

FOX TALES – October ‘23



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What's happening in Fox Hills

Special Assessment for the Pool

Invoices have been emailed out. Paper copies going to members without an email.

If you have not received your invoice, or have questions, please reach out to Financial Secretary – Todd Sonquist – foxhillsfinance@gmail.com

For comprehensive information regarding the pools, the project roadmap and significant updates, please visit: <https://bit.ly/foxhillspools> Be sure to read the Board meeting notes for all conversation regarding this important project.

Pools are now Closed for the season

While winterizing the pool, our vendor, Aquatic, ran into a problem with the kid’s pool – the water filtration skimmer line (1 out of 3) is completely blocked, with estimated repairs minimum \$2,500. This means the skimmer line could not be blown out to eliminate all water, and Aquatic cannot guarantee the winterization of the pool. There’s a risk of all 3 skimmer lines being impacted if there’s any water remaining in the system over winter. Water in underground lines can cause them to freeze and burst, which may result in an expensive repair to open the kids pool in the Summer. The board decided to wait on making a decision to repair, until we know for sure when the pool rebuilding project will start (most likely in Fall 2024). If there’s even a slim chance to rebuild the pools Fall 2023, no need to repair the blocked line.

Pool Project Key Updates

Coastal is making progress on the engineering design work for a full buildout plan. They provided the first draft of drawings to the Board and got feedback from us. They have to get it approved by [EGLE](#) (Environment, Great Lakes and Energy of Michigan) in order to start the project. There’s a slim chance they will get it approved by end of October 2023, in order to break ground this fall. It is more likely the project will be delayed to start until August 2024, finishing in May 2025. In the meantime, Mike Wright and others continue exploring options for bank financing. At least one bank vendor already has a proposal for us.

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/foxhillszoom2023>)

Board Elections: The election for 2023 Board Member positions is currently underway. The election will close on November 14th at 7pm. If you have not received an electronic ballot of paper ballot (only few residents without an email on file), please contact 'foxhillssecretary@gmail.com'

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

FOX HILLS COMMUNITY ASSOCIATION

FHCA Board Elections 2023 – October 14 through November 14th

There are **five (5) Fox Hills Community Association (FHCA) Board of Trustee positions up for election** this fall. As with other recent elections, voting will take place via the secure online **Election Buddy** platform, with an option for a paper ballot.

Please contact GARY GIVENTAL at FoxHillsSecretary@gmail.com or a current Board Member if you are interested in serving our community in this capacity.

Positions up for re-election (all 2-year terms):

- President – currently Max Sneyd
- Financial Secretary – currently Todd Sonquist
- Architectural Control – currently Russ Connor
- Facilities Coordinator – candidates:
 - Paul Rapier
 - Mark Hall
- Community House Coordinator – currently Jane Lowell

The FHCA Board of Trustee position (two (2) year terms) descriptions:

PRESIDENT (OFFICER/TRUSTEE): The President shall be the principal executive of the Association and in general supervise all the business and affairs of the Association, perform all duties incident to the office of President, and such other duties as may be prescribed by the Board from time to time. The President shall preside at all meetings of the Members and of the Board, and shall, to the extent practicable, seek consensus and encourage civil discussion, based upon Robert's Rules of Order. In the absence of the President at any meeting of the Members or the Board, the President shall appoint another Officer to preside over the meeting. Any person acting in the President's absence shall have all the rights and duties of the President. There is no budgetary consideration for this position.

FINANCIAL SECRETARY (TRUSTEE): The Financial Secretary shall (a) keep a record of the post office address of each Member of the Association which shall be furnished by each such Member (b) furnish statements to each Member of his or her Annual Dues and/or other fees (c) collect all such dues or fees, maintain records of such dues and fees and the receipt of payment for the same (d) receive (and when requested, give receipts for) money due and payable to the Association from any source whatsoever (e) deposit all such monies in the name of the Association in such banks, trust companies or other depositories as may be selected in accordance with the provision of these By-Laws; and (f) maintain a record of all Members with payments outstanding to the Association or who are otherwise not Members in Good Standing. If requested by the Board, the Financial Secretary shall give a bond, at the Association's expense, for the faithful discharge of his or her duties in such sum and with such surety or sureties as the Board shall determine. The Financial Secretary shall perform such other duties as may be assigned to him or her from time to time by the President or the Board. There IS budgetary consideration for this position.

