

FOX TALES – January 2024



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. Board Meeting Brief
5. Advertisements
6. Fox Hills – YTD Housing Sales stats
7. Addendum - Board Meeting Summary and full notes
8. Addendum - Board Members’ Full Reports (if any)
9. Addendum – Capital Projects - Status

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 – with any questions.

Pool Project Key Updates

Coastal, the pool manufacturing company hired by the Board to prepare designs for the new pools, is actively engaging with the State of Michigan Department of Environment, Great Lakes, and Energy (“EGLE”). Coastal has submitted the latest revision for the Fox Hills pool project to EGLE, and there is an anticipation of approval by the end of next week. For the pump room, Coastal has recommended installing a new boiler to replace the aging 35-year-old boiler and the two existing pool heaters. They are currently awaiting a quote from a third-party vendor. The proposed single new boiler would not only update the system but also free up considerable space in the pump room, which could then be utilized to accommodate auto-feeders for pool chemicals. On the financial side, Mike Wright is in the process of discussing with multiple banks to explore available financing options.

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 2nd 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 2nd 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 – 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 or 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)
In-Season unlimited pool access for non-residents	\$320	\$195	\$270
In-Season (non-residents pay pool use fee)	\$200	\$75	\$150
Off-Season	\$150	n/a	n/a

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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 with any information you'd like to share in the next Fox Tales!

FOX HILLS COMMUNITY ASSOCIATION

Board Meeting Brief – January 2023

Board Members (8 in-person)	Resident Attendees (1)
<ul style="list-style-type: none">• Max Sneyd• Russ Connor• Gary Givental• Mark Hall• Jane Lowell• Paul Bernstein• David Postwaite• Todd Sonquist• Jen Pecic	<ul style="list-style-type: none">• Daren Lo Piccolo

Board Meeting Discussion summary

POOL:

- Design changes required by EGLE are still underway as EGLE asked for additional changes. Pump Room equipment may need additional upgrades not in scope of the original design, in order to accommodate newer equipment.
- ZBA Township approval and Design Review Board approvals have been secured.
- Bank loan essential for the project remains unsecured; active efforts in loan acquisition are ongoing.
- 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.

OTHER:

- Mark Hall is the new Facilities Board Member.
- Discussions about tree maintenance near property lines.
- \$960 already collected from Fox Tales newsletter advertisers, held in the FHCA Square account.
- Reviewed winterization of the pump room in preparation for the cold freeze.
- Clubhouse rental contract update needed for 2024; Skedda booking system working effectively.
- Street lights at Oakbrook entrance updated with LED lights.
- 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 discussions took place for grounds, clubhouse, and overall community, with specific line items and proposed budgets.

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- Future project considerations include Fence Moving, Clubhouse furniture refresh, and various capital improvements for 2025.

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. (in progress) Coastal to obtain EGLE approval
4. Bid out the approved design to additional contractors (Jane Lowell, Paul Rapier, others)
5. Pursue build quotes from other vendors based on EGLE approved design drawings
6. Board to vote on selecting the build vendor with a specific quote, secure the necessary funding
7. (in progress) Bank Loan secured
8. 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
9. Discuss and decide if we need to hire a management company to run this complex project
10. The goal is to start construction toward the end of Summer 2024, contingent on final vendor selection and availability, to be completed by May 1st, 2025

A photograph of two women sitting on a light-colored sofa in a modern living room. The woman on the left is standing behind the sofa, wearing a black top and a necklace. The woman on the right is sitting on the sofa, wearing a dark blazer over a white top. There are patterned pillows and a blue blanket on the sofa. A floor lamp is visible on the left, and a window with a view of a snowy landscape is on the right.

**HAPPY
NEW
YEAR!**

NEW YEAR? NEW HOME? IF SO, CHOOSE SMART - CALL US!

Jane Lowell is a long time Fox Hills resident, Community House Coordinator, and is always available to answer any questions you have about real estate!

THE PROPERTY STRATEGISTS

Dawna Kuhne, Jane Lowell (Fox Hills Resident)

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ADVERTISING IN FOX TALES

ARTICLES AND ADS

The deadline for submissions to the *Fox Tales* is always the 2nd 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

	Full	Half	Quarter	Classified
Resident:	\$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

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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

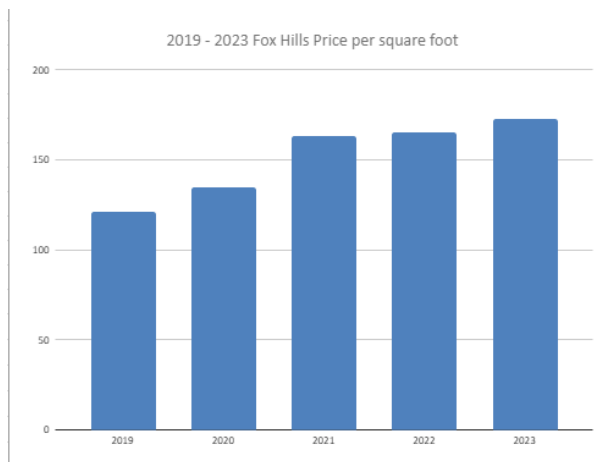
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November 2023

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
Active							
NONE							
Pending							
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			
SOLD							
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)			\$179.72			\$176.09	

Fox Hills – Home price per sqft (historical)



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

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Addendum – Board Meeting Notes – January 9, 2024

Mark Hall incoming as Facilities Board Member

Russ - Architecture Control

- Some neighbors inquiring about trees and property lines
- Nothing big going on

Gary - Secretary

- \$960 collected already for advertisers
 - In FHCA Square account
- 1 new business advertising - SherpAI Consulting
- Planned Improvements for 2024
 - Will experiment with new website designs
 - Fox Hills Chatbot powered by ChatGPT to allow residents to interact with all By-Laws, Meeting Notes and FHCA business

