

# FOX TALES – September ‘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](mailto:foxhillsfinance@gmail.com)

For comprehensive information regarding the pools, the project roadmap and significant updates, please visit: 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 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 early 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 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/foxhillszoom2023>)

## 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.

	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

## Upcoming FHCA Elections – Fall (November) 2023

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](mailto: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 – currently Paul Scheidemantel (does not plan to run)
- 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

## 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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### 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](mailto:kmk1104@catholicexchange.com)
- Natalie Givental – Fox Hills Events Committee volunteer @ [natalie.givental@gmail.com](mailto:natalie.givental@gmail.com)
- Gary Givental – Fox Hills Secretary and Technology Officer @ [ggivental@gmail.com](mailto:ggivental@gmail.com) or [foxhillssecretary@gmail.com](mailto:foxhillssecretary@gmail.com)
- Max Sneyd – Fox Hills President @ [foxhillspresident@gmail.com](mailto:foxhillspresident@gmail.com)

Did you know...



### *Pumpkins Pointers*

- You'll get a fresher and more diverse selection of pumpkins at a pumpkin farm.
- Look for a firm, dark green stem, and avoid those that look brownish, mushy, or dried out. (Note: do not carry a pumpkin by its stem)
- Give the skin of the pumpkin a gentle poke with your fingernail. If it springs right back or doesn't give at all, you know you've found one at its peak.
- Finally, the best pumpkins have a hollow sound when you tap them. To test for a good one, hold the pumpkin with one hand, place your ear next to the pumpkin, and knock on its side with the knuckles of your other hand. If you hear an echoing, hollow sound, it's a good one—the louder the sound, the better the pumpkin!

# FOX HILLS COMMUNITY ASSOCIATION

## Board Meeting Brief – September 18, 2023

Board Members (8 present)	Resident Attendees (5)
<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>• <del>Jennifer Pecic (absent)</del></li><li>• Russ Conner</li><li>• Jane Lowell</li><li>• Paul Scheidemantel</li></ul>	<ul style="list-style-type: none"><li>• Kathy Kaye</li><li>• Will Mansour</li><li>• Mike Wright</li><li>• Abby Skewes</li><li>• Josh Grossman</li></ul>
<b>Transcript Artifacts</b>	Transcript ( <a href="#">part1</a> , <a href="#">part2</a> ) Meeting Audio Recording ( <a href="#">part1</a> , <a href="#">part2</a> )

### *Board Meeting Discussion summary*

- Immediate action was taken to address the water department's threat to shut off water due to a missed backflow preventer test.
- Technical issues with sprinklers and awnings were raised and identified as needing urgent attention.
- Need to adjust lighting timers due to the seasonal change in daylight hours was discussed.
- A strategy was proposed to prevent the previous year's frozen pipes issue in the pump room.
- Proposal to shift the burden of Skedda rental fees from the association to the renters, with a discussion of alternative payment options.
- Call for the addition of a Skedda booking link on the community website and alignment of pricing information.
- Debate over using community clubhouse for events, including logistics and cleanup responsibilities.
- Several maintenance issues were discussed for future budget planning, including weed control and fence line upkeep.
- Discussions revolved around securing a loan to fund a pool project and the need for certified financial statements.
- Potential banks for the loan were identified along with their respective terms and interest rates.
- Urgency for securing pool assessment payments was highlighted.
- Report of poorly maintained lawns by some homeowners led to suggestions of involving township authorities.
- Safety concerns about shrubbery and trees blocking sightlines at intersections were raised.
- Updated building use restrictions were sent to a new Realtor in the area.
- Debate on the definition and restrictions surrounding what constitutes a fence in the community.
- Concerns over potential high costs of fixing a blocked pool skimmer, weighed against the risk of worsening water quality.
- Risks associated with freezing pipes, leading to potential loss of pool functionality, were explained.

# FOX HILLS COMMUNITY ASSOCIATION

## Action Items and Follow-ups:

### ***Community Facilities and Maintenance:***

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

### ***Community Involvement and Events:***

5. Establish a clear policy for clubhouse community event usage.
6. Organize a volunteer squad for neighborhood clean-up.
7. Evaluate the feasibility of an adopt-a-street or mailbox initiative.
8. Schedule a coordination meeting to address the urgency related to community members not being able to pay their fees.