FOX HILLS COMMUNITY ASSOCIATION

STREETS, SEWERS AND ARCHITECTURAL CONTROL COORDINATOR (TRUSTEE). The Streets, Sewers and Architectural Control Coordinator (“SSACC”) shall monitor the streets and water retention basins, and notify Bloomfield Township and/or Oakland County of issues or deterioration. The SSACC shall monitor properties in the Association for compliance with Township ordinances, Association Building and Use Restrictions and the Continuous Property Maintenance Directives. The SSACC shall act as a liaison between the Association and the government offices of Bloomfield Township and Oakland County. The SSACC shall attend meetings of the Bloomfield Township Zoning Board of Appeals as well as other meetings that may affect zoning issues in the Area or its adjacent properties. There IS budgetary consideration for this position.

FACILITIES COORDINATOR (TRUSTEE): The Facilities Coordinator will (a) maintain the structural integrity of the Association’s real and personal property (exclusive of duties performed by Architectural Control/Grounds Trustee and excusive of pool deck personal property); and (b) coordinate and contract structural repairs and betterments of the community house, bathhouse and pavilion, both interior and exterior, including fixtures in the community house, the community house fireplace, the community house chimney and community house bathrooms. This trustee has the authority to contract with vendors to perform all necessary functions in order to carry out his/her responsibilities. The Community House Coordinator shall perform such other duties as from time to time may be assigned to him or her by the Board. There IS budgetary consideration for this position. There IS budgetary consideration for this position.

COMMUNITY HOUSE COORDINATOR (TRUSTEE): The Community House Coordinator is in charge of the community house operations and shall coordinate community house rentals. Responsibilities include the ongoing cleaning and upkeep of the community house interior (exclusive of structural maintenance assigned to the community house trustee) and oversee rental operations of the community house. With regard to rental of the community house, the Community House Coordinator is encouraged to have renters sign a Board-approved contract and provide a security deposit. This Trustee shall perform such other duties as from time to time may be assigned to him or her by the Board. This trustee has the authority to contract with vendors to perform all necessary functions in order to carry out his/her responsibilities. There IS budgetary consideration for this position

FOX HILLS COMMUNITY ASSOCIATION

2023 Board Election – Facilities Coordinator – Meet your candidates

Paul Rapier

Hello, Fox Hills neighbors!

I am Paul Rapier, a dedicated member of our vibrant neighborhood. By day, I lead the Information Technology department for the Detroit Pistons, steering technology in the heart of our city's sports arena. Beyond the arena, I serve on the boards of prestigious organizations such as the Advanced Technology Academic Research Center, the Cyber Risk Alliance, and SecureWorld. Additionally, I am involved in philanthropy, founding a Non-Profit committed to using technology to uplift underprivileged children in the City of Detroit. I am honored to stand before you as a candidate for Facilities Trustee, overseeing our cherished clubhouse.

Since 2018, Fox Hills has been my home, and I've embraced the vibrant community spirit that defines our neighborhood.

I am not just a resident; I am a staunch supporter of our community, especially our beloved pool, and I deeply understand the significance of maintaining our neighborhood to the high standards we all expect.

Fox Hills isn't just a place to live; it's a symbol of pride for all of us. Having grown up in Detroit, I carry with me a profound appreciation for strong, close-knit communities, and Fox Hills truly exemplifies this spirit.

I am passionate about fostering positive change within our community. My vision for Fox Hills is one of beauty, inclusivity, and unwavering community spirit. I am committed to honoring the original vision of our HOA from the very beginning, ensuring that our neighborhood not only maintains its current standards but surpasses them. Together, we can create a neighborhood that we are all proud to call home. Over the years I've been in Fox Hills, I've donated many hours of time, money and equipment to improving our facilities - specifically the sound and internet around the Pool.

I am dedicated to enhancing our clubhouse facilities and making them accessible and enjoyable for everyone. I believe in the power of community and the importance of inclusivity. I will work tirelessly to ensure that every resident feels heard, valued, and included in our neighborhoods' growth and progress.

