

# FOX TALES – January 2024



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## What's happening in Fox Hills

### Special Assessment for the Pool

**Households that have not paid yet, will start incurring monthly late fee penalties in January.** Please reach out to Financial Secretary – Todd Sonquist – [foxhillsfinance@gmail.com](mailto:foxhillsfinance@gmail.com) – with any questions.

### Pool Project Key Updates

State of Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) has approved all designs for the Pool Project as submitted by Coastal. This marks a major milestone in the project. We now have EGLE approved design drawings and the Board in collaboration with Pool Committee is proceeding to solicit additional construction bids. During the design approval process, EGLE has identified several pieces of equipment and build details that needed to be improved to meet the standards. This has resulted in their bid increasing by \$200,000 to accommodate EGLE requirements. Additionally, a new boiler for the pools is likely necessary to ensure the pump room has enough space to accommodate automatic chemical feeders and a large enough heating system for the larger pools. A new boiler will add an additional \$72,000 to the project. The Pool Committee is continuing to investigate financing options. The Board set a tentative timeline to make a vendor selection at the April meeting.

### 2024 FHCA Annual Dues:

The FHCA By-Laws allow for a dues adjustment aligned with the Consumer Price Index's uptick since the previous increment. For 2024, the Board has sanctioned a moderate increase of \$15 per household, well below the maximum permitted by the By-Laws. This brings the annual dues to \$660.

**2024 HOA 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>)

## 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!

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## **Fox Hills – all rentals for clubhouse and pavilion – please use our online system!**

Fox Hills, please be sure to book all your rentals via Skedda online. Doing so will allow you to see availability and reserve your time immediately, without having to wait for Pool & Tennis Officer (pavilion rental) or Clubhouse Officer (clubhouse rental) to respond to your inquiries. It saves everyone a lot of time and we encourage you to use this digital option.

### **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. Without registration, you will only be able to see availability. 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.

	<b>Clubhouse</b>	<b>Pavilion</b> (4 hours or less)	<b>Pavilion</b> (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

## 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!

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# FOX HILLS COMMUNITY ASSOCIATION

## Board Meeting Brief – February 2024

Board Members (5 in-person, 1 Zoom)	Resident Attendees (2 in-person, 2 Zoom)
<ul style="list-style-type: none"><li>• Max Sneyd</li><li>• Russ Connor (absent)</li><li>• Gary Givental</li><li>• Mark Hall</li><li>• Jane Lowell</li><li>• Paul Bernstein</li><li>• David Postwaite</li><li>• Todd Sonquist (absent)</li><li>• Jen Pecic (absent)</li></ul>	<ul style="list-style-type: none"><li>• Daren Lo Piccolo</li><li>• Brian Boos</li><li>• Paul Rapier</li><li>• Katie Atto</li></ul>

### ***Board Meeting Discussion summary***

#### **POOL:**

- EGLE approval secured for all designs.
- Bank loan essential for the project remains unsecured; active efforts in loan acquisition are ongoing.
- Coastal's bid went up to \$1M to meet EGLE requirements – an increase of \$200k
- New boiler likely required to heat the larger pools, and still leave room for automatic chemical feeders – additional cost of \$72,000
- We will need a larger salt system, a 15-gallon system was proposed; may need to also keep one of the existing 5-gallon systems.
- Optional expenses for the pools discussed:
  - Upgrade kiddie pool with pebble instead of marcite = \$22,750 (considered)
  - Replace grass with SYNlawn turf = \$60k (unlikely to be done)
  - Replace gazebo deck with stamped concrete = \$19,650 (considered, but likely to defer)
- Discussion took place regarding financing, as the project costs have already gone up
  - Whatever loan amount is financed, the money coming from the Pool Special Assessment and 20% of our HOA annual dues allocated with preference for the pool, need to cover bank loan plus interest payments
- As we now have EGLE approved official design drawings, Pool Committee will bid them out to solicit additional quotes.
  - The Board suggested to time box additional bids to the next 6-8 weeks in order to make a vendor selection at the April meeting.
  - Any potential construction vendor must be able to start Fall 2024 (or late summer after the swim team season) and complete construction in May 2025
- The goal is to start construction toward the end of Summer 2024, contingent on final vendor selection and availability
- The Board is discussing moving the fence that is on the right (north) side of the Clubhouse forward (eastward) toward Fox River Drive. Moving the fence will create more space inside the pool facility where the Gaga Pit and play structure would be relocated.

# FOX HILLS COMMUNITY ASSOCIATION

## OTHER:

- Annual HOA dues increased to \$660; electronic invoices issued, with some households already paid.
- Financial Secretary reports \$15,600 still outstanding for the 2023 Pool Special Assessment (1 of 5 annual). A **\$25 monthly late-fee penalty will start accumulating** for all non-paying households. Liens will be the next step.
- Budget will be voted on during the March board meeting.

