



### Tables of Contents

1. What's happening in Fox Hills
2. Fox Hills – facilities rental information
3. Letters to the Community and “Did you Know”
4. Advertisements
5. Fox Hills – YTD Housing Sales stats
6. Addendum - Board Meeting Summary and full notes
7. Addendum - Board Members' Full Reports (if any)
8. Addendum – Capital Projects - Status

**FOX TALES**

**April 2024**

## What's happening in Fox Hills

### Pool Project - Key Updates

The Board has voted to award Coastal the contract for building our new pools at a cost of \$1.1 million. The vendor selection was a conclusion of almost a year of work by many volunteers to engage with multiple builders, state authorities and local officials. The Board made their decision based on the voice of the community, recommendations from the Pool Committee, careful consideration of risks, funding available from the special assessment and comparison of multiple vendor bids.

Next key steps are to provide Coastal a letter of intent (LOI), while we work on the contract, secure financing to cover the full build cost, and lock in the construction start date.

### Pool Project – Detailed Plan

1. (done) Township Zoning Review Board
2. (done) Township Design Review Board
3. (done) Coastal to obtain EGLE approval. Fox Hills has officially approved copies of all designs.
4. (done) Bid out the approved design to additional contractors (Jane Lowell, Paul Rapier, others)
5. (done) Pool financing, payment schedule and what we can afford reviewed
6. (done) Board to select the pool builder, via a vote
  - a. Vote: 7 for Coastal, 1 for Ventures, 1 abstain
7. (in progress) Builder Contract to be finalized
  - a. Discussion needed regarding hiring an external attorney
  - b. Discussion regarding bonding process
  - c. Finalize date to start, date to finish, and various ways to hold builder accountable
8. (on hold) Bank Loan secured –
  - a. (done) Identify and investigate financing options
  - b. (on hold) Obtain loan for the amount needed to cover the contract – on hold as we do not need additional funds until the project is completed, contingent on builder payment schedule.
9. (planned) Discuss and decide if we need to hire a management company to run this complex project
10. (planned) Start construction toward the end of Summer 2024, to be completed by May 1<sup>st</sup>, 2025

### Pool Special Assessment

The **2024 special assessment dues of \$600** (year 2 out of 5) have been sent out - **due October 1<sup>st</sup>, 2024**. Failing to pay by the due date will incur recurring monthly late fees of \$25, starting on October 2<sup>nd</sup>, 2024.

**2024 FHCA Annual Dues have been sent out, payable by April 1, 2024.**

# FOX HILLS COMMUNITY ASSOCIATION

## Events in Fox Hills

**Board Meetings:** Board meetings always take place on 2<sup>nd</sup> Tuesday of the month at 7pm at the clubhouse. All residents are encouraged to attend in person or virtually via Zoom (<http://bit.ly/foxhillszoom2024>)

### 2024 Fox Hills - Annual Community Events

- Easter - typically in March
- **Fox Hills – Swim Team Registration – closes May 31st**
- **Annual Fox Hills garage sale – May 18<sup>th</sup>, 9am to 4pm**
- End of the school year party – typically end of school year
- 4th of July Parade
- Halloween Trick or Treat

### Fox Hills Garage Sale – May 18<sup>th</sup>, 9am to 4pm

All Fox Hills residents are welcome to participate. The Garage Sale will be advertised on Facebook Marketplace, and signs will be placed at Fox Hills entrances throughout the week leading up to the sale. Participants in the Garage Sale are encouraged to use signs, balloons, etc. to attract shoppers to their homes

### Monthly Bunco Games:

- We play every 2<sup>nd</sup> Sunday of the month at the clubhouse - \$25 to participate. Show up at 6:30pm for social/meet and greet/snacks. The game starts at 7:15pm, usually takes about 2 hours to play, prizes and fun guaranteed!

## **Fox Hills – EVENT RENTALS – please use our online system!**

### Checking Rental Availability

<https://foxhills.skedda.com> should be used to check rental availability for the Clubhouse and the Pavilion. You can go on Skedda to check out availability and book all your events directly from the website.

**In order to reserve a rental date online, you must sign up on Skedda via this link:**

<https://bit.ly/foxhillsrentals>

By using the above link to sign-up, Skedda will identify you as a Fox Hills resident, and you will be able to reserve a spot. **You MUST register on Skedda with an account in order to be able to book online.** Please contact Gary Givental at [foxhillstechnology@gmail.com](mailto:foxhillstechnology@gmail.com) or [foxhillssecretary@gmail.com](mailto:foxhillssecretary@gmail.com) if you have a problem booking a rental online or registering.

	Clubhouse	Pavilion (4 hours or less)	Pavilion (5 hours or more)
<b>In-Season</b> unlimited pool access for non-residents	\$320	\$195	\$270
<b>In-Season</b> (non-residents pay pool use fee)	\$200	\$75	\$150
Off-Season	\$150	n/a	n/a

# FOX HILLS COMMUNITY ASSOCIATION

## **Fox Hills Swim Team – Registration is now open!**

Summer is just around the corner and I am happy to report that registration for the 2024 Swim Team Season is **now open!** Registration will once again be through our Team Unify website <https://www.gomotionapp.com/team/recfhst/page/team-registration>. If the link doesn't take you directly there, click the team registration tab on the top of the site and that will allow you to register. Please make sure to add in your child's t-shirt size when prompted, as they will each receive a t-shirt and a swim cap included in their registration. If your swimmer needs a new team suit this year, click on the Team Suits tab and it will take you to our team store through The Varsity Shop to order your suit. Team suits will be the same as last year. If your swimmer needs to try on a suit or you're having trouble registering, we will be at the clubhouse with sample sizes and computers on **Sunday, April 21st from 1-3pm**. If you would like to pay by cash or check instead of credit card, this is a great opportunity to drop that off to us as well. If you aren't able to make it next Sunday and need to try on a suit, you can visit The Varsity Shop on Adams Road in Birmingham to do so. **All suit orders are due by April 28th.**

**Practice will start on May 20th** and the schedule for that will come out earlier in May, once we have an idea of how many swimmers in each age group. The team calendar is updated with our "preseason" meets, league dual meets and RASL League Finals. We have some **awesome** restaurant and online fundraisers coming up that will be on the calendar as well, with more fun team events to come. As with previous years, we ask that you confirm your availability for your swimmers for **every** meet and registration is a great time to do that if you already know your schedule for the summer. As always, we will also be asking for parent volunteers to help run these great meets for the kids. A separate email will be sent out in the coming weeks with more details.