I am not just pro Fox Hills; I am pro-change, pro-inclusion, and pro-community for all. I am here to listen, learn, and collaborate with each and every one of you to bring about positive transformations that benefit us all. With your support, I will dedicate my energy and passion to make Fox Hills an even better place to live, work, and play for everyone. Let's come together and create a Fox Hills that we can all enjoy and benefit from.

Thank you for your trust and support!



FOX HILLS COMMUNITY ASSOCIATION

Mark Hall

My name is Mark Hall and I am running for the Facilities Trustee on the Fox Hills Community Association. I previously held this position from 2010 to 2015, but stepped away to attend to my young children and my responsibilities as the owner of a growing local business. Now that my children are of college age and older, as well as my business, Earthwise Pet Supply and Grooming in Bloomfield Hills, is well-established, I am seeking to resume my service to our beloved neighborhood.

As the Facilities Coordinator, I would be responsible for maintaining and improving the physical structures in the common areas of our community, including the Clubhouse. In conjunction with the upcoming pool renovations, we need to be sure our Clubhouse is given the attention it needs to be an asset and source of pride to the neighborhood. Having effectively discharged the duties of the Fox Hills Facilities Coordinator in the past, I am well versed in the demands of the position. Furthermore, through my business I have gained even more experience in maintaining premises, hiring contractors, and dealing with unexpected issues. I believe I am uniquely qualified for this position.

My family and I have lived and thrived in Fox Hills for nearly 20 years and feel lucky to be able to call many residents our friends. My children attended Bloomfield Hills public schools and participated for many years on the neighborhood swim team of which my daughter is currently the coach. During these past several years, the community has been so supportive of our family and our business, and I am now eager to give back and re-join the Board by focusing on improving the Community House. Thank you for considering me for the position of Facilities Coordinator. If you have any questions, please feel free to reach out to me directly.

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

On behalf of Kathy Kaye – help a neighbor day:

Hey there, neighbors! It's Kathy Kaye. As many of you know, I've been living in this community for years, and it's dear to my heart. I've seen us come together in times of need, and I believe it's time to do so again, especially to help out our elderly residents. I've been talking with the Fox Hills Board, and we think that with a little volunteer effort, we can make a big difference in our community. So, I'm sending out a call to action: let's organize some volunteer activities to improve the neighborhood and lend a helping hand where it's needed most.

Here are some ideas for volunteer activities:

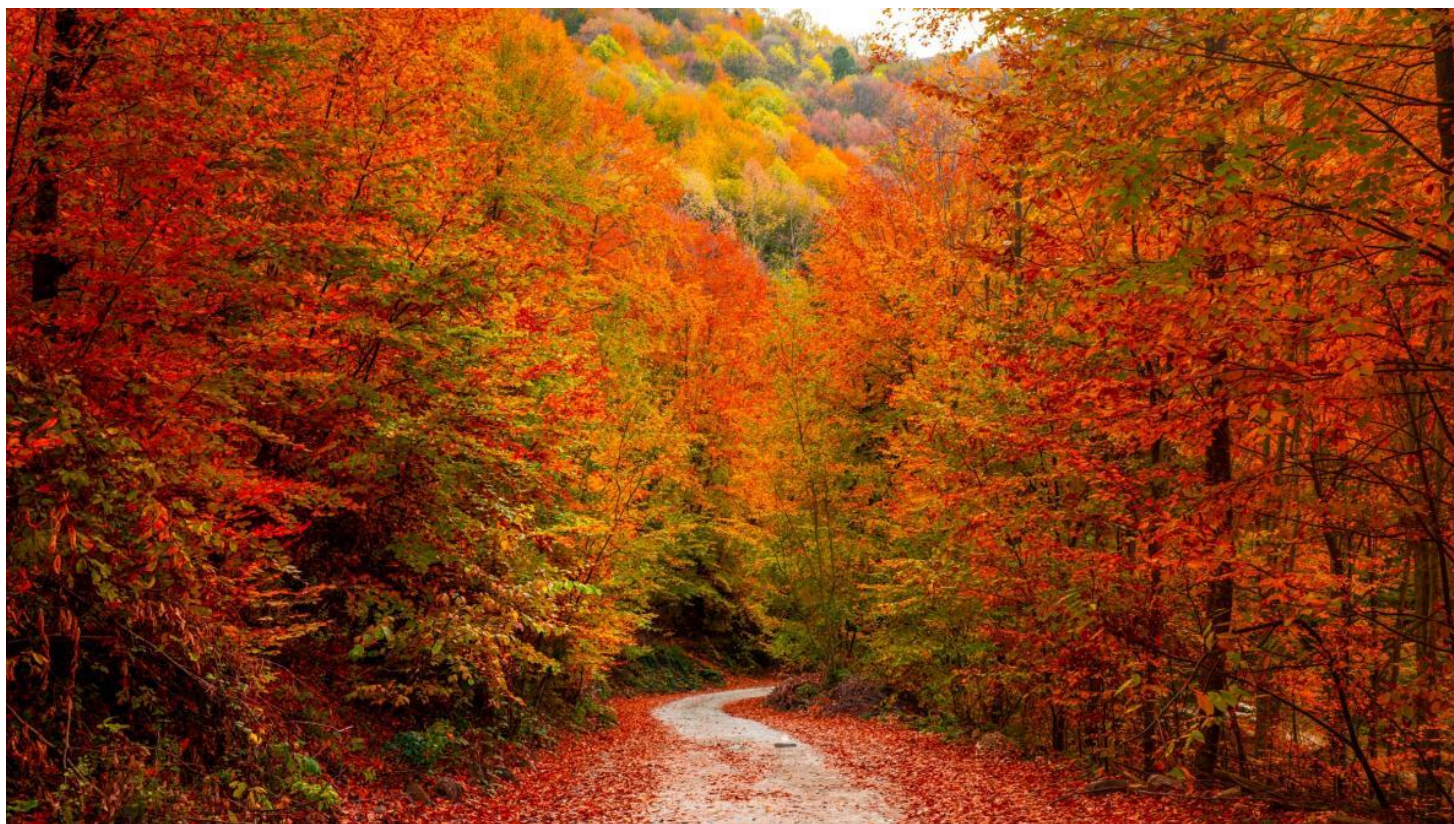
1. **Yard Maintenance Day:** Help with lawn care and snow removal, focusing on those who can't do it themselves.
2. **Neighborhood Watch:** Create a volunteer patrol system for added safety during evening hours.
3. **Community Garden Project:** Develop a shared garden space for veggies and flowers.
4. **Tech Support Hours:** Set aside time to assist residents, especially the elderly, with their tech woes.
5. **Grocery Delivery Service:** A weekly run to help the elderly with their grocery needs.

If any of these ideas resonate with you or if you have additional suggestions, please get in touch with the Board or Events Committee. Let's roll up our sleeves and make this place even better than it already is!

Easiest is to contact one of the following:

- Kathy Kaye – Fox Hills resident - kmk1104@catholicexchange.com
- Natalie Givental – Fox Hills Events Committee volunteer @ natalie.givental@gmail.com
- Gary Givental – Fox Hills Secretary and Technology Officer @ ggivental@gmail.com or foxhillssecretary@gmail.com
- Max Sneyd – Fox Hills President @ foxhillspresident@gmail.com

Why Do Fall Leaves Change Color?



Did you know... that the vivid colors of fall leaves were actually there all summer, just masked by green (chlorophyll)? The *main* reason for the eye-popping color change is *not* autumn's chilly weather, but sunlight. Leaves change color because of the decreased amount of daylight and photosynthesis. In autumn, days become shorter than nights as the sun continues to rise later and nightfall arrives earlier. As less and less sunlight hits the leaves, there's less and less chlorophyll so we are now able to see the underlying colors that have been there all along! After changing color, the leaves begin to fall because without chlorophyll to help them make energy, they no longer have a job to do. The energy that the leaves made during the summer flows into the tree and the tree then uses this saved up energy while dormant until the days begin to get warmer and longer and the cycle begins again!