Mark Hall - facilities

- Reviewing the binder handed off by Paul S.
- Aware that the pump room was winterized by Paul S.
 - In preparation for this week's cold freeze

Jane - clubhouse rental

- Need to update the contract for 2024 in Skedda
- Skedda working really well - most people are using it
- Already have bookings through 2024

Jen Pecic - Grounds

- Looking for new wreaths
- Street light at Oakbrook have been fixed
 - Replaced with LED lights
 - Invoiced for \$1022 to Treasurer

Todd Sonquist - Financial Secretary

- Invoices for the 2024 annual dues, increased to \$660, sent separately to board members.
 - Electronic invoices issued to 349 households for 2024 dues; 5 or 6 without emails were mailed.
- 6 households have already paid their annual HOA dues.
- Collecting the Pool Assessment is taking a while
 - 38 unpaid
 - 12 are on payment plan
 - 26 have not paid at all
 - \$15600 outstanding
 - \$25/month will start accruing on February 1st
- There's one house sale closing soon, and the assessment will be on their paperwork
- Jane volunteering to help knock on doors for some elderly folks

FOX HILLS COMMUNITY ASSOCIATION

Max Sneyd - President

- We got email from Paul Bernstein with updates about Pool Project
- Coastal has conceded that they cannot start construction until Summer 2024
- We are still waiting for EGLE approval
- The question of new boiler, auto-feeders for chemicals and such are still outstanding
- Paulson Audio has sent overlay on architecture drawings of where the A/V conduits should be for future proofing the pool deck for audio + Ethernet cables

2024 BUDGET discussion

Jen - Grounds

- 2023 was about 33k
- Was only about \$160 over budget due to some fence repair and trees
- Recommends
 - Earmarking small budget for fence repair of about \$2000 annually
 - Earmarking cleanup of bushes along the fences - pickup of degree - \$2000
 - General line item for tree maintenance = \$2500 / year
 - Many trees are older, so we're likely to see more tree maintenance expense
 - The entrance colonnades require maintenance
 - General suggestion for \$2500 / year to put aside for repair of colonnades
 - Max:
 - We might consider that as a 2024 budget
 - 2024 - about 35k budget
 - Cut some corners, and adding the 4-line items above (+\$7k)

Jane - Clubhouse

- 2024 budget ask = \$10k
- Need new tables, chairs, long folding tables, chairs
- Discussed what kind of furniture we might want to have
 - Design and type of tables and chairs
 -

Paul Bernstein - Pool

- 2023
 - requested 91k
 - Spend 96k in 2023
 - Had additional furniture expense
- 2024
 - Requesting 97,350
 - Will cover increase in lifeguard salaries
 - Earmarking maintenance for 2024 until the pools are rebuilt in 2024 Fall

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Budget Summary

- Income
 - Guaranteed Income from HOA annual Dues = \$231k
 - Swim Team refund = 10k
 - Swim Team pays Fox Hills for the lifeguards present during swim practice
 - Projected income = 80% of actual non-guaranteed income
 - Board Agreed that 80% of non-guaranteed income may be accounted for in the budget as expected revenue
 - Clubhouse + pavilion + concessions
 - \$13595 = 80%
 - Total Revenue = 231k+10k+13k = \$255k
- Maintenance Fund - capital projects
 - By-Laws state that 20% of HOA annual dues are allocated for capital improvements
 - 20% of the HOA dues revenue = \$46.2k
- Remaining Budget usable
 - 184.8k + 10k + 13k = \$207.8k

Capital Improvement Projects Recommended

- Paul Bernstein
 - Recommends moving the pool deck fence to the front of the clubhouse
 - About \$5k to do this
- Jane
 - Did not use the furniture budget from last year
 - In 2024 wants to do it right - requesting 10k for her budget

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

FOX HILLS COMMUNITY ASSOCIATION

POOL Update

- Coastal continues to work with EGLE
- The latest revision has been sent to EGLE
 - Possibly will be approved by end of this week
- Pump Room
 - Coastal Recommends a new boiler to replace the current 35-year-old boiler and 2 pool heaters
 - Coastal is waiting for a quote from 3rd party vendor
 - The single new boiler would allow for much more space in the pump room and make room for auto-feeders for pool chemicals
- Financing
 - Mike Wright still working with several banks to pursue options

FROM PAUL BERNSTEIN:

I have been in contact with Justin as well as John from Coastal over the past week. I have the current plans as of last Friday attached. If there are even more current plans, I will try to get them sent to me this week. John (he is the senior partner at Coastal) shared that he and Karen (from EGLE) have been in regular contact regarding the plans. He is hopeful that they should have approved plans in the next 2 weeks with the current process (she reviews, sends back for revisions, they make revisions and send back for review). John is not pushing for a Winter start anymore and is now discussing it as an August start.

The two concerns I brought up a few weeks' prior were being addressed but only partially put into the plans. There are now returns slightly higher in the "kiddie pool" (the name they are using). I need to discuss with John if there is a construction issue with putting returns even higher (my preference). The single boiler vs a boiler and two pool heaters is still being figured out. John is looking into cost and design placement. I am hopeful that that will be a part of the final plans approved by Karen.

Justin shared that Coastal was just granted a 6.2-million-dollar renovation for the City of Lansing's municipal pool facility (pool and area). This made me feel better about Coastal doing commercial jobs. Can't speak for any of you. :P It did cause me to worry that if we chose Coastal to do our pools that it would delay ours. Justin assured me that it would not interfere.

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

2024 Projects	Cost	Status	Notes
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
2025 Project BACKLOG	Cost	Status	Notes
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.