Please let me know if you have any questions or concerns. We will have an email going out to the larger community as well but please pass this on to your new neighbors, neighbors with grandkids who may want to swim (grandkids do not have to live in Fox Hills), and anyone you think may be interested in joining the team this year, we would love to have them!

Best Regards,

Caroline Dengler

Caroline.dengler8@gmail.com

248-703-9750

# FOX HILLS SWIM TEAM

**SIGN UP TO BE PART OF A FUN & COMPETITIVE SWIM  
TEAM WITH A NEIGHBORHOOD COMMUNITY FEEL**

**ALL KIDDOS AGES 5-18\* ARE WELCOME! EVEN  
GRANDCHILDREN OF RESIDENTS ARE INVITED!**

\*MUST BE ABLE TO SWIM THE LENGTH OF THE POOL

**CLICK ON THE LINK BELOW BY MAY 15TH TO JOIN!**

**REGISTER NOW!**



**\$225**

**PER SWIMMER**

SEASON RUNS

**MAY 20 - JULY 21**

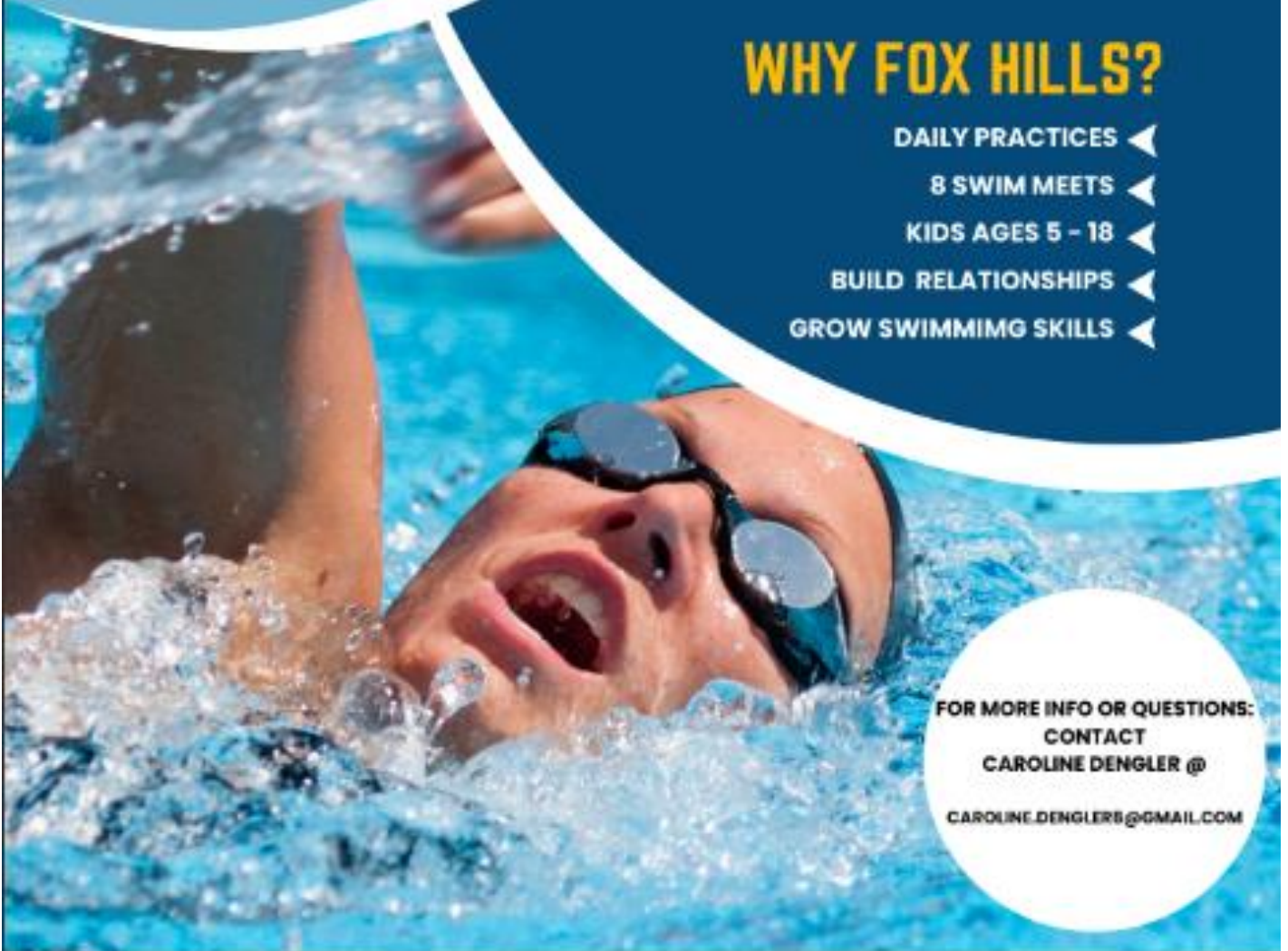


## WHY FOX HILLS?

- DAILY PRACTICES ◀
- 8 SWIM MEETS ◀
- KIDS AGES 5 - 18 ◀
- BUILD RELATIONSHIPS ◀
- GROW SWIMMING SKILLS ◀

**FOR MORE INFO OR QUESTIONS:  
CONTACT  
CAROLINE DENGLER @**

**CAROLINE.DENGLER8@GMAIL.COM**



# FOX HILLS COMMUNITY ASSOCIATION

## Letters from the Community

### About "Letters from the Community"

Hey folks, how about we keep the community vibe going with "Letters to the Community" in our neighborhood newsletter? This is a great opportunity for you to share anything you think would be interesting or helpful to the rest of us. Want to organize an event? Got some "did you know" facts about the neighborhood? Celebrating someone's recent accomplishment? Have a call to action? We'd love to hear from you. Let's keep the lines of communication open and strengthen our community bonds. Get those pens moving! Please email [foxhillssecretary@gmail.com](mailto:foxhillssecretary@gmail.com) with any information you'd like to share in the next Fox Tales!

---

Dear Fox Hills Residents,

On behalf of the entire Fox Hills Board, I would like to extend our deepest gratitude to Kathy Kaye for her extraordinary volunteer efforts in maintaining and enhancing the beauty of our community. Kathy has devoted countless hours to landscaping and caring for various public areas within Fox Hills, transforming them into vibrant and welcoming spaces for all residents to enjoy. Her dedication is evident as she can regularly be spotted walking the neighborhood, diligently picking up trash and keeping our streets pristine.

Kathy's enthusiasm for beautification does not stop at maintenance; she continuously brings forward innovative ideas aimed at enhancing the aesthetic appeal of our neighborhood. Her initiatives not only improve our community's appearance but also foster a sense of pride and togetherness among us all. It is through volunteers like Kathy that Fox Hills remains a beautiful place to live.

We are truly fortunate to have Kathy as part of our community. Her actions inspire others to get involved and contribute positively to our environment. Let us all take a moment to appreciate her hard work and dedication, which make Fox Hills a better place for everyone. Thank you, Kathy, for your commitment and for leading by example.

With warmest regards,

The Fox Hills Board

FOX HILLS COMMUNITY ASSOCIATION



Kuhne & Lowell  
REAL ESTATE

# JUST LISTED & PENDING



466 ROLLING ROCK | BLOOMFIELD HILLS