FOX HILLS COMMUNITY ASSOCIATION

Board Meeting Brief – October 10, 2023

Board Members (7 present)	Resident Attendees (5)
<ul style="list-style-type: none">• Max Sneyd• Gary Givental• Paul Bernstein (absent)• Todd Sonquist (absent)• David Postwaite• Jennifer Pecic• Russ Conner• Jane Lowell• Paul Scheidemantel	<ul style="list-style-type: none">• Mike Wright• 4 members joined online<ul style="list-style-type: none">○ Paul Rapier○ 3 others (Gary forgot to capture the names)
Transcript Artifacts	Transcript (part1) Meeting Audio Recording (part1)

Board Meeting Discussion summary

- PayHOA is increasing monthly dues from \$199 to \$229, affecting the 2024 budget and increasing bank fees.
- Decision made to pay PayHOA subscription annually for a 10% discount.
- Russ Conner contacted the township about unkept lawns and trees blocking sight lines; township cut 2 lawns but did not address the trees.
- Pump room will be winterized, and a remote Wi-Fi sensor will monitor its temperature.
- Jane Lowell plans to work on clubhouse furniture in the winter.
- David faces issues with differentiating rental payments between the clubhouse and pavilion in Skedda – Jane and Gary will assist
- Todd Sonquist sent a report with various residents on payment plans; investigating lien process; will consider stronger penalty language in By-Laws in the future.
- Jen Pecic reported water backflow testing completion, fence repairs, and sprinkler maintenance.
- Mike Wright received Coastal engineering plans; concerns and discussions regarding Coastal as the build vendor.
- Board discussed the upcoming election ballot; Gary Givental will administer the election.
- Decision made to fix the Kids pool blocked skimmer drains, in order to properly winterize it.
- Gary Givental demonstrated a task management system to the Board – Trello – and we are now testing it to track Board activity

FOX HILLS COMMUNITY ASSOCIATION

October Meeting - Actions to Follow Up

Financial and Administrative:

- Update the financial statements.
- (done) Finalize the ballot and send it out for voting.
- (done) Confirm the availability of other candidates for open positions.
- (in progress) Get access to the Trello task management system.

Project and Engineering:

- Follow up on the testing of pool facilities.
- Review and address the issue of standing water.
- Clarify the process of submitting plans to EGLE.
- Submit revised plans to EGLE for review.
- Review the credibility of Coastal.
- Determine the timeline for submitting plans to EGLE.
- (in progress) Review the drawings and plans for the pool project.
- (in progress) Decide whether to proceed with Coastal or explore other options.
- (planned) Seek additional bids from other companies for comparison.
-

Human Resources:

- Provide a list of duties and day-to-day activities for each position.

Documentation and Communication:

- Record audio or video of duties and activities for easier transcription.
- Clean up and review the items submitted via email.

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

- [Transcript Text](#)
- [Meeting Audio Recording](#)

THERE IS STILL TIME TO *FALL* IN LOVE WITH A NEW HOME BEFORE 2024



Right now is the time to get the most money for your house! We have many interested parties that want to live in *Fox Hills!*

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)

248.631.4730 | propertystrategists@maxbroock.com

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- ◆ Estate Planning
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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 Givalental 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

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

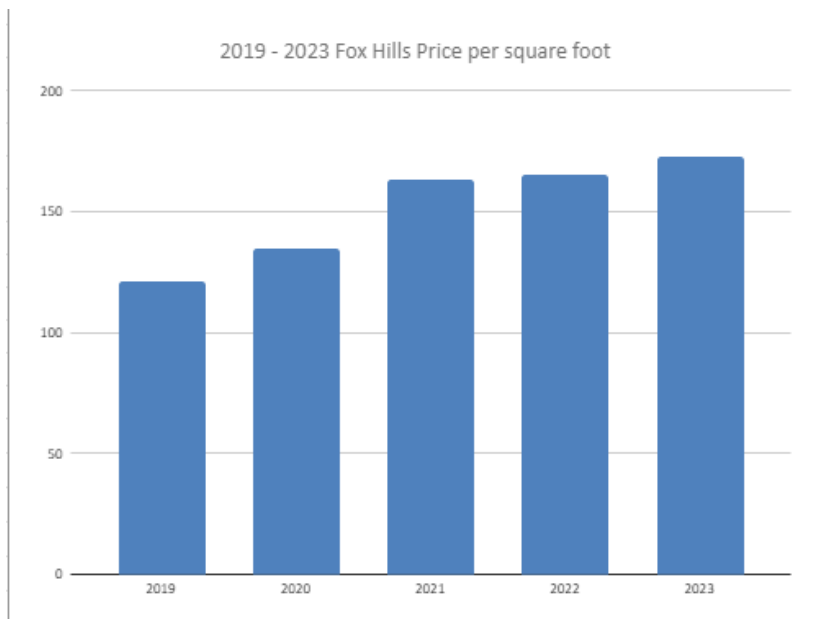
275 S. OLD WOODWARD AVE, BIRMINGHAM, MI 48009



