

Foxwood Homeowners Association Minutes

June 12, 2018

FHA Meeting was called to order at 7:10 PM

Present:

Joe Macchio
Virginia Pancotti
Virginia Sanfratello
Al Owens
Anne Sinnott
John Van Raalte
Shelia Cestone

Absent:

Matt Krouse
Bridget Delgado

Forum: A Fox I resident discussed the new building signage specifications.

Reading of the minutes: A motion was made to wave the reading of the minutes and was unanimously agreed to by a vote.

New and Ongoing Business:

Pool:

- A new additional person is being vetted for a position of pool process and compliance. The goal is to clarify and enforce proper entry and use of the facility and general rule compliance.
- A new pool pass roster will be introduced to vet out of date or misused pool passes.
- A new type of pool pass will be introduced for the 2019 season
- Purchasing of pool water will be looked into for next year to possibly fill the pools by trucked in pool water based on cost compared to the current process of filling the pools with metered public water supply.
- All owners will need to confirm or update owner profile records for pool passes to be issued.
- Pool rules will need to be read and acknowledged with a signature for passes to be issued.
- Residents must abide by all entrance and usage rules to use the pool including:
 - Signing in and showing a current pool pass regardless of how often they use the pool or how long they have lived at Foxwood.
 - Guest rules need to be followed and will be enforced.
 - It is every resident's responsibility to know and abide by rules and to cooperate with and value the pool staff's pursuit of compliance.
- Lifeguards are available for the purpose of safety and to maintain process and are the on site deciding authority for implementation of rules and resolution of any issues related to rules and safety.
- Lifeguards are not available to provide assistance outside the scope of safety and rule enforcement, IE retrieving pool chairs, carrying items for attendees, etc.

Garden Club/Social Club:

- The main entrance (where the FW sign is) was planted.

Rock Wall:

- This work will be complete this year.

Building Signs:

- Signs have been installed,
- Additional signs are needed and have been ordered and will be installed.
- An amended sign was requested during a Forum but the board decided no change is warranted.

Repair of underground drainage:

- Work on gutters and underground drains will continue with added staff.
- Mike will work with the appropriate contractors to evaluate and create a plan.
- New larger gutters and down spouts are currently being installed where needed.

Garden Sheds:

- Rehab is underway and will be completed as work allows.

Garbage Sheds:

- Many residents are disregarding garbage rules and homeowners need to be careful to follow the rules mandated by the Village of Pleasantville.
- No further warnings will be issued
- Maximum fines and cost of correcting abuses will be placed on homeowners not in compliance.
- Observation cameras on the garbage sheds will be introduced and an appropriate system is going to be tested.

Stone Floors in lobbies:

- Cleaning and repairs will begin when the work can be scheduled in.

Roof cleaning:

- Several roofs were cleaned with more to do. Roof work will resume

Building structures:

- The Board is actively looking for a qualified engineer to evaluate all FW building structures to assure we have no structural issues. If any issues are found, repairs will be made.
- New engineering firms are being vetted currently.

Oil rates:

- Rates are starting to go down as predicted.
- We will lock when appropriate if locking in for the season makes sense from the perspective of the team following and evaluating the market.

Owner Data Base:

- We need home owners to update their profiles.
- Please contact the office to be sure your info is up to date.
- It is important to understand that this information is not used to be invasive to homeowner privacy but rather to create the information needed for your safety and ease of communication during any problems or emergencies.
- Our FW database is proprietary and is not shared with anyone other than appropriate FW personnel.

Building Entrance Double door repairs:

- This work is complete, with the exception of some work that needs to be improved on

Work Order Form and Process:

-The Work Order form available on the FW web-site is being updated and the process will be updated to include an email follow up to homeowners.

Security:

- More incidents of minor theft from parked cars are being reported.
- Vehicles should always be locked and valuables left out of sight when unattended. Even small loose change should be out of sight.
- Any occurrences, no matter how small, should be reported to the police and the FW office.

Parking issues:**-NO PARKING ON ROADWAYS IS PERMITTED AT ANY TIME**

- Parking on roadways has become more common and will result in fines to homeowners including fines to homeowners or their visitors. This applies to all owners and their guests and contractors.
- Over sized vehicles, (any vehicle that does not fit comfortably in a normal space), IE pickup trucks, vans, etc. should be parked in the lot near the garden sheds.
- The oversized vehicles issue has recently become a bigger then usual problem and fines are possible for disregarding the oversized requirement.
- Commercial vehicles are not permitted in our regular lots at any time with the exception of contractors who are actively using work vehicles to perform work within FW.

Common area use:

- There has been a significant amount of disregard for the outdoor and indoor common area rules.
- No placement of chairs, stools, lounges, tents, blankets, sporting items, IE soccer balls, etc. or anything of the sort is allowed on the lawn and common areas, the exceptions are decks and the pool and even then, are limited to appropriate recreational items.
- See the rules and by-laws for clarification.
- Lawns and common areas are not for recreational use, IE ball playing of any kind or any other recreational purpose.
- Hallways and interior common areas are not to be used for any purpose other then the normal pass through of homeowners and their guest's.
- NOTHING can be stored in common areas other than permitted storage in assigned caged storage units. This includes ALL personal items including but not limited to bicycles, sports items, IE soccer balls, shoes, boots, umbrella stands, shovels, brooms or decorative items as per the rules and prospectus agreed to at the time each homeowner purchased their condo
- Decks are not to be used for storage of any items and are permitted to have deck outdoor furniture only, bicycles are often placed on decks and this is not permitted.
- If residents own a bicycle it must be stored in their unit or in their assigned storage area. The exception is the use of various bicycle racks provided within FW. The bicycle storage needs to be done in such a way that sidewalks, parking, lawn and garden maintenance are not blocked, IE your bike needs to be on a side of the rack that is not a lawn.

Meeting adjourned at approximately 10:00 PM