**WE GET THE JOB DONE!**

*Jane Lowell is a Fox Hills resident and is always available to answer any questions you have about real estate!*



**THE PROPERTY STRATEGISTS**

Dawna Kuhne, Jane Lowell (Fox Hills Resident)

248.631.4730 | [propertystrategists@maxbroock.com](mailto:propertystrategists@maxbroock.com)

275 S. OLD WOODWARD AVE, BIRMINGHAM, MI 48009

MAX  
**BROOCK**  
REALTORS®

 **FLUENT IN REAL ESTATE** 

- **99% OF BUSINESS GENERATED BY CLIENT REFERRALS**
- **CONTAGIOUS ENTHUSIASM & ENERGY**
- **KNOWN FOR ESTABLISHING AUTHENTIC RELATIONSHIPS**



**ANITA BARRATT**

A MAX BROOCK REALTOR

**(248) 563-2756** cell / text

ABARRATT@MAXBROOCK.COM

275 S. Old Woodward Ave., Birmingham, MI 48009



**DIL**  
**DAS LAW**  
Protect What Matters

## Protect What Matters



I look forward to learning your story and hearing what matters to you. It's my privilege to help you discover what you need to keep your assets protected and to keep your loved ones out of court and out of conflict.

- ◆ Planning for Your Children
- ◆ Estate Planning
- ◆ Special Needs Planning
- ◆ Asset Protection Planning
- ◆ Estate Tax Protection
- ◆ Trust Administration
- ◆ Guardian and Health Documents
- ◆ Blended Family Planning



David D. Das

1983 Fox River Dr., Bloomfield Hills, MI 48304 | (248) 629-0485 | [www.ddaslaw.com](http://www.ddaslaw.com)



**CALL US TODAY:**  
248.444.4836

**NEW students**  
can use the code  
"Fox Hills" to  
get 20% off of a  
6 week trial  
program:

ONLY  
**\$125** / per month  
for your first student. Additional children  
\$25/month. Additional adults \$10/month.  
**Come try a free class!**

SIGN UP NOW AT  
[WWW.PKSABLOOMFIELD.COM](http://WWW.PKSABLOOMFIELD.COM)



**WE BRING THE FUN WITH CUSTOM, INTERACTIVE PLAY SPACES THAT EVERY PARTY NEEDS!**

Modern Bounce Houses for All Ages · Ball Pits · Kids Tables + Chairs  
Soft Play Party Rentals for Crawlers + Explorers · Licensed and Insured  
Custom Decals · and So Much More!



(248) 930-7049 · [INFO@TOTCERCISE.COM](mailto:INFO@TOTCERCISE.COM) · [WWW.TOTCERCISE.COM](http://WWW.TOTCERCISE.COM)





Gary Givental

Kaleb Walton

## Concerned about:

- ✓ Inability to formulate a clear AI strategy for your business?
- ✓ Uncertainty about ROI of your AI investment?
- ✓ Distinguishing practical AI use from hype?
- ✓ Your staff is using AI when they shouldn't?
- ✓ Appearing uninformed about AI?
- ✓ Disruption to your business from AI adoption?
- ✓ Security and privacy of AI handling your data?
- ✓ AI is advancing faster than you can keep up with?
- ✓ Your competitors are already infused with AI?
- ✓ Your employees will distrust and resist AI adoption?

## We will train you with Hands-on Personalized Workshops

- > **AI Foundations:** Prepare your leaders with foundational AI knowledge including leadership-level AI chat skills.
- > **AI North Star:** Create an AI vision and strategy to serve as your "AI North Star" to guide your journey.
- > **AI Chat Essentials:** Baseline efficiency gains for all employees with risk management in mind.
- > **AI Chat Mastery:** Major efficiency boost for a specific job role.
- > **AI Tool Integration:** Optimize your business with top AI-based tool integrations that make sense for you.
- > and more...