October 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
Active							
No Active listings							
Pending							
1963 Fox River Dr	5/2.1	2600	\$191.92	\$499,000			
651 Sedgefield Dr	5/3.1	2716	\$174.89	\$475,000			
663 S Spinningwheel	3/2.1	2102	\$183.16	\$385,000			
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
1610 Hunters Ridge	5/2.2	2729	\$201.50	\$549,900	\$505,000	\$185.05	2/23/2023
Av. Price per Sq. Foot (SOLD)			\$178.80			\$172.99	

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 Summary - October 10, 2023

Gary Givental - Secretary:

- PayHOA increasing dues. Slight increase in monthly fees to \$229.
- Slight increase in bank ACH and credit card fees.
- Option to pay PayHOA subscription annually for a 10% discount.
- Recommendation to pay the whole year fee at once.
- Showcase using Trello for Board task management

Russ Conner - Architecture Control:

- Contacted township regarding lawns and trees.
- Township handled lawns but not trees blocking sight lines.

Paul Scheidemantel - Facilities:

- Pump room will be winterized.
- Remote wi-Fi sensor to monitor pump room temperature.

Jane Lowell - Clubhouse:

- Plans to work on furniture in the winter.

David Postwaite:

- Having trouble differentiating between clubhouse and pavilion in Skedda.
- Jane will provide monthly revenue numbers.
- Special assessment funds in a corporate savings account.
- Considering high-yield account.

Todd Sonquist - Financial Secretary:

- Sent an email with a report.
- Residents on various payment plans.
- Investigating the process of placing liens and considering the need for an attorney.

Jen Pecic - Grounds:

- Water backflow testing completed.
- Fence on Opdyke repaired.
- Sprinkler lines repaired and will be winterized.
- Some standing water at Oakbrook entrance.

Paul Bernstein (reported by Max):

- Kids pool has a blocked drain.
- Discussing options and potential costs.

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Mike Wright - POOL:

- Received Coastal engineering plans.
- Coastal eager to start construction this year.
- Considering approval for Coastal as the build vendor.
- Concerns about timeline and concrete pouring in winter.

Board Election - BALLOT:

- Deadline to send the ballot for November vote is October 14.
- Gary will become admin.

FOX HILLS COMMUNITY ASSOCIATION

Addendum – Board Meeting Full Notes – October 10, 2023

Agenda:

1. Given updates from Coastal regarding the pool - we need to come to a decision about fixing the kids pool in order to winterize it properly.
2. Recommend we review all the actions from the last meeting and either mark them completed, ignored, or in progress.
3. PayHOA cost increases - decision needed on annual vs. monthly payments and possible new bank.
4. Gary to introduce Trello task management and resident request intake regarding grounds maintenance.
5. Updates from Pool Committee regarding Coastal's ongoing design

Action Items and Follow-ups from September meeting:

Community Facilities and Maintenance:

1. **(Done)** Coordinate a follow-up regarding the testing of pool facilities.
2. **(Done)** Address water issues related to storm drains.
3. Adjust timers for clubhouse lights.
4. **(Planned)** Investigate and repair a fully blocked pool skimmer. Get an estimate for repair options.

Community Involvement and Events:

1. **(Done)** Establish a clear policy for clubhouse community event usage.
2. **(Done)** Organize a volunteer squad for neighborhood clean-up.
3. **(not started)** Evaluate the feasibility of an adopt-a-street or mailbox initiative.
4. Schedule a coordination meeting to address the urgency related to community members not being able to pay their fees.

Landscaping and Safety:

1. **(Done)** Contact homeowners and inform the township about lawns not being maintained.
2. **(Done)** Address trees and shrubs blocking sightlines at intersections.
3. Continue to send out Realtor packets as needed and provide information about fence restrictions upon inquiry.

