

# **Foxwood Homeowners Association Minutes**

## **Minutes for August 14, 2018**

FHA Meeting was called to order at 7:05 PM

### **Present:**

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

### **Absent:**

John VanRaalte

**A Fox I Forum was held for some residents of Building 24 regarding structural repairs.**

**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:**

- The board requested and received an incident report from the pool company regarding an incident of a small child that fell into the pool and was retrieved unharmed.
- The pool processes and rules are going to be reaffirmed with the pool staff to make sure access and all residents and their guests adhere to usage policies.
- The new additional pool staff tasked with checking in residents and guests has been successful and has cleared up several issues for residents and pool staff.
- A new type of pool pass will be introduced for the 2019 season to help remove any ongoing confusion. The specifications and updates will be forthcoming.
- 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 respect 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 arrears on common fees, a pass will not be issued for a period of 60 days after the 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 is 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, i.e. retrieving pool chairs, carrying items for attendees, etc.

-When a special request has been made and granted for residents to host events at the pool, i.e. children's birthday party, etc. a notice will be posted at the entrance of the pool. Individual homeowner notification would be far too time consuming and costly. A posting at the gate is the only reasonable notification possible.

-Some repair work of the pool decking will be done before the next pool season.

#### **Garden Club/Social Club:**

-Wall repair and planting of the "island" on Campus Drive are almost complete and look great.

**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 completed and badly needed electrical updates have been done.

#### **Garbage Sheds:**

-It has become necessary to install a camera surveillance system at refuse sights within Foxwood and the process is underway.

-Residents violating the rules of the garbage and recycle processes will be fined and billed for the cost of rectifying process. This has become a growing problem and zero tolerance is now a required policy.

-Many residents are disregarding garbage rules and homeowners need to be careful to follow the rules mandated by the Village of Pleasantville and Foxwood.

**-IT IS THE RESPONSIBILITY FOR ALL RESIDENTS TO KNOW AND FOLLOW REFUSE PROCEDURES!**

-One dumpster is being repaired but those beyond repair have been replaced.

-Signs with rules were replaced as sheds were painted.

**Stone Floors in lobbies:** Cleaning and repairs will begin when the work can be scheduled.

#### **Roof cleaning:**

-The vendor we have used in the past has been unresponsive and a new vendor is being researched.

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

**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:**

- 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:****-IT IS NEVER PERMITTED TO PARK ON THE ROADWAYS**

- Parking on roadways has become more common and will result in fines to homeowners, including fines to homeowners of 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), i.e. 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 parking lots at any time, with the exception of contractors who are actively using work vehicles to perform work within FW.

**Foxwood Homeowner Database**

The Foxwood Homeowner Database needs updating by homeowners. Changes of emergency contacts, added new vehicles and deleted old vehicles, pets and a variety of items need clarification and updating. Residents should contact the FW office with their updates.

**Meeting adjourned at approximately 9:23 PM**

**SAVE THE DATE!  
THE 4 FOXWOOD ANNUAL MEETINGS**

- 1 - FHA**
- 2 - FOXWOOD I**
- 3 - FOXWOOD II**
- 4 - FOXWOOD III**

**All four meetings will be conducted on the same night, Monday, November 5th, at the Emanuel Evangelical Lutheran Church, 197 Manville Road, 7:00 pm SHARP. It is important that you attend to be sure there is a quorum for all four meetings.**