## And provide AI-Fueled Insights to accelerate your journey

**AI Starter Assessment:** Start with a basic assessment, introducing your *AI Potential and Risk Scores*.

**AI Infusion Assessment:** Measure progress with a more accurate assessment including your *AI Infusion Scores*

# GetYourAIEdge.com

Our mission is to help your business get the AI edge

Schedule your FREE consultation today: [calendly.com/getyouraiedge](https://calendly.com/getyouraiedge)

FOX HILLS COMMUNITY ASSOCIATION

**ADVERTISING IN FOX TALES**

---

**ARTICLES AND ADS**

The deadline for submissions to the *Fox Tales* is always the 2<sup>nd</sup> Friday of the applicable month. **All submissions must be sent in electronic format** (via email, preferably an image) to **foxhillssecretary@gmail.com**

For more information, please contact Gary Givental by email at foxhillssecretary@gmail.com

**MONTHLY ADVERTISING RATES**

	<b>Full</b>	<b>Half</b>	<b>Quarter</b>	<b>Classified</b>
<b>Resident:</b>	\$30	\$20	\$15	Free
Non-Resident:	\$50	\$40	\$30	\$15.00

A 50% discount will be given if you prepay for a full year of advertising in the Fox Tales. Invoices will be sent via **Square** to allow digital payment options.

All checks for advertisement should be made payable to **“Fox Hills Community Association.”**

No second party ads will be accepted at the resident’s rate.

# FOX HILLS COMMUNITY ASSOCIATION

## Fox Hills – 2023 YTD Housing Sales (courtesy of Jane Lowell and Dawna Kuhne)

### THE PROPERTY STRATEGISTS

Dawna Kuhne, Jane Lowell (Fox Hills Resident)

248.631.4730 | propertystrategists@maxbroock.com

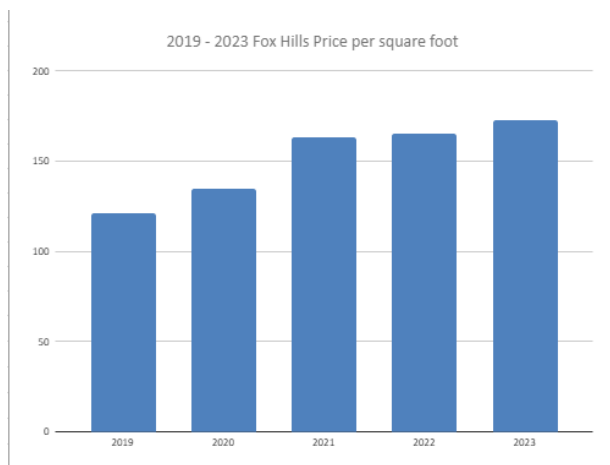
275 S. OLD WOODWARD AVE, BIRMINGHAM, MI 48009



## November 2023

2023 Fox Hills Sales YTD							
Address	Bed/Bath	Square Footage	price per sq foot	List price	Sales price	Sold price per sq foot	Sold date
<b>Active</b>							
No Active listings							
<b>2023 SOLD</b>							
663 S Spinningwheel	3/2.1	2102	\$183.16	\$385,000	\$395,000	\$187.92	10/6/2023
466 Rolling Rock	5/2.2	2788	\$118.33	\$329,900	\$330,000	\$118.36	6/30/2023
645 Fox River	4/2.1	2005	\$216.96	\$435,000	\$388,000	\$193.52	7/21/2023
708 Weybridge	4/2.2	2849	\$131.59	\$374,900	\$400,000	\$140.40	3/8/2023
2090 E Spinningwheel	4/2.1	2200	\$186.36	\$409,999	\$405,000	\$184.09	4/3/2023
1884 Hunters Ridge	4/2.1	2048	\$209.72	\$429,500	\$429,500	\$209.72	8/9/2023
1891 Hunters Ridge	4/2.2	2531	\$181.35	\$459,000	\$457,500	\$180.76	3/22/2023
2036 Fox Glen Court	4/3.1	2703	\$184.61	\$499,000	\$465,000	\$172.03	2/3/2023
1963 Fox River Dr	5/2.1	2600	\$191.92	\$499,000	\$490,000	\$188.46	10/16/2023
1610 Hunters Ridge	5/2.2	2729	\$201.50	\$549,900	\$505,000	\$185.05	2/23/2023
651 Sedgefield Dr	5/3.1	2716	\$174.89	\$475,000	\$512,000	\$188.51	10/20/2023
Av. Price per Sq. Foot (SOLD)						\$177.17	
<b>2024 SOLD</b>							
600 Sedgefield Dr	5/2.2	2713	\$143.75	\$390,000	\$350,000	\$129.01	1/24/2024
545 Fox River	3/2.1	2005	\$187.03	\$375,000	\$365,000	\$182.04	1/19/2024
656 Rolling Rock	4/2.1	2729	\$157.20	\$429,000	\$415,000	\$152.07	1/22/2024
Av. Price per Sq. Foot (SOLD)						\$179.72	\$154.37

## Fox Hills – Home price per sqft (historical)



2019	\$121.20
2020	\$134.76
2021	\$163.07
2022	\$165.57
2023	\$172.99

# FOX HILLS COMMUNITY ASSOCIATION

## Addendum – Board Meeting Notes – April 9, 2024

Board Members	Resident Attendees (1)	
<ul style="list-style-type: none"><li>• Max Sneyd</li><li>• Gary Givental</li><li>• Paul Bernstein</li><li>• Todd Sonquist</li><li>• David Postwaite</li><li>• Jennifer Pecic</li><li>• Russ Conner</li><li>• Jane Lowell</li><li>• Mark Hall</li></ul>	Darren DePiccollo Dan Dobring  Dan Koukios (Zoom)	

