



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 30, 2023

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 Wednesday November 29th 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 29th meeting.

Thank you for taking the time to read this annual newsletter. We ask that 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;
- Address and resolve property issues of concern for our residents;
- Review and approve property modifications;
- Formulate and maintain the community budget;
- Selection and management of contractors to provide HOA services for landscaping, snow removal, lawn care, etc.;
- Manage all legal matters associated with the HOA;
- Maintain the relationship with Malone Property Management Services;
- Communicate 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. All nominations for 2024 Board positions must be received by Friday November 17th.

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

Sincerely,
Foxchase HOA Board

Foxchase Community Information

Speed Study Completed

Two speed studies were completed this summer by the North Strabane Police in partnership with the Foxchase HOA. In the spring of 2023, a speed study was completed for traffic flowing East down Hunting Creek Road towards Glencannon. In the fall of 2023, a similar study was completed for traffic flowing West, up Hunting Creek Road towards Foxchase Drive.

For each study, a speed sensing sign was placed along Hunting Creek Road for four weeks total. While it is recording speed the entire time, the first two weeks it was operated in 'silent mode' and the second two weeks in 'active mode'. In silent mode, the sign does not display the speed of the vehicle to the driver, whereas in active mode it does display the speed.

The study records each vehicle's speed and places that speed data into three primary categories, low, medium and high-risk speeds. On a 25 MPH street, like Hunting Creek, low risk is vehicle speeds of 25 – 35 MPH, medium risk is speeds of 35 – 45 MPH and high risks are speeds of 45 MPH and higher.

What we learned...

- There are approximately 3,500 – 4,000 vehicles that travel on Hunting Creek Road per week. There is more traffic coming West up the hill (towards Foxchase Drive) than East down the hill (towards Glencannon).
- 50% of the vehicles are travelling over the posted speed limit and are within the low and medium speed risk categories.
- Less than 1% of total vehicles travel at high-risk speeds, over 45 MPH.
- The balance of vehicles are travelling within the posted speed limit.

While only a small percentage of vehicles are travelling within the high-risk category (over 45 MPH), **half of the vehicles are travelling at a speed over the posted speed limit which is very dangerous.**

The HOA has also made a request to the North Strabane Police to increase their monitoring of the stop signs and speeding in Foxchase and as a result we have seen increased patrolling and monitoring.

The biggest thing we learned is something we already knew; drivers need to slow down in our neighborhood and stop at stop signs. We are asking.... begging... drivers to not drive over the speed limit in our neighborhood. Let's be respectful to our neighbors and keep the speed under 25 and stop at stop signs. Please don't be the person that causes an accident or injury due to careless driving.

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 to our residents is via email. We currently only have email addresses for about 85% 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 Parking

Just as a reminder, 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 at 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.

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 by having the lot available during weekday mornings and afternoons during the school year.

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.

Enhancement to the McDowell Lane Entrance

In September and October 2023, we added a power line to the Foxchase sign at the McDowell Lane entrance. We have since replaced and upgraded the landscape lighting to illuminate our sign from dusk to dawn nightly. This added power line will also allow us to have lighted holiday decorations on our sign this year.

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 at 724-925-3200.

JG Landscaping

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

Ackerman Sealing

Common area blacktop sealing:
Tom Ackerman – 724-891-0674

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 working to establish 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 are delivering the appropriate services and also 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 to all property modifications.

Helpful hints when submitting a Property Modification Request:

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

- Use the Property Modification Form from the HOA Website
- Include 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. 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.

The HOA Board has investigated accepting electronic payments for HOA dues and have found that accepting these types of payments is not feasible. Many residents find it easy to set up an automatic bill pay through their bank or pay HOA dues quarterly, monthly or even annually to reduce missed and late payments.

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 and keep them properly maintained.

While the HOA does provide mulching service every even year, the HOA does not provide ongoing maintenance such as weeding, trimming, etc for trees, 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 that 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.

Yard Signs

It will soon be election season again, so 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.

Important HOA Information

2024 Budget & HOA Dues

The proposed 2024 budget is enclosed. We are happy to share that we are not proposing any increase to the 2024 HOA fees for any Foxchase unit. We are very fortunate that our service providers have been able to keep increases to a minimum from year to year. The Foxchase HOA Board works diligently to keep costs as low as possible while delivering the required and needed services.

HOA Provided Services

Just as a reminder, here are the services provided by the Foxchase HOA for the residents of Foxchase:

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 even year to common property;
- Aeration, Lime and Overseeding of lawns every even year to common property.

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 even year (front and side of units);
- Aeration, Lime and Overseeding of lawns every even year;
- Snow removal and snow/ice melt application from 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 even year (front & side of all units, rear of certain units).

Even Townhomes Only

- Snow removal and snow/ice melt application from sidewalks (over 1" of snow);
- Snow removal and snow/ice melt application from 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 November 29, 2023 at 7:00 PM at the North Strabane Municipal Building 1929 Route 519. The agenda for the meeting, which is listed below, will be to discuss any concerns from Foxchase residents and review and vote on the 2024 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 29, 2023 at 7:00 PM.
North Strabane Municipal Building**

Agenda

Call to Order

Current HOA provided services
Review current HOA provided services

Annual Budget
Review proposed 2024 Budget
Call for motion to approve

New Business
New business from residents

Election of the 2024 Foxchase Board of Directors
Review candidates for HOA Board of Directors
Vote to elect Board members for 2024

Adjournment

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 Monday, November 27, 2023, or at the meeting itself on Wednesday, November 29, 2023 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 29, 2023 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