### ***Landscaping and Safety:***

9. Contact homeowners and inform the township about lawns not being maintained.
10. Address trees and shrubs blocking sightlines at intersections.
11. Continue to send out Realtor packets as needed and provide information about fence restrictions upon inquiry.

### ***Financials:***

12. Update the community on pool construction and loan process through the next newsletter.
13. Clarify the level of review required for loans and consult with financial institutions.
14. Investigate the process of placing liens and consult with experts or the county.
15. Review financial reports for discrepancies in payroll numbers and other budgetary trends.
16. Cross-check the list of individuals without valid email addresses for invoice delivery.
17. Grant access to QuickBooks for financial report analysis.

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

- Transcript ([part1](#), [part2](#))
- Meeting Audio Recording ([part1](#), [part2](#))



FOX HILLS COMMUNITY ASSOCIATION

# 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](mailto:propertystrategists@maxbroock.com)

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- ◆ Estate Tax Protection
- ◆ Trust Administration
- ◆ Guardian and Health Documents
- ◆ Blended Family Planning



David D. Das

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FOX HILLS COMMUNITY ASSOCIATION



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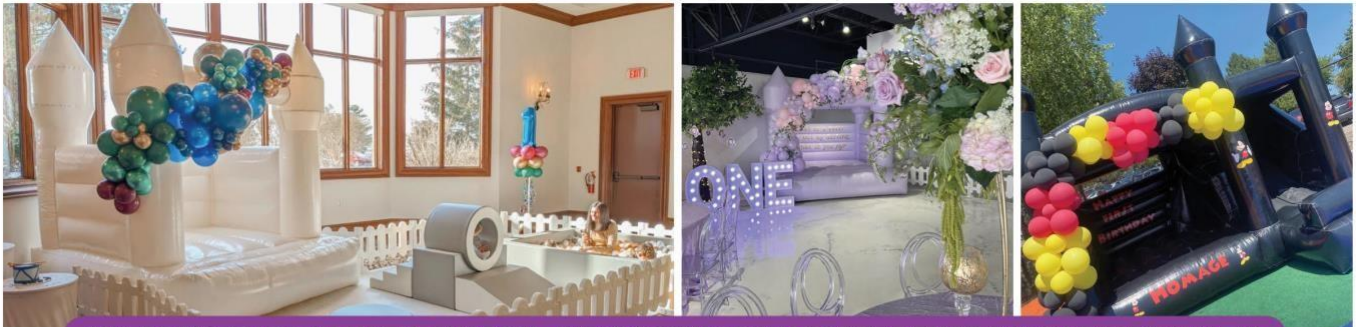
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## ADVERTISING IN FOX TALES

### ARTICLES AND ADS

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

For more information, please contact Gary Givental by email at [foxhillssecretary@gmail.com](mailto: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



**September 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>							
1963 Fox River Dr	5/2.1	2600	\$191.92	\$499,000			
<b>Pending</b>							
651 Sedgefield Dr	5/3.1	2716	\$174.89	\$475,000			
663 S Spinningwheel	3/2.1	2102	\$183.16	\$385,000			
<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
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	

**(previous) July 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>							
1884 Hunters Ridge	4/2.1	2048	\$209.72	\$429,500			
<b>Pending</b>							
645 Fox River	4/2.1	2005	\$197.51	\$396,000			
<b>SOLD</b>							
466 Rolling Rock	5/2.2	2788	\$118.33	\$329,900	\$330,000	\$118.36	6/30/2023
1891 Hunters Ridge	4/2.2	2531	\$181.35	\$459,000	\$457,500	\$180.76	3/22/2023
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
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)			\$167.29			\$163.45	

# FOX HILLS COMMUNITY ASSOCIATION

## Addendum – Board Meeting Summary - September 18, 2023

### Summary By Person

#### Paul S.

- Missed water spigot inspection, Jen Pecic is scheduling it
- Taking down awnings with Bernstein
- Water stain and AC issues in clubhouse; both addressed
- Planning to winterize the pump room

#### Jane Lowell

- Skedda mostly used for rentals, payments going smooth
- Todd wants renters to cover credit card fees; Gary is looking into it
- Off-season prices need alignment
- Max wants a Skedda link on the website; Gary will add