## Actions to Follow Up

### General Tasks

- (Not done) Treasurer to provide detailed and reconciled outline of all FHCA finances – all earmarked funds and project fund pools – on a monthly basis
- (Not done) Board Members to create documentation representing their specific duties, in order to facilitate smooth transition for future candidates, and hold each other accountable
- (Not done) Treasurer to provide access to the Board to all financial transactions from QuickBooks
- (HOLD) Obtain reviewed financial statements for the HOA
- (Planned) Financial Secretary to explore the lien process for houses with delinquent dues
- (Planned) Board to hold discussion for potential by-laws change to increase late-fee penalties
- (done - March) Treasurer to provide updated 2024 Budget (as voted on)
- (done - March) Secretary to upload 2024 issues of the Fox Tales to the neighborhood website at Fox Hills - Home (bloomfieldfoxhills.com)
- (done - March) Secretary to update the Events page of the neighborhood website to show upcoming events (including upcoming social events and Board meetings) and remove past events (the Euchre tournament)

## Board Reports

### Clubhouse - Jane Lowell

- Planning to start looking at the furniture in the next few weeks
- Gary
  - How will the furniture be decided?
  - Jane
    - Will pick some options and bring it to the board
    - Will look about the same as the current options

### Facilities - Mark Hall

- Company coming next week to setup the awnings
- Water meter needs to be replaced at the clubhouse

# FOX HILLS COMMUNITY ASSOCIATION

## **Pool - Paul Bernstein**

- Started doing some purchasing for the new season
  - Plans to buy a backpack gas leaf blower
  - New tennis roller
- Rick continues scouting for life guards
  - We're looking good so far

## **Treasurer - David Postwaite**

- No update about Fifth Third credit cards for the Board
  - President needed one for purchasing

## **Financial Secretary - Todd Sonquist**

- Invoice has been put out for the Pool special assessment for 2024
  - Many have already paid
- 2023 special assessment status
  - 2 have not paid
    - Incurring monthly \$25 penalty
  - Few on payment plans
- 2024 HOA Dues status
  - 10 people have not paid
  - 3 people on payment plans

## **Arch Control - Russ Conner**

- One property is not being taken care of
- Russ contacted the Township Ordinance office
  - They will send an officer to check the property

## **Grounds - Jen Pecic**

- Working to freshen up Fox River entrance
- Kathy Kaye spent hours fixing up the cul-de-sac on her own time
- Max
  - Gary to put together a Fox Tales write up to Thank Kathy

## **Secretary - Gary Givental**

- All requested website updates have been made

# FOX HILLS COMMUNITY ASSOCIATION

## POOL CONVERSATIONS

### Budget Considerations (from Max)

Fox Hills Community Association Board:

In advance of tonight's discussion regarding pools, I have once again attempted to quantify what we can "afford." The below is based on the actual numbers we have in our Capital (Pool) Fund. I tried to lay out the math below, but if you are only interested in the bottom line, here it is: we should be able to afford to pay a total of up to **\$1,285,000**, *but that does not include any set-aside for cost overruns or "extras."*

- If we have a **10%** holdback for contingencies, we can sign a contract for up to up to **\$1,156,500**.
- If we give ourselves a contingency of **20%**, we could approve a contract up to **\$1.03 million**.

Here is the math (I would appreciate anyone with better math/accounting/financing skills reviewing this for errors or factors I did not consider):

We have about **\$330,000** in the pool fund. In October 2024, we will receive an additional \$214,800 for the special assessment. So, as of October 1, 2024, we should have almost **\$545,000** in cash. We will have to finance the rest of the money for the pool. For example, if the pool cost is \$1.2 million, we will have to finance \$655,000, to be funded (and loan repayments beginning) in the spring of 2025.

The funds for repaying the loan will come from 20% of the dues every April 1 (\$47,256 per year) and Special Assessments on October 1 of 2025, 2026 and 2027 (\$214,800 per year). As of April 1, 2028, this revenue will total **\$833,424**. At the risk of over-simplifying, this is \$23,150 per month for 36 months (I used 36 months because our revenue stream dips drastically after April 1, 2028, which is about 36 months after we will start making payments).

Using that calculation, and assuming 8% interest, we could get a 36-month loan of **up to \$740,000**. With the \$545,000 we will have in cash, that would allow us to approve a project of up to **\$1,285,000**.

Of course, we need to provide a contingency amount. If we want to allow a contingency of 10%, we could approve a contract of up to \$1,156,500. If we give ourselves a contingency of 20%, we could approve a contract up to \$1.03 million.

I know that the above does not account for an actual "payment schedule" and that there may be some times (in particular the summer of 2025) that our revenues will not cover the loan repayments. In my view, this is not a legitimate worry. For one, we may be able to get a longer (5-year) loan for the same interest rate (we would pay it off early). Alternatively, we can easily short-term "borrow" from the general fund (we currently have **\$68,125** in unspent and unallocated money that will eventually be used for projects such as parking lot replacement) or the "rainy day" fund, and the money can be repaid on October 1 when the next infusion of money comes in from the Special Assessment.

I hope this helps with our consideration of pool contractor bids. I look forward to seeing you all tonight.

