

Foxwood Homeowners Association Minutes

September 12, 2018

FHA Meeting was called to order at 7:05 PM

Present:

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

Absent:

John VanRaalte
Anne Sinnott
Virginia Pancotti

A Fox I Forum was held re sidewalk repairs

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

New and Ongoing Business:

Pool:

- All owners will need to confirm or update owner profile records for pool passes to be issued.
- Some repair work of the pool decking will be done before the next pool season.

Garden Club:

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

Rock Wall: This work will be complete this year.

Building Signs: Additional signs have arrived and will be installed.

Garden Sheds: Rehab is complete.

Garbage Sheds:

-Because of some residents ongoing disregard for Village of Pleasantville mandated refuse policies, it has become necessary to install a camera surveillance system as a test at one refuse site within Foxwood.

-Each abuse of these rules cost Foxwood's residents because our maintenance crew needs to stop normal work to perform special collection and disposal of items not accepted by the Village. This abuse is growing.

-A motion was passed 5 to 1 in favor of completing camera installation on the remaining refuse sights.

-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!

-Some dumpsters are still in need of repair and 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 Foxwood I Board is still waiting for Permits from the Building Department so work can be completed in Building 24.

-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, however we will likely be paying higher rates this heating season than we enjoyed over the last two seasons.

-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:

-Resident accessible Work Order forms are available on the FW website:

<http://www.foxwoodcondominium.com/work-order-request/>

-Work Order information will be collected and tracked by a new data base process. The data use is a work in progress with a goal of rapid completion of all needs and homeowner notification of completed requests when appropriate to do so.

-Please be sure your owner profile is complete and up-to-date for proper notification.

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.

- In the event of a resident locking themselves out of their home or car, residents should call a locksmith, NOT the office, NOT the office emergency number, NOT Mike, our property manager. This is not in the scope of work for the Foxwood staff.

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, 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 regular 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.

Annual Meeting:

-Annual Meeting planning and process was discussed to provide for all Foxwood annual meetings to be held in a single night. The FHA meeting will be held first and individual Fox I, II, and III meetings will follow for Fox specific information and elections. Information will be mailed to homeowners.

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.