Financials:

1. **(Done)** Update the community on pool construction and loan process through the next newsletter.
2. **(Done)** Clarify the level of review required for loans and consult with financial institutions.
3. **(In progress)** Investigate the process of placing liens and consult with experts or the county.
4. **(Done)** Review financial reports for discrepancies in payroll numbers and other budgetary trends.
5. Cross-check the list of individuals without valid email addresses for invoice delivery.
6. **(Not started)** Grant access to QuickBooks for financial report analysis.

FOX HILLS COMMUNITY ASSOCIATION

Meeting Notes

Gary Givental - Secretary

- PayHOA is increasing their dues slightly.
 - our monthly fee will go from \$199/month to \$229/month
 - This affects our 2024 budget slightly.
 - the bank ACH fee will increase slightly as well as the credit card fee (was 1.9%. now 3.25% + 50 cents)
 - This affects our residents in 2024.
- We can choose to pay the PayHOA subscription as a single annual payment, to save 10%.
 - so instead of $\$229 * 12 = \2748
 - pay single fee of = $\$2473.2$
- We can also choose to use their partner bank for deposits - Alliance Association Bank - meaning... instead of using Genysis Credit Union for incoming dues (and whatever else we use that account for), we would have to open an account with AAB, and have all member deposits go in there. The benefit of using AAB, would be an additional 15% fee savings = $\$2748 * 0.15 = \412 in savings.
- I'd recommend that paying the whole year fee at once is definitely worth it to save 10%. Regarding bank switching to AAB - that's up to you guys, as I don't know what we do with Genysis and how hard it would be to switch

Decision

- Board supports paying PayHOA annually

Russ Conner – Architecture Control

- Contacted the township regarding a few lawns
- Township came and took care of them
- Few trees were reported to be blocking the sight lines - but township did not deal with them
 - They did not consider them to be an issue

Paul Scheidemantel - Facilities

- Nothing new to report
- Pump room will get winterized
- We have a remote wi-Fi sensor to monitor the temp in the pump room

Jane Lowell - Clubhouse

- Will work on furniture in the winter - next year

David Postwaite

- Having trouble with Skedda - cannot differentiate which is clubhouse and which is pavilion
- Jane will provide monthly numbers for \$\$ revenue to David
- Special assessment funds are coming into a corporate savings account
 - Will look into a high-yield

Todd Sonquist – Financial Secretary

- Sent an email with report
- 1 resident paid all money up front
- 1 resident paid half
- Many on payment plans
- (In progress) Investigate the process of placing liens and consult with experts or the county.
 - Asking if we need an attorney

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Max

- We can get an attorney, but it's not necessary
- What's the point of the lien, if a title company must pay any balance owed to the HOA

Jane

- A lien is a record with the county that there's money's owed

Max

- Is it really necessary to have a lien, which is a hassle to obtain

Jen Pecic - Grounds

- Water Back flow testing completed
- Township received all paperwork on September 5th
- Fence on Opdyke repaired on 8/30
- Sprinkler lines are repaired, will be winterized
- Some standing water at Oakbrook entrance

Paul Bernstein (absent) – Pool and Tennis

- Max reporting in his place
- Kids pool has a blocked drain
- Options
 - Roll the dice, but risk that it could be thousands of dollars to fix

Board Discussion

- **Decision made** – authorize to repair the kids pool blocked drain, in order to properly winterize the pool

Mike Wright - POOL

- Received the Coastal engineering plans
- We had some comments
- Coastal is anxious to try to submit to EGLE this week, because they might be able to start construction this year
 - They want to go to December 2nd Township meeting - to get approval
- Fence can be moved w/ approval separate from the site plan
- They are very confident they can get the job done, even if they start later in the season
- We will make sure our bank financing is lined up
 - Coastal is eager to get the project, so they'll agree to give us the time to secure the bank loan
- Jane
 - I do not believe it's fiscally responsible for us to approve Coastal as the build vendor, because our other bids were for slightly different set of build plans
- Max
 - We agree that it's unlikely that they'll start on time to finish by May 2024
- Paul S.
 - We should absolutely bid out the actual engineering drawings and have due diligence
 - Concerned about Coastal's optimism about pouring concrete in Michigan winter
- Jen P
 - Why are we trusting Coastal to get the Engineering design approved by EGLE, when they have not been timeline and we don't necessarily trust them