--Max

# FOX HILLS COMMUNITY ASSOCIATION

## Vendor Bids

### Bids Obtained

- Coastal
- Ventures
- Clearwater
- Advanced Pool
- Midwest

### Out of these viable quotes

- Coastal
- Clearwater
- Ventures

### Coastal

- Paul B had a conversation with them today
- They reduced some costs and the pebble finish for the kids' pool will be for free
- The new boiler is still going to be 72k
- No other significant places to reduce cost
- They will replace the salt water system with a brand-new Pentair system
  - This is a more common brand and maintenance is cheaper than our current system
  - Pentair has a digital control system - with mobile app
  - We might be able to sell off the existing system for some money
- We might be able to finance through them
- They can start Labor Day
- Includes removal of the play structure
- Does not include artificial turf
- They should have enough concrete to cover the grill area which will be the new guard shack area
- Does not include repairing the fences, grass, etc - all the damage during construction
  
- Current bid is \$1.126M

### Clearwater

- Experienced commercial pool builder
- Initial bid was \$1.288M
- They responded with some other comments to reduce cost
  - Offer \$89k in discount, bringing the quote to \$1.2M
- They have some serious concerns
  - Mechanical Room
    - They do not believe we have enough room for all the equipment
    - The room is sized for 2 pounds of equipment
    - The need is for 20 pounds of equipment
    - This is their single BIGGEST concern
  - Pool Equipment
    - They recommend a single salt water system
  - Utility Vault
    - Vault between the pools
  - Electricity

## FOX HILLS COMMUNITY ASSOCIATION

- Plans ask for a 400amp panel, but we currently have a 200amp panel
- Wants to start ASAP
  - August 1st

### Conversation about Coastal vs. Clearwater

- Concerns brought up by Clearwater
  - Pump room issue is solved by the new 72k boiler
  - We need to reconcile the upgrade for the 400-amp panel
- Concerns about residential vs. commercial pool builder
  - Clearwater has more experience, but will cost 100k more
  - Gary
    - I would trust Clearwater more than Coastal and we should consider them strongly
  - The pool build itself - it's the finish that makes them last longer - such as pebble finish
  - The pool equipment
    - Both companies would be using pretty much the same mechanical equipment
  - Coastal builds gutter pools all the time, and we need a gutter pool
  - Clearwater builds skimmer pools all the time
- Gary
  - I trust Clearwater's budget and build assessment more than Coastal as their lack of commercial experience is a risk, as surely there will be unexpected issues that come up

### Ventures Pools

- Total Bid: \$1.202M
  - Need to add tankless boiler = extra 70k
- Most of their buildout, they are very comparable to Clearwater
  - Same Pentair system
- Need to know when they have to start
  - What is their schedule for the build
- Jane to ask them if they can come down to Clearwater/Coastal's number
  - Updated last week – they were able to come down by reducing the amount of concrete they pour, closer to \$1.1M

### Budgeting

- With 10% contingency, we can afford \$1.1M
- With 0% contingency, we can afford \$1.28M

### Mike Schuell (via email)

- We should also attempt to quantify any additional project costs such as: insurance, bonds, site furniture, misc. equipment, pool covers, fence work (if omitted) etc.

### Dan Dobring

- Recommends to start the list of items we'll need for the pool
  - Fans, furniture, audio, etc
  - Consider allowing the community to donate funds to "sponsor" some of these items



# FOX HILLS COMMUNITY ASSOCIATION

## Additional from Coastal:

Coastal has graciously provided us with two alternate quotes: One is to help us try to bring their quote as close to apples/apples with others by quoting the EGLE plans which have the two standard pool heaters option. This quote does also include a pebble finish on the family pool which was not part of the EGLE plans; The other quote was their most recent quote which does include the boilers.

Both quotes provide more details that were requested by various board members. Both quotes include the concrete sqft included and the cost per sqft. They both include more detailed info regarding the electrical in that their quote does include a 400amp upgrade should our facility need it and if it does not, a credit of \$4,000 would be provided toward the total owed or used in other areas should we desire it. Finally, both quotes include a payment schedule that involves allowing us to hold a 10% retainer until October, 2025 should we have unforeseen costs as well as allow us to follow our cash inflow which will help us have a smaller loan amount.

## Comparison of the most viable build options (based on what we can afford at 10% contingency)

### VENTURES (original)

**\$1,134,752.57**

Cushion: **\$150,247** (13%)

based on maximum payment we can afford of \$1,285,000

Standard (large) heaters

Ventures believes it can configure pump room to fit auto-feeders and pass inspection

Ventures believes a tankless boiler is an unnecessary expenditure

Competition Pool: **Quartzite**

Kiddie Pool: **Quartzite**

\$12 tile allowance

No artificial turf

### COASTAL (original)

**\$1,058,741.17**

Cushion: **\$226,259** (21%)

based on maximum payment we can afford of \$1,285,000

Standard (large) heaters

Auto-feeders would have to be added after inspection as they are too large to pass inspection (according to Coastal)

Competition Pool: **Marcite**

Kiddie Pool: **Pebble**

\$12 tile allowance

"Free" artificial turf in play area if we choose to have it installed

### COASTAL (Tankless)

**\$1,126,735.30**

Cushion: **\$158,264** (14%)

based on maximum payment we can afford of \$1,285,000

**Tankless Boilers**

Tankless boilers are smaller and will allow auto-feeders to fit in pump room and pass inspection.

Tankless boilers are more efficient and will replace 35-year old equipment

Competition Pool: **Marcite**

Kiddie Pool: **Pebble**

\$12 tile allowance

"Free" artificial turf in play area if we choose to have it installed

# FOX HILLS COMMUNITY ASSOCIATION

## Pool Builder selection meeting – April 18, 2024

- All equipment choices that are in the bids are subject to COMMERCIAL grade and size pool regulations validated by EGLE
  - Meaning the equipment and the plumbing cannot be “less than necessary” for the size and type of pool we’re building
- Coastal tried to suggest a “rack system” in the pump room, but it was turned down by EGLE
  - In response, they suggested a design without auto-feeders which cannot fit in the pump room
  - Ventures seems to think that they \*can\* put in a rack system
    - But if they do this, they’d have to go through EGLE again, and if shut down, their quote would go up to cover the tankless quote and would make it unaffordable
- Coastal suggested an option to put in the system without auto-feeders, so we can pass inspection, and then add the auto-feeders later
  - This “bait and switch” may be a problem
  - The board are not comfortable with this approach
- Quartzite is actually less strong than marcite because it reduced the cement
- Pebble is the strongest - it’s on top of marcite
- Money concern
  - Jen is uncomfortable with putting us into a contract without the pool being financed

