

# FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

September 10, 2013

The meeting of the FHA started at 8:15 P.M.

## ATTENDEES:

Marty DeGrazia  
Joe Macchio  
Al Owens  
Matt Krouse  
John Van Raalte  
Louise Guidice  
Barbara McGinty

## ABSENT:

Virginia Sanfratello  
Bridget Delgado

## **A = OLD BUSINESS**

Waived reading of the prior minutes.

## **B = NEW & ONGOING BUSINESS**

- 1) There were prior **forums** regarding a unit being remodeled, and the tax certiorari.
- 2) We have decided to stay with **Robison Oil** in the short-term and will continue negotiations with other vendors such as Valley Oil and Castle too. We will shortly be hiring a heating specialist (Carey & Walsh) to evaluate our equipment, especially in terms of efficiency.
- 3) The **new street signs** are in and installed. The **parking signs** are finished now and ready for installation, the office sign has already been installed.
- 4) Al Owens is about 95% complete photographing **maps, blueprints, & plans** for digital back-up.
- 5) The replacement of the **basement doors and windows** will continue as the buildings get **painted**, with **9 buildings painted, and the 10th started**.
- 6) There is nothing new with Toll Brother's. ***There will be a meeting on Monday, September 16<sup>th</sup> at Pleasantville Village Hall on Wheeler Avenue at 8:00 PM that we urge all please attend regarding Benchmark Senior Living across the street.***
- 7) Probably early next year, we will repair or replace missing screens to the **air conditioner covers**.
- 8) Discussions are underway to convert to all **LED lighting** on the buildings with the prospect of getting much of the cost covered from NY State. There is more research to be done on this.

## **C = THE MEETING WAS ADJOURNED AT 11:00 PM.**

# **SUPPLEMENT**

**The next meeting will be Tuesday, October 8th at 8:00 PM**

**IMPORTANT** - The **dates for the annual meetings** will be Monday November 4th for the FHA, Thursday November 14th for Fox 1, Monday November 18<sup>th</sup> for Fox 2, and Tuesday November 19<sup>th</sup> for Fox 3. The meetings will be in the lower level of the **Pleasantville Public Library** where parking is ample, well lit, and the parking lot is level. The library gave us a very good price. The meetings will start promptly at 7:00 and must end by 8:45. Enclosed is a “**Declaration of Candidacy**” if you are interested in running for office. As we are self managed, all candidates should be hands on, engaged, qualified, and willing to do the work it takes to manage Foxwood as a teammate on a 9 member board.

If you have a **fireplace**, please remember to get your inspection or cleaning certificate into the office. So far, only about half of you have done so.

You are again reminded that nothing should be on **your deck** other than traditional deck furniture and reasonable & customary garden-style items.

There should be nothing stapled, taped or hung on the walls of the lobby, and no tables, chairs, umbrella stands, etc. are permitted in the **lobbies** either.

Please remember to **recycle**, and properly dispose of **garbage**, we will begin fining aggressively again for repeat offenders. The instructions are posted on the garbage sheds and available in the office.

Please remember to pick up your **chair from the pool** room. We will leave the gate open once the pool is closed and covered, and will put up a notice on the bulletin boards (and to the townhomes).

**IMPORTANT** – NY State is requiring all residents to re-register for the **STAR Tax Reduction** program before 12/31/13. A notice will be mailed to you from NY State with your STAR code around October 4<sup>th</sup>. You can re-register on-line then at [www.tax.NY.Gov](http://www.tax.NY.Gov), click the button that says Register for Star, or call 518-457-2036. You only qualify for your primary residence. The combined Federal adjusted gross income of the owner & spouse must be under \$500,000, less taxable amounts of IRA distributions. But please check with you accountant or tax advisor for further information.