact with Malone Property Management Services,
- Cooperate with North Strabane Township (NST) on legal issues, and monitor and maintain the common areas.

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 *foxchasehob@gmail.com*.

HOB 2020 Accomplishments

- We have worked with neighbors on many types of needs this year.
 - o 15 Property Modification Requests were approved, 1 was denied
 - o 2 resale certificates were issued
 - o 7 new residents were welcomed
 - o 2 parking requests were approved
 - o 3 resident disputes were addressed
- Asphalt replacement was done for townhomes on the left side of the street heading into Glen Cannon.
- Dead trees were removed
- Mulching & Aeration was done for the townhomes, carriage homes and common areas
- Utilities were buried
- Contractor Requirements were developed
- The Foxchase sign at the top of our street was cleaned
- Summer Newsletter

ACTION ITEMS

1. Dispute with HOA Service Providers

If you have a problem with one of the services provided, please contact the vendor directly:

Driveway Sealing service (for Townhouse Common Roads)
Tom Ackerman at 724-891-0674

Fertilization, weed control & grub control:
Superior Lawn Care - contact Bob Haynor at 724-925-3200.

Lawn mowing, Mulching & Snow Removal services:
John Guest -- 724-518-0767 -- jglandscapeanddesign@gmail.com

2. Neighbor Disputes & Issues

The HOA Board has continued to be contacted about disputes with neighbors. This includes but is not limited to; noise, fireworks & property damage. Your HOA and Board has no authority in these matters. Our first suggestion is to talk to your neighbors while being a good neighbor. Please contact NST or the NST police if you cannot work out your differences.

3. Requirements for Gaining Approval for Homeowner's Projects

If you don't receive approval and your project violates HOA rules, the board can require you to redo the work. They can also make you pay a fine. Make sure your project is compliant before construction begins.

When renovating within your Foxchase HOA property, please read the Foxchase HOA CC&Rs (Covenants, Conditions, and Restrictions), that provide the rules and regulations of the homeowner association. Next, seek approval from your HOA Board. Once you've taken these important steps, you can go on to the next phase of activity.

Requirements For Using Contractors To Perform Work

HOA Board members are bound by legal mandates, set forth in places such as state and HOA CC&Rs, with regard to how to accept work that involves hiring contractors. The following guidelines must be adhered to when obtaining approval and proposals for contractors and homeowner projects.

Requirements for homeowners for requesting HOB Approval

Please provide the following:

A comprehensive description of the work to be performed

- Residents must use the internet approval request provided by the Foxchase web page. Hand-written proposals delivered in any other way are not acceptable.

Approximate time to accomplish the project.

- A rough schedule will speed up the approval process

Provide the contractor with the Foxchase Contractor checklist and submit it with your proposal as they will be monitored by the HOB for compliance

See the form titled Contractor Compliance Checklist online

As the homeowner, it's important that you read these guidelines during the project planning stage. You need to determine which HOA rules apply to your project and then make a plan. If you're hiring professionals to do the remodel or renovation, it's crucial that these people also understand and follow our HOA's guidelines.

4. Update Contact Information

It is essential that we be able to contact all residents in our FCHOA community. Please send an up to date email address to Kerri Maravich kerrimaravich@gmail.com

5. Mailboxes

Please refer to Rule 2014.1 – found on our website; 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 bear the cost of replacing mailboxes.

If your mailbox is being held together by duct tape or bungee cords, then it is NOT in good repair or in compliance with community standards. We issued individual letters to residents out of compliance at the beginning of October. **If you received a letter, please address this issue by the end of October.**

If you need help, please contact your HOA Board and we can give you access to resources.

6. Signage

As we are in election season, please be respectful of your neighbors' right to display signage supporting their candidates. Also, if you do choose to display a sign, please keep in mind that we live in a family neighborhood and refrain from nudity and/or profanity. Please limit signs to no larger than 2 x 3 feet, unless with prior approval. Also, please refrain from homemade signs.

The HOA board has limited authority over the content of signage. If you disagree with the content of a sign, please discuss it with your neighbor. If you feel you must escalate, then again, the next step is to notify the police.

For your reference, this is the rule regarding signage in our Declarations, Rules and Regulations:

ARTICLE VII USE RESTRICTIONS AND RULE MAKING

Signage

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.

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. For carriage homes, fences 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.

Delinquent 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. 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.

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. 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 slowly and safely.

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.

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 if interested in learning more.