### **VOTING comments:**

Gary

- Abstain - our options do not represent the correct way of executing this project
  - We needed to get a design, with EGLE approvals and then know the true costs, bid to multiple vendors
  - We would then have likely chosen a more experienced builder and asked the community for the cost required
  - The Coastal vs. Ventures option does not include that option - such as Clearwater

David - Coastal (tankless heater option)

Jane

- Agrees w/ Gary on how the project was done
- Concerned with Coastal failing commits, choosing Ventures

Russ - Coastal (tankless heater option)

Jen

- Agree that we did not go about this process the right way, but we have to make a decision
- Coastal tankless is the only option we currently have with most manageable risk

Paul - Coastal (tankless heater option)

Mark Hall

- Agrees that we did not do the project the right way
- But given current state, decision is to go with Coastal Tankless

Todd - Coastal (tankless heater option)

Max

- Coastal is the best deal and they do build pools like this
- This is essentially a “backyard pool”
- Once they got past EGLE, my concerns were alleviated

### **OUTCOME**

- Coastal - tankless option = 7 (Coastal is the selected vendor for the Pool Project)
- Ventures = 1
- Abstain = 1

## Full Board Member Reports

### **Russ Conner – Architecture Control**

Yard waste removal has resumed. There are specific Township rules for how yard waste must be set out for pickup. No containers or bundles may exceed 50 pounds. Grass clippings, plant trimmings, and branches under 2" in diameter must be packed in kraft paper yard waste bags or garbage cans labeled with "Yard Waste" or "Compost" stickers, which are available from the Township offices. Branches between 2" and 6" in diameter may be bundled for pick-up as landfill garbage rather than yard waste. Branches must be bundled and may not exceed 4 feet in length or 50 pounds. For further details, see this link from the Township website:

[https://www.bloomfieldtp.org/Services/Public-Works/Trash-Recycling-Yard-Waste-\(1\)/Trash-Collection/Yard-Waste-Collection.aspx](https://www.bloomfieldtp.org/Services/Public-Works/Trash-Recycling-Yard-Waste-(1)/Trash-Collection/Yard-Waste-Collection.aspx)

We have had several complaints about 655 S. Spinning Wheel which has trash in the drive and backyard, including the old garage door laying in the drive. There is also an uprooted arborvitae in front of the garage. Tried to contact owner but no response. Contacted Ordinance Department of Township and they are sending an officer to assess problem and issue citations as necessary.

# FOX HILLS COMMUNITY ASSOCIATION

## Todd Sonquist - Financial Secretary

Hello Fox Hills,

Thank you to all of you that have paid your annual dues and special assessment! As a reminder, our special assessment is in effect for 5 years with the first \$600 payment due October 1, 2023 and the fifth (and final) payment due October 1, 2027. I wanted to give you all 6 months to get ready for payment 2 of 5 for the special assessment which is why I sent the invoice for the 2024 Special Assessment back on April 2nd. Many of you have already made the payment so thank you as well!

Since taking over this position in January 2021 the one obligation of this position that I have not done is to have liens placed on the properties that have past due balances. After discussing the process with the board at our April meeting I am giving you all notice that the process for placing liens on past due accounts will go into effect on May 1, 2024.

Any property with a past due balance of 30 days will receive a letter giving notice that if the balance is not paid within 30 days the lien will be placed on the property the following month.

For example:

April 1, 2024 due date for annual dues

May 1, 2024 if the balance is not paid a letter will be generated and sent giving notice of the past due balance and the potential for the lien.

June 1, 2024 if the balance is not paid, I will have to go to the township and have the lien placed on your property.

This does not apply to those of you on a payment plan, so long as you are making the payments on time.

Please understand that I am just the messenger. We all live in a neighborhood with a Homeowners Association and are required to follow the rules of the HOA, which certainly includes paying your annual dues and special assessments.

I am always available to discuss payment plan options that work for you so please reach out via email, phone, or text.

Best regards,

Todd Sonquist

Financial Secretary

Fox Hills Community Association

[foxhillsfinance@gmail.com](mailto:foxhillsfinance@gmail.com)

248-302-4116

FOX HILLS COMMUNITY ASSOCIATION

**FHCA Improvement Projects Scheduled for 2024 - STATUS**

<b>2024 Projects</b>	<b>Cost</b>	<b>Status</b>	<b>Notes</b>
POOLS	\$1.1 million	Planning in Progress	2 of 5 annual assessments in progress Vendor selected (Coastal) Construction to start Fall 2024
Clubhouse Furniture + Minor repairs	\$15000 requested	Planned for 2024	2024 budget ask = \$15k Need new tables, chairs, long folding tables, chairs
Clubhouse Fence moving to the front of building	TBD	Quotes being gathered	During board meeting discussed getting this done for the summer 2024 season and possibly moving the play structure to the newly available space
<b>2025 Project BACKLOG</b>	<b>Cost</b>	<b>Status</b>	<b>Notes</b>
Front Entrance Colonnades	\$20-30k estimated	DEFER after pool 2025	1 of 5 annual assessments in progress Approvals in progress Construction to start Fall 2024
Parking Lot Rebuild	TBD	DEFER after pool 2025	
Pool Deck New Furniture	TBD	DEFER after pool 2025	During board meeting discussed getting this done for the summer 2024 season and possibly moving the play structure to the newly available space
New Guard Shack	TBD	DEFER after pool 2025	After the pools are rebuilt, we will need a new guard shack. Several options are being considered for placement and build.
Rebuild/update bathhouse	TBD	DEFER after pool 2025	The bathrooms are known to need an update with room for changing and many other improvements.