#### Jen Pecic

- Not much to report; fence repaired

#### Kathy Kaye

- Proposing a community care program; asking for volunteers

#### David Postwaite

- For pool loan, books need to be certified; Will Mansour offering services for \$5k
- Bank loan options discussed, Mike Wright to update community on pool project
- Will provide access to QuickBooks

#### Mike Wright

- Coastal working on engineering for pool, bank loans discussed
- Loan must be secured before construction

#### Todd Sonquist

- New bank account setup needed, manual invoice handling, needs help on lien placement

#### Russ Connor

- Lawn maintenance and sightline issues with homeowners; will contact township

#### Gary

- Website changes made, asking for financial trend lines

#### Paul Bernstein

- Packed pool closing weekend, issue with kids pool's skimmer, at least \$2.5k to fix
- Waiting until mid-October to make repair decisions

# FOX HILLS COMMUNITY ASSOCIATION

## Addendum – Board Meeting Full Notes - September 18, 2023

Paul S.

- Got notice from water department that we did not inspect some sort of a water spigot w/ back flow valve
- Jen Pecic contacted them to schedule the follow-up inspection
- Awnings will be taken down by Paul S and Bernstein
- Water stain on a ceiling tile in the clubhouse
- AC in clubhouse is back on track
- Plan on winterizing the Pump room
  - doors/vent to the pump room air vents
  - Wrap any pipes as needed

Jane Lowell

- Most people using Skedda for online rental
- Payment reports are all working well
- Todd
  - Requesting that credit card fee be covered by the renter
  - Gary will look into if that's possible to do
    - If not possible, will adjust the price to include the fee
- We will want to align off-season prices w/ website prices
  - Jane
- Max
  - Requesting to add a link to Skedda online system from BloomfieldFoxHills.com / clubhouse and pavilion
  - Gary - will add that
- Gary
  - Let's clarify the guidelines
  - Gary - I would like written down clarification on the policies
  - Max - prefer to handle each request like this on a case-by-case basis
  - The unwritten agreement is that
    - If it's for the whole community, it's more likely to be free
  - Board members present agree

Jen Pecic (represented by Paul Bernstein)

- Not much to report
- From Jen Pecic:

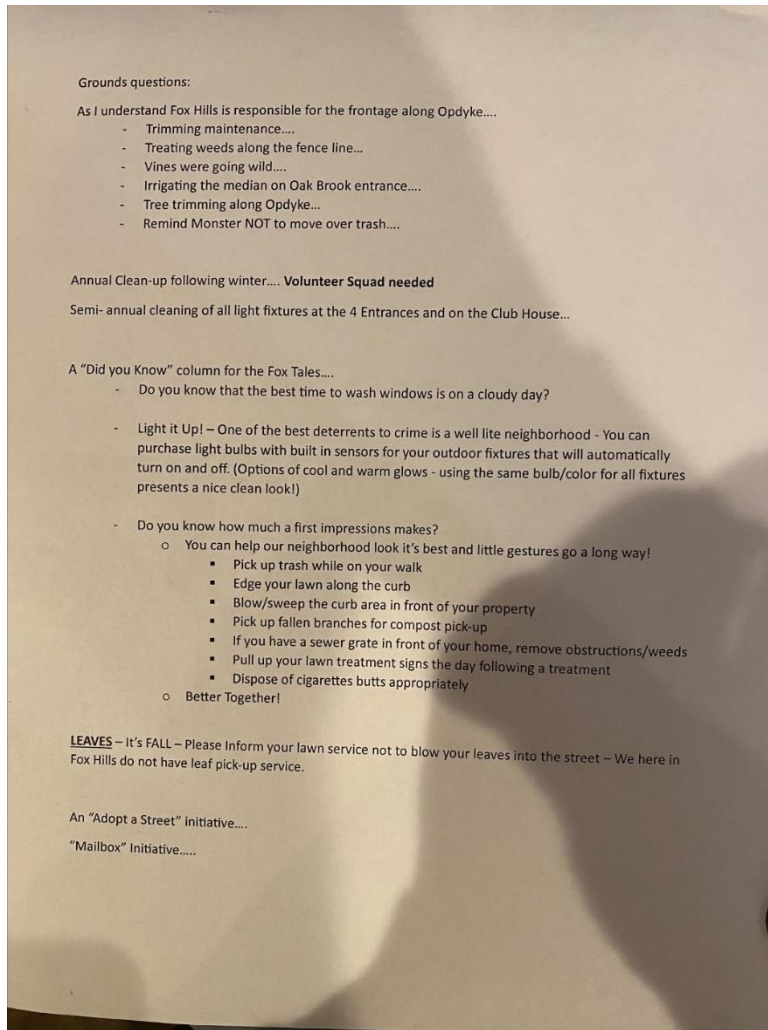
Nothing important to report. The fence along Opdyke was repaired the week of Aug 28th and we had the back flow preventer tested and sent to the city. Other than that, all is good on grounds.