**Complete Board Meetings Notes are at the end of the newsletter, along with full Board Member Reports.**

## Actions to Follow Up

### General Tasks

- (Not done) Create documentation representing the specific tasks performed by all the different board members, in order to facilitate smooth transition for future candidates
- (not done) Access to the Board to all financial transactions from QuickBooks
- (HOLD) Obtain reviewed financial statements for the HOA
- (Planned) Explore the lien process for houses with delinquent dues
- (Planned) Discussion for potential by-laws change to increase late-fee penalties
- (done) Pool pump room properly winterized

## Pool Project – Detailed Plan

### Updated Plan for 2024

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. (in progress) Bid out the approved design to additional contractors (Jane Lowell, Paul Rapier, others)
5. (Planned – April) Board to vote on selecting the build vendor with a specific quote, secure the necessary funding
6. (in progress) Bank Loan secured
7. (planned – April) Builder Contract to be finalized
  - a. if vendor other than Coastal, we might have to negotiate terms with them
  - b. if Coastal, recommend to hire an external attorney
  - c. decide and agree on date to start, date to finish, and various ways to hold builder accountable
8. Discuss and decide if we need to hire a management company to run this complex project
9. The goal is to start construction toward the end of Summer 2024, contingent on final vendor selection and availability, to be completed by May 1<sup>st</sup>, 2025

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*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)

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Gary Givental

Kaleb Walton

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- ✓ 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?

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FOX HILLS COMMUNITY ASSOCIATION

**ADVERTISING IN FOX TALES**

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**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

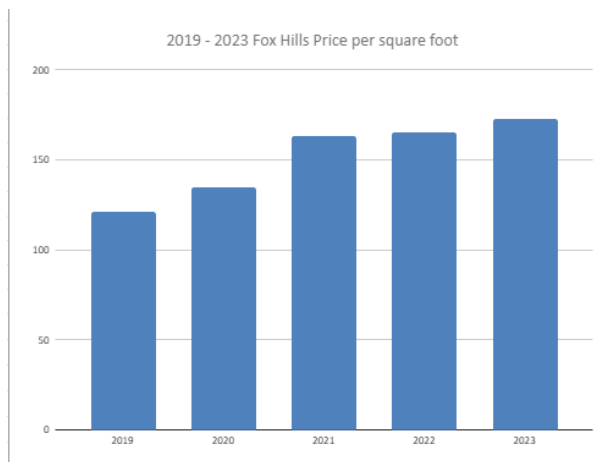
275 S. OLD WOODWARD AVE, BIRMINGHAM, MI 48009



## November 2023

2023-2024 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>							
<b>NONE</b>							
<b>Pending</b>							
545 Fox River Dr	3/2.1	2035	\$184.33	\$375,000			
663 S Spinningwheel	3/2.1	2102	\$183.16	\$385,000			
600 Sedgefield Dr	5/2.2	2713	\$143.75	\$390,000			
656 Rolling Rock Rd	4/2.1	2729	\$157.20	\$429,000			
<b>SOLD</b>							
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
<b>Av. Price per Sq. Foot (SOLD)</b>			<b>\$179.72</b>			<b>\$176.09</b>	

## 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 – February 15, 2024

### POOL DISCUSSION

Pool - Paul Bernstein

- We have EGLE approval for the Pool Project
- Karen's concerns
  - The 15-gallon salt system is for an indoor pool
  - But on the outside, the sun will possibly burn off some water
  - So, we might need to keep one of the existing 5gal or 7gal systems in addition to the new 15 gallon
- Coastal provided an updated bid based on all the changes that EGLE needed
- They were around 950k, now around \$1.054 M
  - 15-gallon salt generator
  - Cannot reuse existing water heaters, so need new one
  - Need to add lamp posts
  - Need to add steps to the large pool
- Recommendation from Coastal
  - Replace the boiler
    - It's more space efficient, needed for the automatic chemical feeders
    - Additional cost of \$72k

Need to discuss the following Pool options that we can add to the project

- Boiler = \$72k
  - Includes new radiant heating in the clubhouse
- Upgrade kiddie pool with pebble instead of marcite = \$22,750
- Replace grass with SYNlawn turf = \$60k
- Replace gazebo deck with stamped concrete = \$19,650

If we do all these, Extra = \$174,400

Total = \$1,054,000 + 174,400 = \$1,228,400.00

Discussion about the extras

- (likely to be deferred) Gazebo
  - Can be repaired for \$5-7k
  - Don't need to decide in the Spring
- (being considered) Pebble finish
  - Lasts 3x the lifetime of the marcite finish
  - We can decide close to beginning of the demolishing
- (very likely to be done) Boiler
  - If we don't do this, we would have to have life guards feed chemicals 4 times per day