# FOX HILLS COMMUNITY ASSOCIATION

## 2024 FHCA Budget

<b>Income</b>			
300 Pool Renovation		190,248.60	
400 Association Dues			
401 Mandatory Dues		53.75	
401b Dues-Board		1,848.00	
401n Dues		224,882.75	
<b>Total 401 Mandatory Dues</b>	<b>\$</b>	<b>226,384.60</b>	<b>231000</b>
402 Dues-Prior Yr/ Late Fee		175.00	
<b>Total 400 Association Dues</b>	<b>\$</b>	<b>226,539.50</b>	<b>Square roll over</b>
410 Pool/Tennis Revenue		9,105.06	\$ 18,246.79
414 Guest Swim/Tennis		2,545.00	
415 Concessions		3,894.42	
<b>Total 410 Pool/Tennis Revenue</b>	<b>\$</b>	<b>15,544.48</b>	<b>\$ 12,435.58</b>
420 Other Revenue			
421 Clubhouse Rental		9,583.65	
427 Pavilion Rental		972.17	
429 Acct Adjustment Refunds		7.85	
<b>Total 420 Other Revenue</b>	<b>\$</b>	<b>10,563.77</b>	
430 Investment Income			
431 Interest-Savings		1,127.18	
433 Interest Other		38.29	
<b>Total 430 Investment Income</b>	<b>\$</b>	<b>1,165.45</b>	
<b>Total Income</b>	<b>\$</b>	<b>444,058.80</b>	<b>Total usable Income last year \$ 253,813.20</b>
<b>Gross Profit</b>	<b>\$</b>	<b>444,058.80</b>	
<b>Expenses</b>			
500 Clubhouse			
501 Supplies		179.33	179.33
502 Repairs & Maintenance		2,840.59	2,840.59
503 Grounds		318.24	318.24
<b>Total 500 Clubhouse</b>	<b>\$</b>	<b>3,338.16</b>	<b>\$ 10,000.00 \$ 3,338.16</b>
510 Grounds			
513 Lawn Cutting, Plants, Landscape			
513m Lawn Cutting		9,525.00	9,525.00
513w Landscaping		495.00	495.00
<b>Total 513 Lawn Cutting, Plants, Landscape</b>	<b>\$</b>	<b>10,020.00</b>	
514 Tree Maintenance		18,060.00	18,060.00
515 Fence Repairs		3,495.90	3,495.90
516 Sprinkler Repairs & Maint.		8,265.00	8,265.00
517 Lawn Fertilizing		3,370.80	3,370.80
518 Snow Removal		1,200.00	1,200.00
<b>Total 510 Grounds</b>	<b>\$</b>	<b>44,411.70</b>	<b>\$ 36,000.00 44,411.70</b>
530 Pool & Tennis			0.00
531 Payroll-All			0.00
531a Payroll-Lifeguards		36,200.73	36,200.73
531b Payroll-Swim Teach Coach		12,993.52	12,993.52
<b>Total 531 Payroll-All</b>	<b>\$</b>	<b>49,194.25</b>	
532 Payroll Taxes		12,807.72	12,807.72

# FOX HILLS COMMUNITY ASSOCIATION

533 Concessions		1,909.72		1,909.72
534 Chemicals and Supplies		12,188.22		12,188.22
535 Repairs & Maintenance		12,714.58		12,714.56
536 Pool Open & Close		6,886.11		6,886.11
538 Payroll Processing		860.00		860.00
539 Miscellaneous		158.00		158.00
<b>Total 530 Pool &amp; Tennis</b>	<b>\$</b>	<b>96,718.88</b>	<b>\$</b>	<b>98,000.00</b>
550 Major Repairs				0.00
551 Pool Area		14,615.00		0.00
552 Grounds		650.00		0.00
<b>Total 550 Major Repairs</b>	<b>\$</b>	<b>15,265.00</b>	<b>\$</b>	<b>46,411.20</b>
560 Common Expenses				0.00
561 Property Taxes		11,841.71		11,841.71
562 Utilities				0.00
562c Cable, Internet & Phone		2,254.75		2,254.75
562e Electricity		8,274.75		8,274.75
562g Gas		5,250.19		5,250.19
562w Water & Sewage		8,865.53		8,865.53
<b>Total 562 Utilities</b>	<b>\$</b>	<b>24,645.22</b>		
563 Insurance				0.00
563l Liability Insurance		600.00		600.00
563p Property Insurance		6,358.00		6,358.00
<b>Total 563 Insurance</b>	<b>\$</b>	<b>6,958.00</b>		
565 Professional Fees				0.00
565a Accounting/Tax		805.00		805.00
<b>Total 565 Professional Fees</b>	<b>\$</b>	<b>805.00</b>		
566 Post Office Box		201.00		201.00
<b>Total 560 Common Expenses</b>	<b>\$</b>	<b>44,450.93</b>	<b>\$</b>	<b>45,000.00</b>
590 Publications & Admin		335.59		335.59
592 Office Supplies, Postage, Misc.		502.69		502.69
594w Web Site Maintenance Fees		3,855.60		3,855.60
597 Election		99.00		99.00
<b>Total 590 Publications &amp; Admin</b>	<b>\$</b>	<b>4,792.88</b>	<b>\$</b>	<b>5,000.00</b>
<b>Total Expenses</b>	<b>\$</b>	<b>208,977.25</b>	<b>\$</b>	<b>240,411.20</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>235,081.55</b>	<b>\$</b>	<b>227,975.62</b>
<b>Net Income</b>	<b>\$</b>	<b>235,081.55</b>	<b>\$</b>	<b>231,000.00</b>
			<b>Need to remove from budget</b>	<b>\$9,123.45</b>
			<b>Will use Square rollover to cover</b>	