

# FOX TALES – March 2024



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## What's happening in Fox Hills

### Special Assessment for the Pool

**Households that have not paid the 2023 assessment fee, are incurring monthly late fee penalties starting in January.** Please reach out to Financial Secretary – Todd Sonquist – [foxhillsfinance@gmail.com](mailto:foxhillsfinance@gmail.com) – with any questions.

### Pool Project Key Updates

The Pool Committee is continuing to investigate financing options. The Board set a tentative timeline to make a vendor selection at the April meeting. The Pool Committee has obtained several additional builder quotes and will be discussing that 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.**

### 2024 FHCA Budget:

The Board has approved a 2024 budget. It will be included in the addendum in full.

# FOX HILLS COMMUNITY ASSOCIATION

## Fox Hills Easter Party

Thank you, our amazing Events Committee Volunteers – Natalie Givental, Stephanie Boos, and everyone who helped with donations. We had over 50 kids show up for the event!

An extra special Thank You to Jessica Mansoor, our neighbor and owner of [Balloons By LLC](#) for donating an amazing balloon easter basket.

And to Amy and Tony Ancevski, our neighbors and owners of [Totcersise](#) for donating a bounce house.



# 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>)

### Fox Tales Annual Events

- Easter - typically in March
- Annual Fox Hills garage sale - typically mid-May
- 4th of July Parade
- Halloween Trick or Treat

### 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!**

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.

	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

## 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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### Hello neighbors and Welcome Spring!

As you know from our Fox Tails publication, we are approaching a final decision for our new Fox Hills pool contractor with the goal to begin construction toward the end of Summer 2024! Also, as you're probably already aware, we are one of the very few subdivisions (in Oakland County) to boast such a wonderful asset. Our pool has always been a draw for home buyers and our new pool will surely garner us even more attention. With the great anticipation of new pools, the soon to be crowned jewel of Fox Hills, we would like to encourage residents to help spruce up our neighborhood as a whole.

With that said, we would like to bring to your attention the "Fox Hills Continuous Property Maintenance Directives" (A complete copy of these directives is available on our Fox Hills website [bloomfieldfoxhills.com](http://bloomfieldfoxhills.com)).

We are asking EVERYONE to help spruce up Fox Hills and to help make us shine by reading and implementing the abbreviated list of Property Maintenance Directives below. Our hope is that everyone will quickly get on board by implementing the directive(s) specific to your property. Residents not in compliance (by June 1st) will receive a friendly reminder from our Fox Hills' Community Association's Architectural Control Coordinator. We are more than a subdivision – we are a community! With everyone working together and doing their part, we can make Fox Hills an even more enjoyable, beautiful and desirable place to live. Let's get our shine on!

# FOX HILLS COMMUNITY ASSOCIATION

## **FOX HILLS CONTINUOUS PROPERTY MAINTENANCE DIRECTIVES TRASH, RECYCLABLE, GRASS AND LEAVES CONTAINERS**

- Your trash, compost and recyclable containers shall be stored in your garage or behind your residence so, they are not visible to anyone walking or driving by your property when they are not at the curb for pickup. You shall NOT store them on the front or sides of your residence.
- However, if you chose to store your trash, compost and recyclable containers on either side of your residence, you shall have either a shrubbery or decorative screening that completely shields them from view by anyone walking or driving by your property.
- You shall shield your A/C condenser unit, if it is located on either side of your residence with shrubbery or a decorative screening so it is not visible to anyone walking or driving by the front of your residence.

## **LAWNS, TREES, SHRUBS/BUSHES AND LANDSCAPED AREAS**

- You shall keep your front, back and side yard lawn areas healthy and weed free.
- You shall NOT have grass and/or weeds growing in your concrete driveway's slab separation slits, paver blocks seams, cracks in your asphalt driveway, etc.
- You shall cut your lawn areas every seven (7) days or sooner if rain occurs within that time frame, to prevent an unkempt tall grass.
- You shall trim your lawn area edges along your driveway, sidewalk and street in front of your property with a weed-whacker type unit set to produce a sharp distinctive line between your lawn areas and the noted surfaces.
- You shall trim your lawn area edges around your flower and shrub beds, mail box, fire hydrant and trees, etc.
- You shall sweep up or blow back onto your lawn areas all grass clippings and leaves from the street in front of your property, driveway and sidewalk.
- You shall remove a dead or dying tree to prevent possible injury from its falling branches or from the tree itself falling. You shall remove the stump after you remove a tree.
- You shall trim all your tree branches if they overhang your street below the twelve (12) feet clearance and back two (2) feet from your streets edge to allow safe clearance for vehicle traffic.

