

**Foxwood Homeowners Association Minutes**  
**January 10, 2017**

**FHA Meeting was called to order at 8:10 pm**

**Present:**

Sheila Cestone  
Matt Krouse  
Al Owens  
John Van Raalte  
Virginia Sanfratello  
Anne Sinnott  
Bridget Delgado  
Joe Mekeo

**Absent:**

Marty DeGrazia

**Forum:** No Forum was held

**Old Business:**

Waved reading of the minutes

**New and Ongoing Business:**

**Rock Wall** repairs will re-commence in the spring and is completed to Manville Lane. Some more work was done in December on mild days.

**Toll Brothers** – Anne and Marty met with the village and Toll, Toll will install a guard rail on border and remedy road. Savin will also install a safety fence. Neither at Foxwood's expense.

**Road repairs** will be re-evaluated in the spring.

**Oil** is at \$2.02 to 3/31/17, then to \$1.85 to 6/1/18. Electricity is at .0818 cents to 7/1/18. This is a significant savings of about \$200,000 for the 2 heating seasons.

One **Building sign** was selected to be made as a sample. Joe will coordinate.

**Hallway renovations and carpet:** Fox 1 moving forward in 2017, Fox 2 is completed, Fox 3 began both paint and carpet, the radiator covers are on order. Fox 3 is also selecting interior numbers.

Repair and replacement of the **air conditioner sleeve** screens will be done in 2017.

**Stone Steps** will be repaired on a case by case basis, Fox 3 has begun this already. The wood **staircases** will be re-finished in 2017 together with **banisters**.

Each Fox must review **past due balances**, Fox 1's unit owner about \$10,000 behind has gotten caught up.

**Gutters** were cleaned and the **downspouts and drainage** is scheduled for 2017.

No new **tree work** is needed at this time but some remediation will be needed in spring.

**Dryer Vents** will be cleaned in the New Year, we're looking to switch vendors and getting prices now.

**Roof cleaning:** Many roofs cleaned, more to do, especially in Fox 2 which will be examined in the spring.

**Lighting:** Some of the underground pole light wiring is showing signs of decay it is slated for repair. This is not related to the LED upgrade project. Con Ed was called as the transformer must be shut down.

We will look to replace the **benches at the pool** before next season.

**Garden Sheds** will be refurbished in 2017, **garbage sheds** will be re-painted.

**Building 28** is being evaluated for a **structural problem** in the basement and slated for repair.

**Building 76 needs a pine tree** removed for sap problems and is too close to the building and lost several branches.

A **parking spot** was approved for an elderly handicapped woman in Fox 1.

**Crawl spaces** will be inspected in the spring.

*The meeting was adjourned at 9:45 PM*

*The next meeting will be February 15<sup>th</sup>, **Wednesday because of Valentine's Day** at 8:00PM*

***SAVE THE DATE FOR THE 3 ANNUAL MEETINGS WHICH WILL BE CONDUCTED ON THE SAME NIGHT, MONDAY, NOVEMBER 20<sup>TH</sup>, AT THE PLEASANTVILLE PUBLIC LIBRARY ON BEDFORD ROAD AT 7:00 PM.***