

FOXWOOD HOMEOWNERS ASSOCIATION MINUTES - AUGUST 12, 2014

The meeting of the FHA started at 8:00 P.M.

ATTENDEES:

Karen Martino
Marty DeGrazia
Anne Sinnott
Al Owens

John Van Raalte
Matt Krouse
Louise Guidace

ABSENT:

Bridget Delgado
Joe Micko

A = OLD BUSINESS

Waived reading of the prior minutes.

B = NEW & ONGOING BUSINESS

- 1) The Board's received one preliminary estimate for **repairs to the rock wall** on our perimeter with Bedford Road but will research other contractors. We have the names of 4 other masons.
- 2) A strong letter was sent to the woman on Brentwood Dr. who walks her **dog** and doesn't pick up after it.
- 3) The replacement of the **basement doors and windows** is complete in Fox 1 & 3, Fox 2 is 85% complete.
- 4) The proposal to convert to **LED lighting** on the buildings is in and we are examining it and financing. The job will pay for itself in 21 months and then it will be 57% more efficient.
- 5) We will be repairing cracks & potholes in the **parking lots** & painting the lines too, in the not to distant future.
- 6) **Basement storage** bins are being painted upon vacancies. Let us know if you'd like yours done too.
- 7) Karen Martin will quarterback the **building representative system**, she will also re-institute the welcome package for new owners. Each building ideally will have a representative to the board, other than a board member.
- 8) Carey & Walsh **plumbing & heating** will begin upgrades to 4 of our heating systems as a test, 2 in each of Fox 2 & 3; one was done with Fox 1's recent installation of the new burner.
- 9) We will install **curbs on Campus Dr.** and landscaping shortly thereafter. This will be a big enhancement to that entrance at little cost. The curb at 64 Foxwood will be cut back at the **Copper Beech tree** at the same time.
- 10) **Dryer vents** will be cleaned throughout all of Foxwood this fall, **gutters** too. **Storm drains** will be examined.
- 11) A majority of the **tree stumps** were removed.
- 12) We continue working with **Toll Brothers**, who will be building 68 townhouse units behind us on Washington Ave., on screening & privacy issues on our border.
- 13) We have locked our **oil price** at a very favorable rate after following prices closely. We hope to see big savings here. Our **electric rates** were locked with an option to re-lock at our sole election.
- 14) Please note that **FHA meetings** (always the 2nd Tuesday of every month, except election season) will now be at 7:30. If there is a prior forum, it will start at 7:30 and the meeting will start immediately thereafter.

C = THE MEETING WAS ADJOURNED AT 9:20 PM.

SUPPLEMENT

The next meeting will be Tuesday, September 9th at 7:30 PM.

Please update your **email** with us. This will be used for notifications only and will be blind so that no one can hit "reply all". It will be confidential at all times. **THERE ARE STILL MANY EMAILS WE ARE MISSING.**

We are close to having enough **Verizon FIOS** users in Foxwood that a few more will make it so that the office phones & internet are free. If you've been thinking about changing, do so now for Foxwood.

The buildings will be **painted in the following order**, subject to change:

- 1) 5 & 9 FOXWOOD DRIVE (F2) = ***DONE***
- 2) 4-8-12 FOXWOOD DRIVE (F1) = ***DONE***
- 3) 24 MANVILLE LANE (F2) = ***DONE***
- 4) 16-20-24 FOXWOOD DRIVE (F1) = ***DONE***
- 5) 13 & 17 FOXWOOD DRIVE (F2) = ***DONE***
- 6) 28 FOXWOOD DRIVE (F1) = ***IN PROCESS***
- 7) 44 FOXWOOD DRIVE (F2) = ***NEXT***
- 8) 4 TUDOR COURT (F1)
- 9) 32 FOXWOOD DRIVE (F1) = (order may change)
- 10) 36 FOXWOOD DRIVE (F2) = (order may change)
- 11) 5 & 9 TUDOR COURT (F2) = **Spring of 2015**

PLEASE REMOVE ALL CHAIRS FROM THE POOL.

The pool will be opened the weekend of 9/6 & 9/7 by popular demand (and a good weather forecast).

Visit our website at www.FoxwoodCondominium.com