- Fence repaired
- 

Kathy Kaye

- Had typed up a full page of questions

# FOX HILLS COMMUNITY ASSOCIATION



## Kathy Kaye

- Propose that "someone" organizes such a program
  - o Jane - maybe someone can help Events Committee do that
    - Put a letter to community to ask for volunteer to organize "Take care of community" types of events
  - o Gary
    - I will add the "Did you Know" section into Fox Tales
      - And make that more explicit to ask for content
  - o Leaves in the street
    - Russ = its always in the Fox Tales

## David Postwaite

- For the pool project loan,
  - o We need our books certified
  - o That comes at a cost
    - Proposing to have Will Mansour (a certified CPA), a resident in Fox Hills, do the certification
  - o Max
    - Is this a requirement for any bank?
    - David - YES
  - o William Mansour
    - Spoke w/ Fifth Third Bank
    - Bank wants "reviewed financial statement"



## FOX HILLS COMMUNITY ASSOCIATION

- They want more evidence of our financials
- They want 3 years of data
- Typical rate is 3-5k per year of data
- Will is offering to do it for \$5000 for all 3 years requested
- Max
  - What if we don't need the loan until summer 2024, will the bank ask for the most recent
  - Will - yes - we might as well wait until 2024
- Gary
  - Are there any other requirements aside from "reviewed financial statement" to obtain a loan for a million dollars
  - Mike Wright
    - CIT bank may not require it
    - Will - typically any loan over 1 million will require the reviewed statements
- Gary
  - How do we know what requirements are to obtain a bank loan for 1.2 million dollars
  - Mike
    - CIT proposed a loan for 1.2 million dollars
      - CIT would want to see our financial statements
      - But they would only give us the loan at "full amount right away"
    - Fifth Third is unclear on how to do an HOA loan
    - The only proposal for a loan we have right now is from CIT
- Jane
  - Requesting Mike Wright write up a plan updating the community as to what is the plan for the pool project
    - What is being done with the money
- William Mansour
  - Ready when you are

### Mike Wright - Pool Update

- Coastal
  - Working on the engineering design to submit to EGLE
  - Mike asked this morning if we're on track to start in the Fall 2023
    - Justin from Coastal - if we get approval from EGLE by mid-October
  - Mike - not optimistic to start this year, as EGLE typically takes 30-60 days
  - Coastal's engineer is familiar with EGLE
  - Max
    - This is why our contract with them is contingent on Coastal getting the design worked approved by EGLE
- Bank Loans
  - CIT is ready to go when we're ready
  - Fifth Third and possibly others will need "reviewed financial statement"
- Paul Scheidemantel
  - Do we plan to sign a contract for construction before securing a loan
    - Everyone - NO - we will make sure we have a secured loan first
  - Do we have a concern that we might choose Coastal, given they've never done a commercial project
    - EGLE rep - Karen Beachamp
      - has not heard of Coastal, but they'll have a hard time getting approval going through me
      - When I ask for revisions, the builder often takes a long time

### Todd Sonquist - Finance Secretary

- Need to fix the new bank account setup for special assessment payments
  - David needs to do this
- Some people tried to pay more than the invoice amount

# FOX HILLS COMMUNITY ASSOCIATION

- Todd has to deal with these manually
- Need help figuring out how to place a lien
  - Jane will help Todd do that

## **Russ Connor – Architecture Control**

- Few home owners are not maintaining their lawns
- I've spoken to them in the past, but they do not care
  - Will reach out to township
- Few corner lot owners have trees or shrubs that block the sight line
  - Makes it dangerous for drivers on the road
- Someone asked about fences in the subdivision
  - Responded w/ directives from the township