## **DRIVEWAYS AND MOTOR VEHICLES**

- You shall park all your motor vehicles on your driveway or in your garage since your property has at least a two-car garage and a driveway length that can hold several motor vehicles.
- Your concrete driveway shall NOT show large surface irregularities or broken or missing pieces.

# FOX HILLS COMMUNITY ASSOCIATION

## Board Meeting Brief – February 2024

Board Members (8 in-person)	Resident Attendees (3 in-person, 1 Zoom)
<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 (absent)</li><li>• Russ Conner</li><li>• Jane Lowell</li><li>• Mark Hall</li></ul>	Darren Lo Piccollo Mike Wright Dan Dobring  Dean Koukios (Zoom)

### ***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
- There are several additional bids obtained and vendor selection will take place at the April Board meeting
- The goal is to start construction toward the end of Summer 2024, contingent on final vendor selection and availability

#### **OTHER:**

- 2024 Budget has been approved (full detail below)
- 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 started accumulating** for all non-paying households. Liens will be the next step.
- 2024 FHCA Budget has been voted on and approved.

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



# FOX HILLS COMMUNITY ASSOCIATION

## 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) Treasurer to provide updated 2024 Budget (as voted on)
- (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
- (Not done) Secretary to upload 2024 issues of the Fox Tales to the neighborhood website at Fox Hills - Home (bloomfieldfoxhills.com)
- (Not done) 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)
- 

## 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



**THE MARKET IS STARTING TO BLOOM - CHOOSE SMART - CALL US!**

*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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## Protect What Matters



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- ◆ Special Needs Planning
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- ◆ Blended Family Planning



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- ✓ 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?

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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

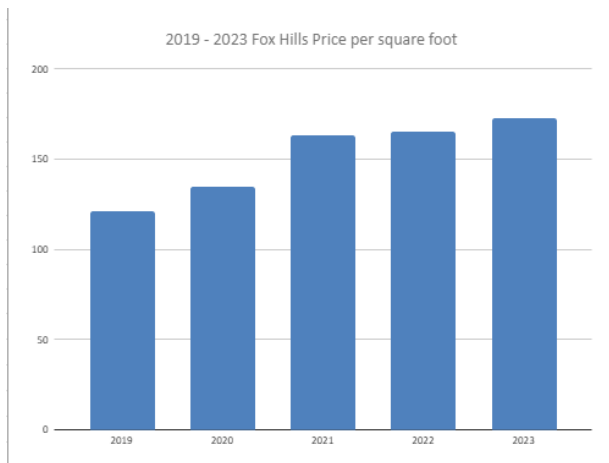
275 S. OLD WOODWARD AVE, BIRMINGHAM, MI 48009



## November 2023

2023 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 – March 12, 2024

### Board Reports

#### Clubhouse - Jane Lowell

- No issues with rentals or Skedda rental
- 90-95% of all rentals are on Skedda
- Summer is filling up fast
- Working with Mark Hall on the clubhouse issues - simple repairs
- Budget currently at 10k, but may need to adjust

#### Facilities - Mark Hall

- Facilities previously estimated around 3500 for 2024
- But have identified several other exterior issues
  - Awnings
  - Chimney flashings
  - Window
  - Crack in wall
  - Storm door
- So updated Facilities budget ask is \$5000
- Will combine budget for clubhouse furniture (\$10,000) and facilities (\$5000)
  - New combined total = \$15,000
  - Bump from previous assumption of \$13,500

#### Pool - Paul Bernstein

- Food trucks start May 3rd - through August 2nd
- Pool life guards
  - 8-9 confirmed so far
  - Still looking for few more, 10-12
  - Must be 15 or older
- Preparing for pool renovation at the end of the summer
- Tennis courts are cracking more
  - Will need to be addressed in next 2-4 years

#### Treasurer - David Postwaite

- Discussion regarding budget
- Some pool funds need to be reallocated between bank accounts