Community Events:

- **Charity 5K walk** - We are excited to announce that several neighbors have again organized the 6th Annual Foxchase Foxtrot! This year we are raising money for the **Washington Area Humane Society**. Every little bit helps. We know that we can make a difference together - last year we raised \$2,350 for the Deer Valley YMCA Family Camp Conservancy. In fact, since we started the Foxchase Foxtrot in 2015, our community has donated over \$10,000. Thank you again to all who have donated and participated over the years!

Mission Statement

Provide shelter, safety and food for the orphaned and abused animals of Washington County with the goal of placing them in loving homes.

- Provide public education about the humane care and treatment of animals.
- Provide affordable veterinary outpatient services including spaying or neutering.
- Investigate and resolve abuse cases in the best interests of the animal and community.

The Washington Area Humane Society is a no-kill shelter, meaning we do not euthanize animals to make room for other animals.

- We pride ourselves on giving every animal a chance at a loving permanent home regardless of age or medical condition.

- 98% of the animals WAHS intakes are from Washington County.
- WAHS is 99% funded by private contributions and donations.
- We take in on average 1,000 animals and investigates over 300 abuse cases annually.

Closed Door Shelter

When people find out that this is a closed door shelter they sigh with relief. The reality is that what makes this a feel-good public policy is also what makes it even more difficult to maintain. **In 2019 we had a 96% live release rate.** The shelter has capacity for approximately 60 dogs and puppies and 60 cats and kittens. We can only accept another dog or cat when space becomes available. We are always seeking your help through adoptions, monetary donations and supply contributions.

Defining Closed Door (No-Kill) Shelters

A typical rule of thumb is to determine whether a shelter saves more than 90% of its animals defines its Live Release Rate. The Live Release Rate takes all Live Animals that are in a shelter in one year (those adopted, transferred to No Kill shelters/rescue groups, reclaimed by their families or still at the shelter) and divides it by Total Animals that have been in the shelter that year (all pets in the shelter's custody at the beginning of the year and all live intakes during the year. Most important is saving every pet that is healthy and treatable.

History

Initially incorporated in 1906, the Washington Area Humane Society (WAHS) has been in continuous operation since the 1950s when the current property was purchased and the kennel building was erected. Located across from the livestock auction building, the five-acre track of land is centrally located and easily accessible throughout the county. Over the years, the original facility has been expanded numerous times to meet ever-increasing needs as funding was secured.

As a 501(c)(3) organization funded solely by private contributions, WAHS shelters and cares for abused, abandoned, and stray companion animals until they can be adopted into responsible homes. The Board and staff are deeply committed to the well being of the animals and vigorously promote spaying and neutering of all pets to eliminate the cruelty of animal overpopulation. WAHS is located in a rural area of the county, the population of which is over 200,000. As such, the shelter attempts to provide many essential pet welfare and education opportunities to the public in addition to the daily mission of finding new homes for the dogs and cats in the shelter.

The Washington Area Humane Society is a 501(c)(3) no-kill shelter funded solely by private contributions. The official registration and financial information of the Washington Area Humane Society may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.

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! This year we are also asking for donations of shelf stable food items that we can bring to the Foodbank.

There is an event created on Facebook called the 6th Annual Foxchase Foxtrot. If you have not received an invitation, or have any questions, please contact Heidi Gillespie hziegler1973@gmail.com or Erin Goeckeler 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.

Annual Meeting

The Annual Meeting is scheduled to be held on November 19, 2020 at 7pm. We will be monitoring the situation with the pandemic and will be sure to comply with all relevant policies and procedures. We will be communicating our plans as we get closer to the date and will be sure to give residents access to sign up to attend.

Regards,

Foxchase HOA Board

A Note From our Neighbor

In March, I was diagnosed with breast cancer, a week before the COVID shutdown. Stress, disbelief and insecurity were common themes in our home. Fast forward to May 1, my surgery day...I took an early morning walk to gather myself before we left. I was astounded at the sight of pink ribbons on all the neighborhood lampposts. Even neighbors I haven't ever met before had taken the time to hang the ribbon!! Leaving Foxchase that morning, I have never been so thankful to live in this wonderful community. The solidarity of support was overwhelming.

Fast forward to present...October is breast cancer awareness month. I am a survivor and am thankful that our pink ribbons remind me and all our residents to get our screenings and mammograms done. I hope you will re-hang the ribbon every October to show our neighborhood support of every special woman, mother, daughter and wife that maybe affected by this disease.

*I am grateful for my neighbors. Thank you for all your love and support. ❤️
Much love-
Erin Goeckeler*



Foxchase Homeowners Association

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

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

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 address by Tuesday, November 17, 2020, or at the meeting itself on Thursday, November 19, 2020 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 21, 2019 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 Proxy Holder Date

ATTEST:

Board Member's Signature Date