## **Gary Givental - Secretary**

- Requested changes to the website have been made
- No other updates

## **Paul Bernstein - pool update**

- Closing weekend was packed
- Pool Company came to close the pools for the season
- The kids pool has an issue - Aquatic Source
  - One of the skimmers is blocked
    - Impact
      - Less filtration
      - 1 of 3 filters not working
      - But water quality is still passing
      - Company cannot approve winterization and cannot guarantee the closing of the pool
      - Risk of some of the lines having water, freezing and cracking
        - Risk is the whole line might freeze and crack, causing much more cost for repair
- Minimum of \$2500 to fix it
- Gary
  - My opinion is to get this done and eliminate the risk of much more cost to fix burst lines, or lose the kids pool
- Max
  - Can we wait until mid-October to decide, so that we know by then for sure if Coastal has a shot to start the work of rebuilding this Fall
  - Paul B
    - Sent an email to Aquatic, asking them to hold off deciding on this work until mid-October
- Paul B + David
  - Have not connected to reconcile the books in pool expenses

## **David Postwaite - Treasurer**

- Reported on the expenses
- Cannot provide trend lines
- Gary
  - Requesting we have trend lines for the budget major spend categories
  - David will provide access to quick books

## Full Board Member Reports

### Russ Connor – Architecture Control

As we move into fall, please remember that you should not blow leaves into the roadway in front of your property. If you have a storm grate in front of your home, please keep it free of leaves and other debris as this prevents proper drainage of water leading to pooling of water, and possible backup of water from clogged storm sewers into basements in the area. Homeowners, particularly those on corner lots, need to trim trees and shrubs to give clear sight lines at intersections and prevent blocking the view of street signs.

## Pool Committee Notes

From Paul Bernstein – September 6, 2023 - email

Last week I met with Coastal and their contracted design/architect/whatever you call him. The man (Matthew Mosher) knew his stuff and asked all the right questions and made all the right comments based on my limited but growing knowledge of EGLE requirements. Matthew knew Karen Beauchamp at EGLE who is the reviewer of these types' construction jobs. He did confirm with Coastal that they wanted to submit engineering designs to Karen in about 3-4 weeks from a week ago. He said it was aggressive but doable. He told them to get the Survey done in the next 2-3 weeks so he can have those accurate numbers to put into his designs before them being submitted.

Karen Beauchamp reached out to me via email yesterday to warn me that we were almost at the top of the list and that she would be able to begin reviewing our plans in about 2 weeks. I informed her that we would not be ready for about 2-3 weeks (hopefully) and if she needed to go to the next person on the list, to skip past us. She also needed me to correct some information on my submittal of the initial forms from 2 months ago due to them being vague about food/concessions. I will be taking care of that.

Hope that info helps!!!!

Paul

FOX HILLS COMMUNITY ASSOCIATION

**FHCA Improvement Projects Scheduled for 2023 - STATUS**

<b>Project</b>	<b>Area</b>	<b>Cost</b>	<b>Status</b>	<b>NOTES</b>
Replace Pavilion furniture cushions	Pavilion	\$1,200	<b>DONE</b>	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	<b>DONE</b>	<a href="https://foxhills.skedda.com">https://foxhills.skedda.com</a> 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	<b>DONE</b>	purchasing items for concessions
Lockable storage cabinets in guard shack	Pool	\$1,175	<b>DONE</b>	
2 replacement picnic tables	Pool Deck	\$500	<b>DONE</b>	
1 replacement metal table and chairs	Pool Deck	\$1,000	<b>DONE</b>	
Grounds - Cedar Fence Repair	Grounds	<del>\$2,000</del> \$2500	<b>DONE</b>	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	<del>\$3,500</del> \$2,145	<b>DONE</b>	Trim Trees at Entrances and remove falling tree
Grounds - sprinkler repair - option 2 - full fix	Grounds	\$7,000	<b>DONE</b>	Full Repair w/ new lines 7/17: paid in full; invoice submitted to Treasurer
Pool Deck - Music selection DJ software	Pool Deck	\$120?	<b>DONE</b>	Allows us to play legally licensed music