Board Election - BALLOT

- We have until October 14 to send the ballot for November vote
- Gary will become admin

Full Board Member Reports

Russ Conner – Architecture Control

As more and more leaves fall from our beautiful trees, please remember to clear the leaves from your lawn in a timely manner. This will minimize the chance of the leaves being plastered to your lawn by rain or snow, making removing them even more difficult. In addition, your neighbors will appreciate not having your leaves blow into their yard. You may not burn leaves or put them in plastic bags for disposal. Leaves put out for Priority Waste must be placed in kraft paper lawn refuse bags, or garbage cans clearly marked with “Compost” labels available from the Township office.

Pool Committee Notes

Project Update:

- Coastal provided first draft of drawings to Mike Wright and Paul Bernstein
- They have hired a licensed engineer and a civil engineer to review, revise, and stamp plans that will be sufficient for the approval from EGLE and the township on this project.
- Mike and the Board provided feedback on the drawings back to Coastal and raised concerns regarding the detail of the drawings
- Coastal explained that the documents sent were in-shop drawings with basic information.
- More detailed technical documents are forthcoming for approval before sending to EGLE.
- Concerns were raised about Coastal's poor communication.
- Recent submission of drawings caused confusion as it wasn't clear they were shop drawings.
- Coastal acknowledged communication issues and provided reasons.
- They are confident that the plans will require minimal alterations due to expert engineers and architects.

Coastal is making progress on engineering design. They're still hoping to get EGLE approval this Fall in order to start the project shortly. The Board and Mike Wright feel it is very unlikely that Coastal will actually be able to start in the Fall.

Coastal's **desired (aka potential)** timeline for the project is as follows:

- October 18th - Bloomfield Township Design Committee meeting - this is to review the project prior to the zoning board of appeals as necessary.
- October 20th - engineering drawings should be completed and ready to submit to EGLE to start their review process
- November - We will be going back and forth with EGLE to get their approval. The goal is to have the EGLE approval no later than the end of November.
- December 12th - Zoning Board of Appeals meeting - Bloomfield Township meeting for approval of encroachment into the Opdyke road frontage. Once we have this approval, we will be able to obtain our permits from the township.
- December 18th - Demolition of existing pools started
- May 24th 2024 - Project completion

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FHCA Improvement Projects Scheduled for 2023 - STATUS

Project	Area	Cost	Status	NOTES
Replace Pavilion furniture cushions	Pavilion	\$1,200	DONE	New cushions have been purchased and 2 new tables
Clubhouse - new furniture and fixtures	Clubhouse	\$3,500	Planned	- new tables + tablecloths - new chairs - new folding tables - bathroom supplies - kitchen supplies
Clubhouse - rental scheduling software	Clubhouse	\$500	DONE	https://foxhills.skedda.com is now live and can be used to check rental availability for the clubhouse and the Pavilion
Repairs to piping	Pump Room	\$1,000	Planned	When the plumber was out to repair frozen piping, he recommended that certain parts of the piping be replaced, including to bring parts for the boiler up to code.
stock concessions	Pool	\$2,000	DONE	purchasing items for concessions
Lockable storage cabinets in guard shack	Pool	\$1,175	DONE	
2 replacement picnic tables	Pool Deck	\$500	DONE	
1 replacement metal table and chairs	Pool Deck	\$1,000	DONE	
Grounds - Cedar Fence Repair	Grounds	\$2,000 \$2500	DONE	Replace portions of Split Rail Fence along Opdyke. 3/14: we're now quoted at \$4k, will get more quotes and re-evaluate 5/10: re-negotiated down to \$2k 7/17: on vendor's schedule – should be done in next few weeks
Grounds - Tree Trim/Removal	Grounds	\$3,500 \$2,145	DONE	Trim Trees at Entrances and remove falling tree
Grounds - sprinkler repair - option 2 - full fix	Grounds	\$7,000	DONE	Full Repair w/ new lines 7/17: paid in full; invoice submitted to Treasurer
Pool Deck - Music selection DJ software	Pool Deck	\$120?	DONE	Allows us to play legally licensed music