#### Financial Secretary - Todd Sonquist

- (See full detail below)
- Currently \$5k short on the Pool Special Assessment
- All but one household Todd is in communication with
- Annual dues are due April 1st, some people have already paid
- Will let people know about upcoming October, 2024 Pool Special Assessment (2nd out of 5)
- Only 7 people receive a printed paper copy of dues notices

#### Arch Control - Russ Conner

- Yard waste removal has resumed
- Sewer re-lining is being done by the city

# FOX HILLS COMMUNITY ASSOCIATION

## Grounds - Jen Pecic

- Absent

## Secretary - Gary Givental

- All previous vendors have renewed

## Kathy Kaye's questions

- Mailboxes
  - Board agrees that we cannot enforce all mailboxes to be the same
- Awning on the clubhouse
  - We are not putting it back
- Snow stakes/markers
- Annual Fox Hills yard sale
  - Yes, this will happen again
  - Typically weekend after Mother's Day - May 18

## 2024 BUDGET

- Board reviewed the budget proposal from David Postwaite
- There's likely going to be about \$20k extra that we're going to defer spending until after the pools are rebuilt

## Budget Proposal

- Russ proposes to accept the reviewed budget
- All in favor - budget passes

## POOL PROJECT

- Current Pool fund
  - 231,089.75 came in from the assessment
  - Coastal design - \$5k
  - Coastal approved design - \$8k
  - Coastal final \$5k payment

## POOL funding - Mike Wright

- We have 2 proposals right now
- One is a normal construction loan
- Another is a line of credit loan
- Current loan rate is 7.5% interest

# 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

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)

### Todd Sonquist - Financial Secretary

Here's a quick summary of the 2023 Special Assessment.

These numbers do NOT reflect late fees, just the \$600 that is owed by each resident.

$\$600 \times 358 = \$214,800$

Outstanding to be collected for 2023 = \$5,000

So, we should have \$208,900 collected.

In 2022 we started the 20% of the dues going into the capital fund

2022  $\$600 \times 20\% = \$120 \times 358 = \$42,960$

2023  $\$645 \times 20\% = \$129 \times 358 = \$46,182$

2022 + 2023 Capital fund total = \$89,142

However, 1 household did NOT pay the 2023 annual dues so  $\$89,142 - \$129 = \$89,013$

That is the number that we should have started with BEFORE we paid anything to Coastal for this project.

Keep in mind the following:

4 households have paid in full so  $\$2400 \times 4 = \$9,600$  that is not going to be collected in years 2024 - 2027 because it has already been paid. I did NOT include that extra \$9600 in the calculations above.

So, the bank account should be something like this 2022

(2022 Capital fund + 2023 Capital Fund) - Amount paid to Coastal for the Engineered Drawings - {Any amount we took out to cover pool repairs; Paul B can let us know if any funds were utilized} = Starting balance before 2023 Special Assessment Collections; Let's call this \$75,000 for this example.

$\$75,000 + (\$208,900 \text{ which is the 2023 Sp. A collected so far}) + (\$9,600 \text{ which is the amount for the 4 households that paid the Sp. A in full}) + (\text{Late Fees; I'll have to check that tonight at my house after work})$

Then, at some point the 2024 Capital Fund will have to be added in which will be \$47,256 \*\*\*Once all households pay.

As of today, the 2024 annual dues that have been collected = \$91,306.73. 20% of this amount is \$18,261.35. However, I don't know if Dave moves money with each deposit or if he has another plan.

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 + 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

Income			
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>\$ 226,384.60</b>		<b>231000</b>
402 Dues-Prior Yr/ Late Fee	175.00		
<b>Total 400 Association Dues</b>	<b>\$ 226,539.60</b>	Square roll over	
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>\$ 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>\$ 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>\$ 1,165.45</b>		
<b>Total Income</b>	<b>\$ 444,058.80</b>	Total usable Income last year	<b>\$ 253,813.20</b>
<b>Gross Profit</b>	<b>\$ 444,058.80</b>		
Expenses			
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>\$ 3,338.16</b>	<b>\$ 10,000.00</b>	<b>\$ 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>\$ 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>\$ 44,411.70</b>	<b>\$ 36,000.00</b>	<b>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>\$ 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>Need to remove from budget</b>	<b>\$9,123.45</b>
<b>Will use Square rollover to cover</b>				