Contract from Coastal

- Parking lot or the lawn damage
  - Currently not in the contract to repair
  - But Paul has spoken to Coastal and they are willing to repair the lawn



# FOX HILLS COMMUNITY ASSOCIATION

Max

- Our contract w/ Coastal said “IF they get the approved in timely fashion, we would go with them”
- They failed to adhere to that, so we are not contractually bound to stick with them

Paul B

- We owe Coastal the balance of the fee owed, due after EGLE approval
- We are taking 4-6 weeks to get additional quotes

Gary

- We should set expectation to have some bids to review at the March board meeting
- Make a vendor decision at the April meeting
- This is contingent on having a bank loan financing secured

Max

- We should set expectation to start construction on September 1st, and complete by May 2025
  - We would be open to start August 1st, with absolutely end date May 20th

Dan Dobring

- We may not have enough money for all the extras
- Gary
  - I believe we have to get the new boiler, as that’s the right thing to do for efficiency of our operations
  - And yes, we need to have an honest conversation about contingency of asking the community for another year of special assessment payment (an extra \$210,000)
    - IF we cannot afford the monthly loan payment, as that includes interest
    - This is of course dependent on getting any new vendor bids which may be cheaper than Coastal and negotiating the best possible deal

Paul B

- The cost of operating the pools is likely to be less with new and efficient equipment
- However, we might need an extra lifeguard

## **POOL PROJECT Finances**

- Bottom line – we have a locked current budget
- Annual Dues – 20% allocated to the pool
  - Currently at about \$90,000 balance accumulated
  - Roughly \$46,200 annual accumulation
- approximately \$214,800 coming in annually from the Special Assessment
  - Currently over \$200,000 collected
  - 4 more years of \$214,800 (assuming all pay)
- Total Budget after 4 more years
  - \$184,980 (from annual dues)
  - 1,074,000 (special assessment)
  - Total = \$1,258,980
- Meaning
  - Our bank loan cannot exceed 4 years, as we only have 4 more years of special assessment funds coming in

# FOX HILLS COMMUNITY ASSOCIATION

- Our monthly payment cannot exceed (without pulling additional funds from other HOA budget areas)
  - $\$46,200 / 12 = \$3850$ , plus
  - $\$214,800 / 12 = \$17,900$
  - Total max monthly payment =  $\$21,750$

## BOARD MEMBER UPDATES

### **Treasurer - David Postwaite**

Will have budget ready for approval at the March meeting

### **Financial Secretary - Todd Sonquist**

22 unpaid invoices for the 2023 special assessment. However, only 7 have not responded to my efforts to contact them. The rest are paying or are on payment plans.

### **Arch Control - Russ Conner**

Absent

### **Secretary - Gary Givental**

All previous vendors have renewed

### **Pools & Tennis - Paul Bernstein**

- It is the Board's understanding that the Fox Hills Swim Team has not finalized the swim coaches for the 2024 swim season.
- Rick is coming back as pool manager

### **Grounds - Jen Pecic (absent)**

Absent

### **Arch Control - Russ Conner (absent)**

Absent

### **Clubhouse - Jane Lowell**

- People are starting to book for spring and summer

### **Facilities - Mark Hall**

- Met with Paul S. To hand over any clubhouse business
- Some minor repairs will be discussed next board meeting

# FOX HILLS COMMUNITY ASSOCIATION

## **2024 - Projects - Under discussion and moving forward**

1. Fence Moving - under discussion
2. Clubhouse - furniture refresh
3. Pool Buildout - start Labor Day 2024

## **2025 - Projects Backlog - after the Pool is completed**

1. Front Entrance Colonnades
2. Parking Lot Rebuild
3. Pool Deck - new furniture
4. New Guard Shack
5. Bathroom Improvements - possibly build out new bathhouse

## Full Board Member Reports

### Russ Conner – Architecture Control

A reminder, as we enter snow plowing season, commercial snow removal services are limited in their operating hours by Township Ordinance. They may only operate between the hours of 7:00 a.m. and 6:00 p.m. Make sure your snow removal service is aware of the rules so as to not disrupt your neighbors. No one likes being awakened at night by roaring engines and scraping plow blades. Also please remember that you (or your snow-removal service) are not to push snow into the street or into your neighbor's yard.



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	1 of 5 annual assessments in progress Approvals in progress Construction to start Fall 2024
Clubhouse Furniture	\$10k requested	Planned for 2024	2024 budget ask = \$10k 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	2024 budget ask = \$10k Need new tables, chairs, long folding tables, chairs
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.