

Foxwood Homeowners Association Minutes

Minutes for July 10, 2018

FHA Meeting was called to order at 7:05 PM

Present:

Joe Macchio
Virginia Sanfratello
Al Owens
Anne Sinnott
Shelia Cestone
Matt Krouse

Absent:

Bridget Delgado
Virginia Pancotti
John VanRaalte

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:

- On Sunday evening July 1st, a small child fell into the deep pool and was safely rescued.
- A new additional person has been added for managing adherence rules of the pool with focus on making sure all attendees are properly signed in as guests or have current legitimate passes.
- A new pool pass roster is in use to vet out-of-date or misused pool passes.
- A new type of pool pass will be introduced for the 2019 season to help remove any ongoing confusion.
- 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 homeowner's responsibility to know and abide by rules and to cooperate with and value the pool staff's pursuit of compliance.
 - Some of the specific pool rules will be enforced as follows:

DIVING IS NEVER PERMITTED IN ANY POOL

One warning will be given. A second occurrence will result in expulsion from the pool for a full calendar year. Homeowners will be accountable for guest's failure to abide by this rule and loss of a year's privileges will apply to the homeowner hosting any guest who does not comply.

If pool passes were denied for being in the arrears on common fees a pass will not be issued for a period of 60 days after an account is made current.

Any resident that has lost privileges may NOT be admitted as a guest of another homeowner or any other method.

Residents who admit a guest (or guests) must have a current valid pool pass and must be present at the pool at all times their guests are present. A fine of \$50.00 per guest will be applied if this rule is not

adhered to. No guest should ever be in attendance at the pool without the hosting pool pass holder present.

-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.

-A new planter was placed and planted at the corner of Manville Lane and Foxwood Drive.

Rock Wall:

-This work will be complete this year

Building Signs:

-Additional signs are needed and have been ordered and will be installed.

Garden Sheds:

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

-One shed has been completed and the other is in progress.

Garbage Sheds:

-Rehab is completed.

-Some dumpsters are still in need of repair but new replacements are in place.

-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 place on homeowners not in compliance.

-Signs with rules were replaced as sheds were painted.

-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 schedule allows.

Roof cleaning:

-Several roofs were cleaned with more to do upon satisfactory estimate from contractor, work will begin.

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 currently being vetted.

Oil rates:

-Rates are starting to go down as predicted.

-We will lock-in when appropriate if locking in for the season makes sense from the perspective of the team following and evaluating the market.

-It is possible that a "Lock-in" may not be the best course of action this year. More to come.

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.

Work Order Form and Process

- The Work Order form available on the FW website 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.
- We are meeting with security camera providers to explore possible benefits of some security solutions for a variety of issues. More info to come when we know more.

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.
- Oversized 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 than 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 purposes.
- Hallways and interior common areas are not to be used for any purpose other than the normal pass through of homeowners and 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. In which 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.

Foxwood Dr./Campus Dr. Triangle Upgrade:

-Belgium block curbing has been installed at the triangle and the prospect of continuing work (stone wall replacement/new plantings) as a Garden Club project was discussed.

Meeting adjourned at approximately 10:00 PM